



The Old Post Office, Clachan, By Tarbert, Argyll & Bute
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The Old Post Office

Clachan, By Tarbert, Argyll & Bute, PA29 6XL

Tarbert 10 miles, Lochgilphead 23 miles,
Campbeltown 26 miles, Campbeltown Airport 26 miles,
Glasgow Airport 99 miles, Glasgow city centre 110 miles

An historic former Post Office in the pretty Argyllshire hamlet of Clachan.

Ground Floor:

Open plan reception hall to sitting room to open plan to dining room and kitchen, rear utilities hallway and back door, shower room, family/sitting room, inner hall to second kitchen/utility room and bathroom.

First Floor:

Staircase 1 to bedroom 1 with en suite shower room, bedroom 2, staircase 2 to bedroom 3 and bedroom 4.

Outbuildings:

Workshop and general purpose equipment stores, 2 x log stores, summer house, polythene greenhouse.

Gardens:

Gardens to southern side set behind mixed beech, escallonia and fuschia hedge, personal gate to gravel pathway through lawns with stocked beds and borders, raised sheltered deck, stream at the extreme rear, gravel vehicle hard standing at the side.

Situation

The Old Post Office is situated in the pretty hamlet of Clachan on the west coast of the Kintyre peninsula, about 10 miles to the south west coast fishing harbour town of Tarbert.

The house is among pretty traditional cottages in the small village centre and a pretty stream runs through the rear gardens.

Tarbert town centre is only 10 miles to the north and the A83 makes it easily accessible by car or excellent Citylink bus service.

The village of Clachan has a petrol station where it is possible to buy some everyday provisions. Tarbert is a pleasant west coast small fishing and yachting harbour town with local shops and services easily catering for everyday needs and requirements. There are a number of friendly harbour pubs and restaurants. Tarbert is also renowned for hosting the annual Scottish Series Yachting Event, and for its seafood and folk festivals.

Everyday shopping is available in the town where there is a well-stocked Co-op midi market, fuller weekly shopping is available at Lochgilphead and Campbeltown.

The district primary school is in Clachan and secondary schooling is available in Tarbert 10 miles North-East.

Leisure facilities are diverse. Lochgilphead (23 miles) has a local swimming pool and sports centre. A thriving marina is in the sheltered inner part of Tarbert harbour and scenic inshore sailing is available in surrounding sea lochs and the Kyles of Bute. The Crinan Canal that connects Loch Fyne at Ardrishaig with Loch Crinan to Mull and on to the Hebrides are always active with craft moving back and forth.

As with most parts of Scotland one is never too far from a golf course and there are challenging courses at both Lochgilphead and Tarbert. To the south, Machrahanish links golf course offers one of the top golfing destinations in the UK and attracts international golfers.

Productive sea fishing from shore and boat can be had on the loch and there are trout and salmon opportunities by permit in surrounding rivers and hill lochs.

The countryside is a delight in which to walk or cycle and there is no shortage of scenic routes and places of archaeological and historical interest to visit. Westport extensive sand beach (6miles) offers multiple water leisure facilities with both surfing and sea kayaking proving very popular.



Description

The Old Post Office as the name suggests was at one time the post office serving the village of Clachan and surrounds. Although long since used as the post office, the building has been well converted to provide well finished and comfortable family accommodation.

The house is of white painted harled finish with contrasting black painted mullion, door facings and woodwork, the old telephone box forms an interesting entrance vestibule to one of the front doors.

The accommodation is freshly decorated and has modern kitchen and bathroom ware. The layout, whilst perfect for family living, is flexible and offers scope for easy separation to create self-contained granny/teenager/ relatives or income producing self-catering letting accommodation.

Inspection will reveal a surprisingly spacious house which is presented in move in condition.

An outer door leads to an open plan reception area itself open to a comfortable sitting or formal dining room with multi fuel burner and exposed ceiling beams. Once again, open plan to a well-equipped and integrated modern kitchen with casual dining and breakfasting island. Door to rear utilities hallway, shower room and wc, door to rear gardens.

Inner door to family /sitting room again with exposed ceiling beams and multi fuel stove, patio doors to deck and gardens and the second main entrance door with telephone box entrance vestibule, inner hall leading to second kitchen or utility room, bathroom and rear door to gardens.

The first floor is accessed by two separate staircases, staircase one to a small upper landing, to bedroom one (master) with dormer window formation and modern en suite shower room, bedroom two. Second staircase from rear of kitchen to upper hallway leading to bedrooms three and four.



As mentioned earlier, while a fine principal home, the layout of The Old Post Office lends itself well for the possibility of self contained relatives accommodation, a B&B enterprise and/or indeed self-catering holiday lets. The A83 is the tourist route from Inverary to Campbeltown. The Kintyre Way walking path is from Tarbert to Southend.

Outbuildings

Substantial brick built and white painted harled finish outhouse providing good workshop and garden equipment stores, polythene greenhouse, small summer house, 2 x log stores.

Gardens

The gardens are mainly to the southern side and are set behind a mixed beech, escallonia and fuchsia hedge. A pretty stream runs through the rear of the gardens and the summer house deck is cantilevered over and edge of the stream. A personal gate leads through the hedge to a gravel pathway dissecting two lawns with well stocked herbaceous beds and borders. A red flagstone terrace and gravel patio are within the grounds as is a raised timber deck suitable and convenient for alfresco dining.

A gravel drive is at the northern side which provides vehicle/trailer hard standing as well as access to rear grounds, work shop and oil tank.

The Old Post Office has ownership of an allotment plot to the western side of the village.

Note

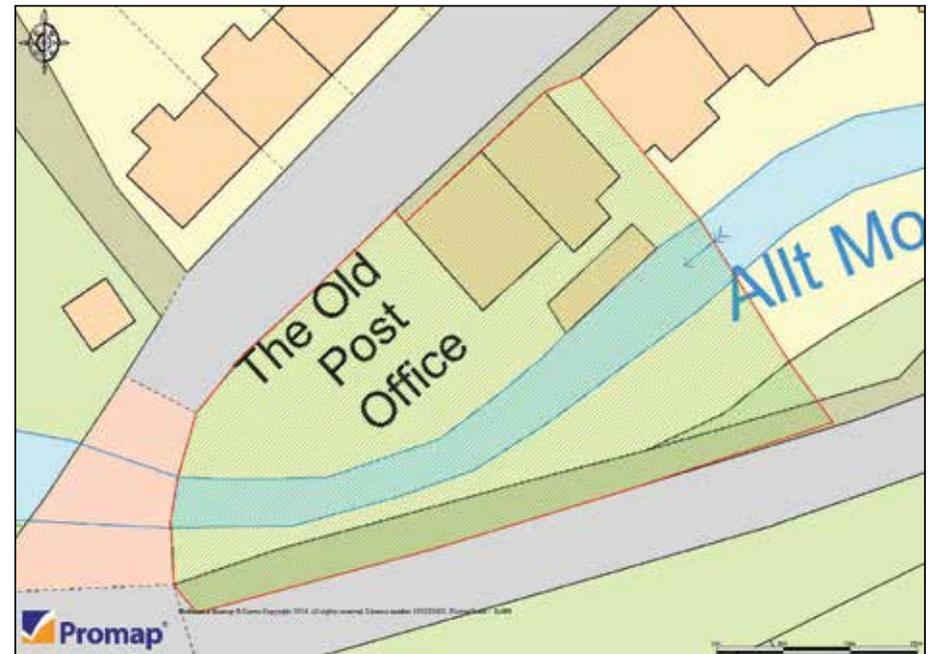
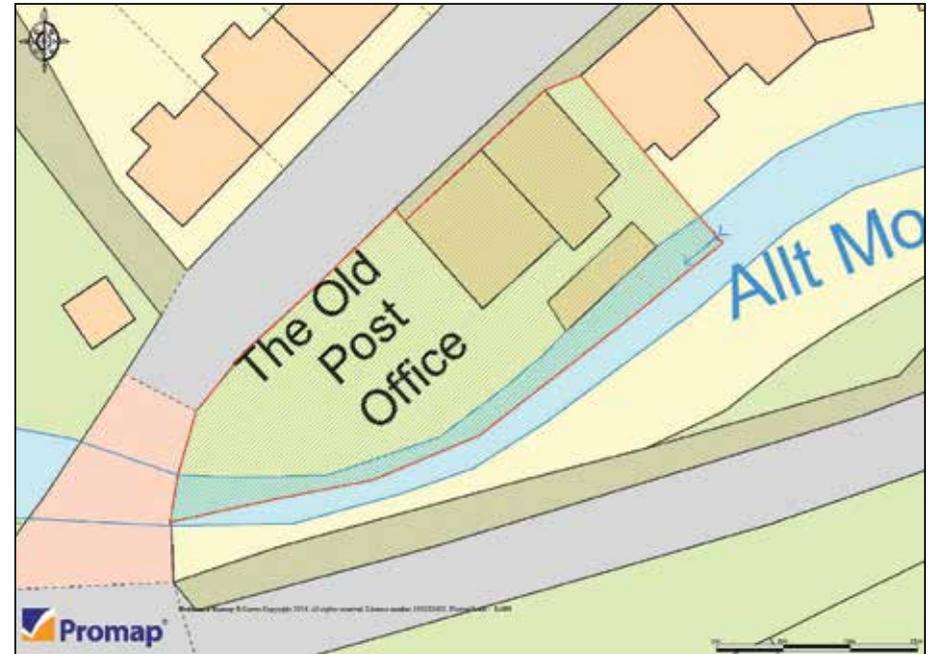
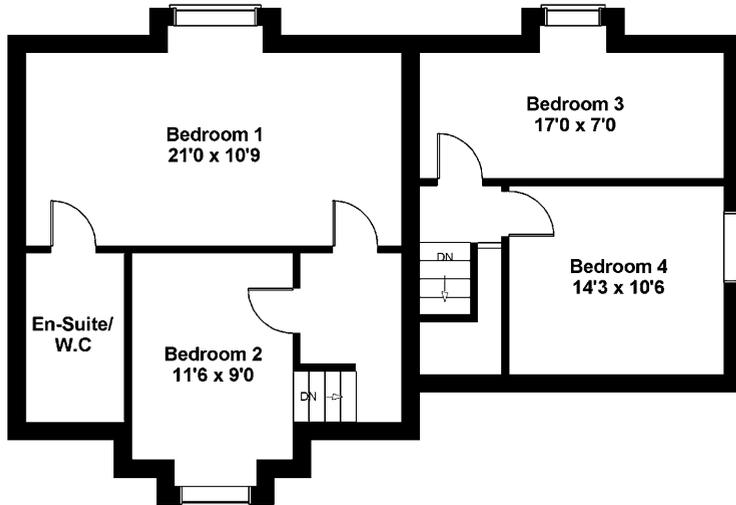
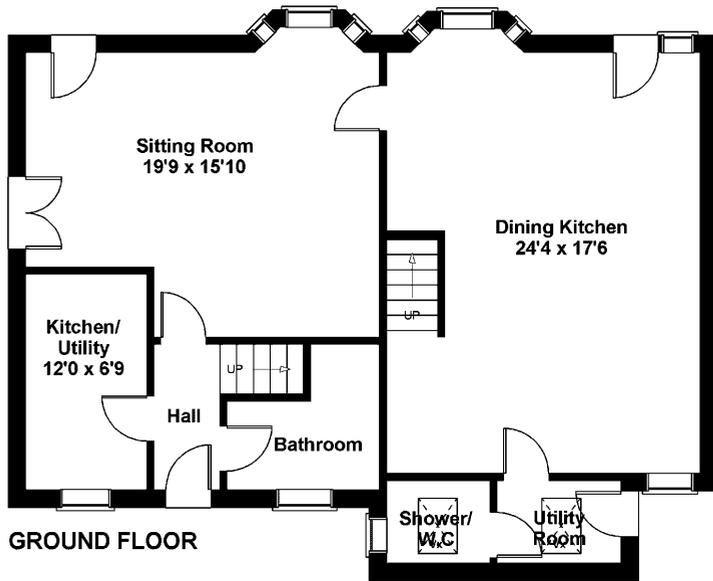
The area of ground on the eastern side of the stream and bounding the A83 is not included as part of the title deeds. It has been assumed by current and previous owners of the Old Post Office under Grant of Rights of Usage. Land plans identify land included and excluded from title.





Floorplan and Site Location

The Old Post Office, Clachan, Tarbert



Services

The Old Post Office is served by mains water, mains drainage, oil fired central heating supported by multi fuel stoves, double glazing.

Note: The services have not been checked by the selling agents.

Local Authorities

Argyll & Bute Council
Kilmory
Lochgilphead
Argyll
PA31 8RT
Tel: 01546-602127.

Council Tax

The Old Post Office is in Band E and the amount of council tax payable for 2016/2017 is £1,957.88 including water.

EPC

EPC rating F.

Viewing

Strictly by appointment with Robb Residential telephone 0141 225 3880.

Possession

Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 150 St. Vincent Street, Glasgow, G2 5NE. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Fixtures and fittings

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture may be available to a purchaser in addition, by separate negotiation.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.



Travel Directions

From Glasgow city centre travel in a westerly direction on the M8 motorway. Leave the motorway at J30 following signs for Erskine Bridge. Proceed over bridge turning left on to the A82. Remain on the A82 for 25 miles going up Loch Lomond side. Bear left at Tarbet on to the A83. Remain on the A83 for 61 miles passing through Inveraray, Furnace, Minard, Lochgilphead and Ardrishaig before arriving in Tarbert. At Tarbert continue south on the A83 for a further 10 miles to reach the small hamlet of Clachan. After the filling station, take the second turning on the right into the village to find The Old Post Office immediately on the right hand side.

An alternative scenic route to Glasgow is by ferry from Tarbert to Portavadie and then by A8000 to Dunoon and a further ferry from Dunoon to Gourrock.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.

2. The subjects will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.
3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto

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seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken October 2016.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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