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The Drury

Dalriach Road | Argyll & Bute | Oban | PA34 5EQ

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Every aspect of The Drury has been designed for this magnificent Victorian Villa to take full advantage of the outstanding panoramic views across Oban Harbour, The Sound of Mull, and the islands beyond. The property has been refurbished to the highest standard, striking the perfect balance between modern luxury and original features all the while allowing the property to fully absorb the stunning views. Currently run as a 5-star holiday let that can sleep 22 the property lends itself to a wide variety of uses, from Boutique Hotel to Guest House or substantial private home.

- Elevated Position with Stunning Panoramic Sea Views
- 7 ½ Bathrooms
- Holiday Business
- Prime Tourist Location
- 11 Bedrooms
- 3 Reception Rooms

Situation

The Drury is situated in one of the most picturesque locations on the west coast of Scotland. Set in a private enclosed garden the property sits in an elevated position and enjoys stunning panoramic views over the town, harbour, Oban Bay and beyond.

The property is located a short walk from the town centre with its many amenities including excellent award-winning restaurants and shops. The small traditional town boasts an extensive tourist trade and hospitality sector and is a great base to explore the surrounding area and the neighboring islands of the Inner Hebrides, with stunning scenery, boat trips, walks, wildlife-watching, castles, gardens, and numerous outdoor activities all within easy reach. The town is also an important ferry port, acting as the hub for Caledonian McBrayne Ferries to many of the islands of the Inner and Outer Hebrides.

The town is located at the western end of the A85 and is extremely well serviced with good road, rail and ferry networks providing links to Glasgow (91 miles), Edinburgh (120 miles) and Inverness (109 miles) and respective airports.



- Games Room
- Butler's Pantry
- Drawing Room
- Laundry Room
- Master Bedroom with Dressing Room and En-Suite
- Dining Room
- Cinema Room
- 2 Wet Rooms



The Property

The Drury has been upgraded by the current owners to the highest standards. There are many original features that have been beautifully retained which add to the warmth and quality of this elegant building.

Entrance is via the front porch and into the main reception hall, with oak flooring and grand staircase leading to the first floor, the hall is flooded with natural light from the cupola that dominates the landing space. The formal dining room and beautiful drawing room are substantial reception rooms that have dramatic sea views over Oban. Also leading from the main hall is the TV / Cinema room, well equipped contemporary dining kitchen, butler's pantry and the first guest bedroom with a downstairs wc.

The first-floor accommodation comprises 7 spacious double sized bedrooms, 4 have en-suite shower / bathrooms. The other 3 rooms share a family bathroom. There is scope to create en-suites in all rooms if required.

The upper floor has been renovated to create 3 additional double sized rooms along with 2 wet rooms. There is a linen store and box room. All bedrooms have unique views across the harbour and Sound of Mull.

Exterior

The Drury occupies an elevated position overlooking Oban. The garden is approximately 0.5 acres and has been landscaped with sloping lawn and a variety of mature plants. The garage is currently utilised as a games room. There are 2 patio areas, one with a fire pit and the other with a large contemporary modular sofa. There is also a discreet hot tub where again guest can enjoy the elevated position.

Business

The Drury is currently run as a very successful 5-star holiday let. With 11 bedrooms the property can comfortably accommodate 22 guests at any one time. Excellent reviews have been received from guests who have stayed. The well-equipped kitchen includes 2

Neff ovens, microwave, and Nespresso machine; along with ample fridges and wine cooler. Guests can also use the TV room with surround sound and Sky / Netflix. Outside there is a Hot Tub, games room and fire pit. Everything is set up to provide guests with a truly luxurious experience.

Although used as a holiday let the property is suitable for a number of other uses, such as boutique hotel, guest house or private home. The garage could be converted to make separate owners' accommodation if required.

Tenure

The property is held on a Scottish equivalent of Freehold.

Trading Figures

The Drury is a successful holiday let, that trades above the VAT threshold. Highly profitable full trading information will be released after a formal viewing has taken place.

Inventory

An inventory will be compiled to detail all items of a personal nature excluded from the sale. This will be available to all parties wishing to offer.

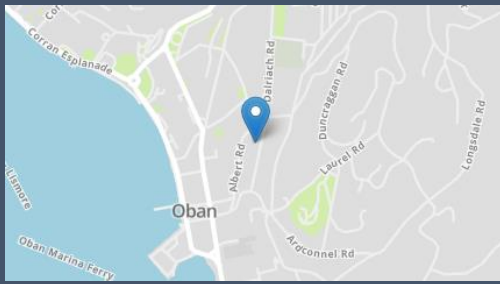
Price

Offers Over £1,950,000









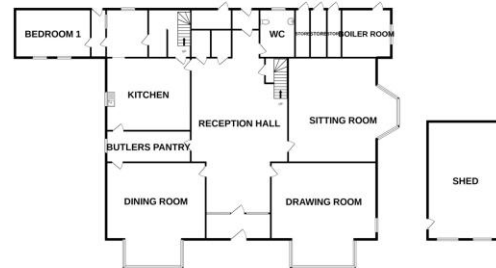
Summary

The sale of The Drury is a wonderful opportunity to acquire a truly luxurious property with some of the most dramatic views that the West Coast of Scotland has to offer. Rarely does such a fine property come to market. The Drury would be ideally suited to someone looking for a great investment to continue as a luxury holiday let, create a boutique hotel or high-end guest house or a stunning family home.

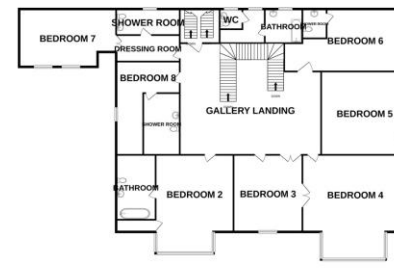
Price

Offers over £1,950,000 are sought for the heritable property. The fixtures, fittings, and furniture (excluding items of a personal nature) are included in the sale.

GROUND FLOOR



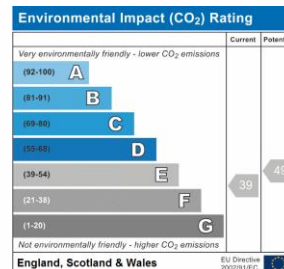
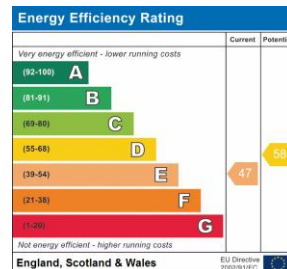
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All appointments to view this or any of our other properties must be made through the vendors sole agents:



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