

BARMORE FARM STEADING

Stonefield, Tarbert, PA29 6YJ




McEwan Fraser Legal
Solicitors & Estate Agents

MCEWAN FRASER LEGAL are delighted to present to the market a once in a lifetime opportunity to purchase **BARMORE FARM COTTAGE AND STEADINGS**, a thriving and popular self-catering holiday business. Benefitting from detached owner's accommodation and five building plots, each with full planning permission granted. **BARMORE FARM** really does offer endless opportunities and massive potential.

The site on offer is steeped in history and although some of the steadings date back to the 18th century the current owners have been lovingly looking after the ten-acre site and enjoying it for the last thirty years. Raised their family in the detached cottage while restoring the barn and steadings, building and running an on-site restaurant business first and latterly the holiday let business. While utilising the plots for different recreational purposes and more or less enjoying a fantastic lifestyle within the boundaries. Demonstrating exactly how a thriving 'lifestyle' business should be done.



Sitting on around 2 acres of private garden **BARMORE FARM COTTAGE** is a detached, three-bedroom cottage expanding over two levels.

The property is accessed from the patio area through a glazed front porch and into an internal hallway which leads to a family lounge on the right and dining kitchen on the left. The lounge is a great room for relaxing with an open fireplace and dual aspect windows offering non-interrupted views of the surrounding Scottish countryside. The dining kitchen is spacious in size, complete with a feature log burning stove, a mixture of wall and base units for storage and everything else required to make this a great space for entertaining family and friends. The utility room and shower room are located off of the kitchen as well as the back door where the side gardens are accessed. A staircase leads from the dining area to the first floor where you will find three spacious bedrooms and a good size family bathroom.



THE PORCH & LOUNGE



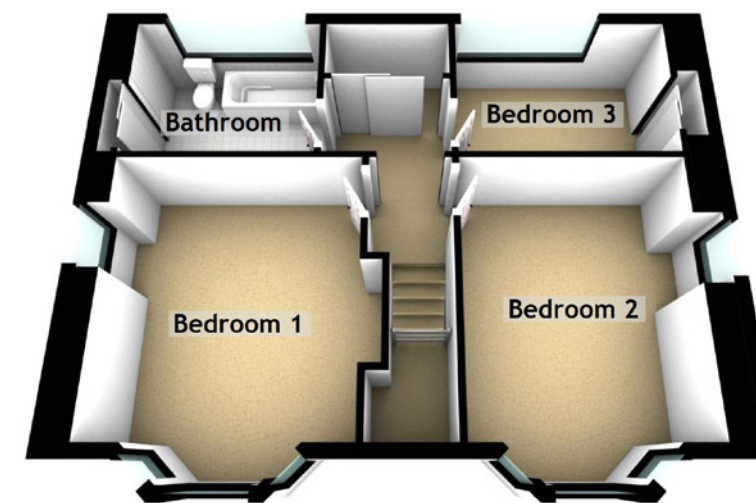
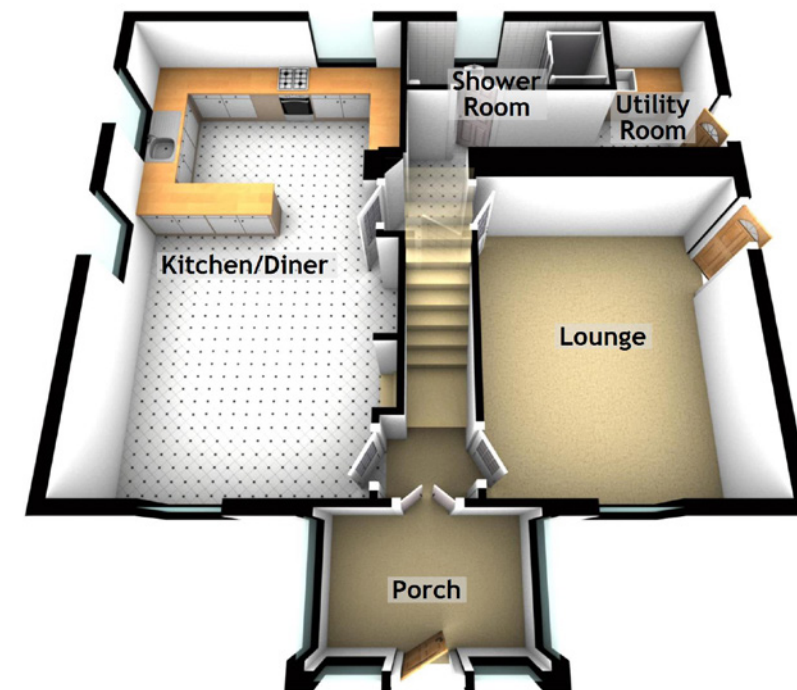
THE KITCHEN/DINER



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offering
NON-INTERRUPTED
views of the
surrounding SCOTTISH
COUNTRYSIDE

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Approximate Dimensions
(Taken from the widest point)

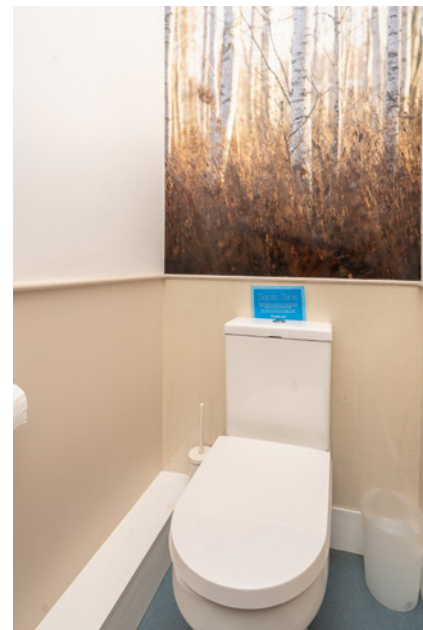
Porch	2.67m (8'9") x 1.72m (5'8")
Lounge	4.80m (15'9") x 3.60m (11'10")
Kitchen/Diner	13.30m (43'8") x 4.10m (13'5")
Shower Room	3.00m (9'10") x 1.20m (3'11")
Bedroom 1	3.90m (12'10") x 3.80m (12'6")
Bedroom 2	3.90m (12'10") x 3.20m (10'6")
Bedroom 3	3.20m (10'6") x 2.20m (7'2")
Bathroom	3.10m (10'2") x 2.20m (7'3")

BARMORE STEADING is a traditional converted steading set around a beautiful private courtyard and offers **SIX SELF-CATERING HOLIDAY PROPERTIES** as follows:

THE CART SHED is a two-bedroom, master en-suite cottage with an open plan kitchen and lounge area and separate shower room. Some of the features include a wood-burning stove, a private patio area and traditional ceiling level arched windows which flood the lounge in natural light. The Cart Shed sleeps four.



THE BEDROOMS



THE BATHROOM



THE BYRE is a two-bedroom cottage used by the current owners as storage however it is completely flexible accommodation and, with a light refurbishment, could be brought back to life as an additional cottage or alternatively, with the correct consent could serve as a cafe, bar or small restaurant providing additional income.

THE SHEPHERDS COTTAGE

THE SHEPHERDS COTTAGE is a two-bedroom cottage, designed for relaxation. Benefitting from an open plan kitchen and lounge area with open fire, a family bathroom and access to the private courtyard. The cottage sleeps four.

THE LOUNGE/KITCHEN



THE BEDROOMS & BATHROOM



THE DAIRYMAID'S COTTAGE

THE DAIRYMAID'S COTTAGE is a large one bedroom cottage which has been newly refurbished. Offering a spacious kitchen/dining and lounge area with a feature fireplace and floor to ceiling windows and doors leading to the private courtyard, a bathroom with a modern walk-in shower and a separate bath. The cottage sleeps two.

THE LOUNGE/KITCHEN/DINER





“

a large ONE
BEDROOM
cottage
which has
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REFURBISHED

”



THE BOTHY

BARMORE BARN is a traditional barn conversion offering two further self-contained units as follows -

THE BOTHY is a cosy one-bedroom apartment occupying the whole of the ground floor. With an open plan kitchen/ dining area and lounge and spacious bathroom. Recently refurbished, THE BOTHY enjoys direct access to the private courtyard. The Apartment sleeps two.

THE LOUNGE/KITCHEN/DINER



THE BEDROOMS & BATHROOM



THE HAY LOFT is a one-bedroom, modern loft conversion occupying the whole of the first floor. Offering open plan breakfasting kitchen and living area with wood-burning stove. The bedroom is spacious in size and the property has its own private patio area. The Hay Loft sleeps two.

All of the self-catering apartments have been maintained to a high standard and each has its own facilities some of which include, heated cupboards to store wet boots and jackets, bike stores, Jack and Jill bathrooms, floor level arched windows, handmade and upcycled furniture, patio furniture. Additional beds can be added to each unit to provide accommodation for larger families. The central courtyard can be used to host private events. There is also a large car park on-site. Each property has to be viewed to appreciate the care and attention provided by the current owners.

THE LOUNGE/KITCHEN/DINER



THE BEDROOM & BATHROOM



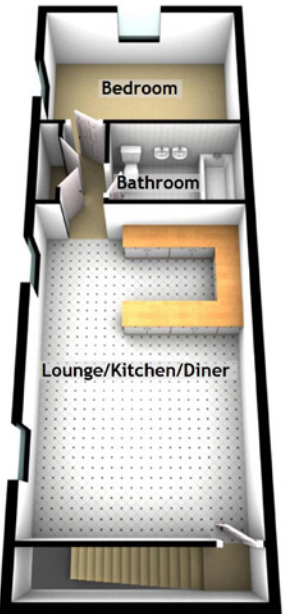
APPROXIMATE DIMENSIONS (TAKEN FROM THE WIDEST POINT)	
THE BYRE	
Lounge/Kitchen	8.20m (26'11") x 4.00m (13'1")
Bathroom	3.00m (9'10") x 1.90m (6'3")
Bedroom 1	4.00m (13'1") x 3.00m (9'10")
Bedroom 2	3.00m (9'10") x 2.90m (9'6")
SHEPHERDS COTTAGE	
Lounge/Kitchen	6.60m (21'8") x 4.50m (14'9")
Bedroom 1	4.00m (13'1") x 3.00m (9'10")
Bedroom 2	4.00m (13'1") x 2.80m (9'2")
Bathroom	2.40m (7'10") x 1.40m (4'7")
DAIRYMAID'S COTTAGE	
Lounge/Kitchen	8.70m (28'7") x 4.50m (14'9")
Bedroom	4.50m (14'9") x 4.30m (14'1")
Bathroom	3.20m (10'6") x 1.50m (4'11")
THE CARTSHED	
Lounge/Kitchen	9.40m (30'10") x 4.00m (13'1")
Bedroom 1	4.00m (13'1") x 3.70m (12'2")
Bedroom 2	4.20m (13'9") x 4.00m (13'1")
En-suite	2.50m (8'2") x 1.00m (3'3")
Bathroom	2.90m (9'6") x 2.00m (6'7")



THE BOTHY



THE HAY LOFT



THE BOTHY	
Lounge/Kitchen/Diner	6.40m (21') x 4.30m (14'1")
Bedroom	3.80m (12'6") x 3.00m (9'10")
Bathroom	2.80m (9'2") x 1.80m (5'11")
THE HAYLOFT	
Lounge/Kitchen/Diner	6.50m (21'4") x 4.30m (14'1")
Bedroom	4.30m (14'1") x 2.90m (9'6")
Bathroom	2.80m (9'2") x 1.80m (5'11")

In addition to the existing accommodation, there are FIVE GENEROUSLY SIZED BUILDING PLOTS included, each with existing planning permission for detached, family size, and residential properties. The plots are located to the East of Barmore Steadings. Although there is full planning permission in place for residential properties with the correct consent the plots could be used for many different purposes such as additions of self-contained units for letting, pods, a campsite, paintballing or perhaps climbing trails etc. More information can be found on Argyll and Bute planning portal using ref:12/02528/PP (plot 2-5) and 12/02552/PP (plot 1).

Accounts available on request

TENURE: freehold

SERVICES: Mains electricity, LPG gas, mains water and septic tanks, telephone and broadband line.



BARMORE FARM is located just outside of the historic fishing village of **TARBERT**.

The village is bustling with events all summer long including Scotland's largest sailing regatta, The Tarbert Music Festival, The Viking Festival, and The Seafood Festival to name only a few. There are many places to eat and enjoy the **BEAUTIFUL SURROUNDINGS** including a number of cafés and restaurants overlooking the harbour. For convenience, Tarbert has a supermarket, local shops and banking services. Tarbert Academy is around two miles from the property with kids enjoying a school bus service. The academy offers schooling at nursery, primary and secondary levels.

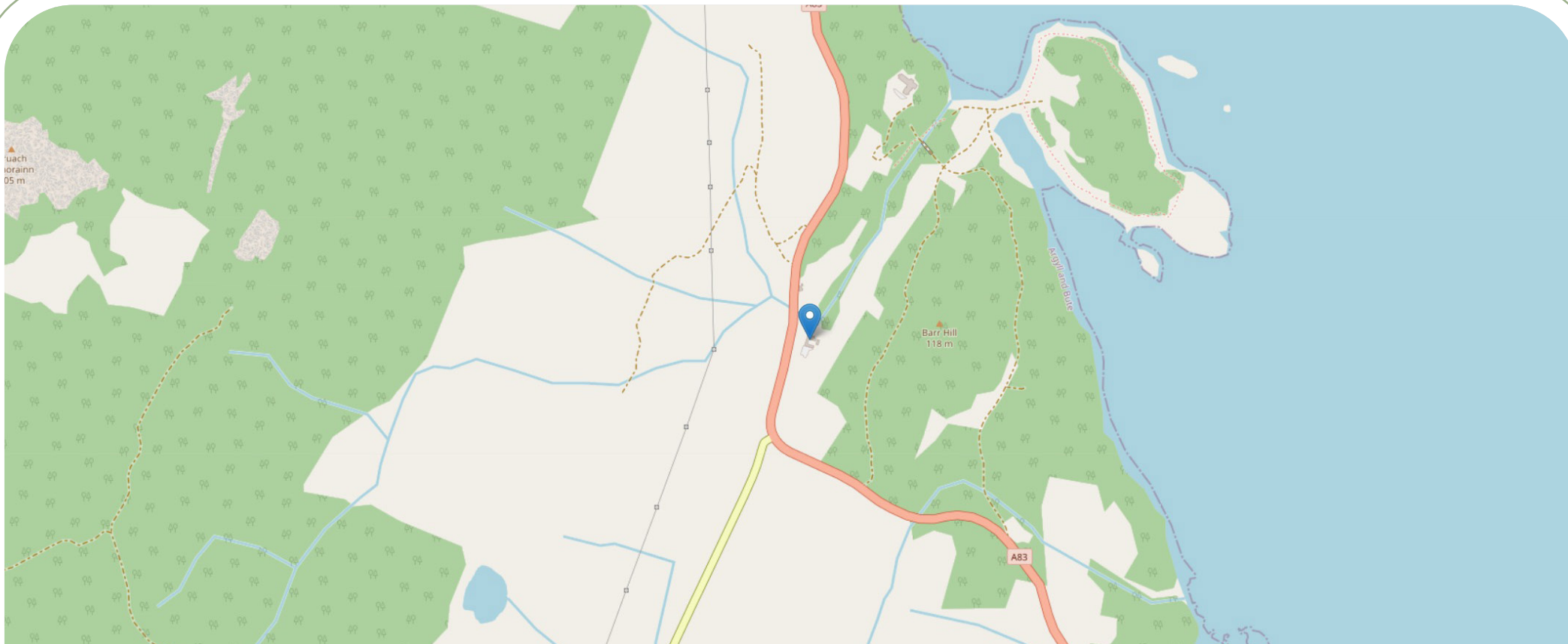




TARBERT also offers fantastic recreation facilities including a 9-hole golf course nearby and a further two very famous golf courses including Machrihanish Links - one of the finest links in the country and voted one of the top 50 courses in the UK. The area also offers numerous fishing, stalking and shooting opportunities.

For those who would like to explore a little further BARMORE FARM is perfectly located for the ferries to Loch Fyne, the Isle of Islay, Isle of Arran or the Isle of Gigha. Campbeltown which is famous for its whisky is only 40 miles away which also hosts the local airport with regular flights to and from Glasgow with the exception off a Saturday. The main local hub is that of Lochgilphead, a town approximately 13 miles to the north and the administrative centre of Argyll and Bute.





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