



FALCONER
PROPERTY CONSULTANTS

FOR SALE

**Ford House, Ford,
Lochgilphead, PA31 8RH**

GUESTHOUSE

- OFFERS IN THE REGION OF £175,000
- LARGE 9 BEDROOM GUESTHOUSE
- POPULAR TOURIST DESTINATION
- OWNERS ACCOMMODATION
- PICTURESQUE LOCATION
- CLOSE TO LOCHGILPHEAD



LOCATION

Ford is a small village at the southern end of Loch Awe in Argyll, Scotland. The village originated as a stopping point on the drove route to Inveraray. The start of Loch Awe is a great spot for Pike fishing and seeing the wonderful wildlife that is in the local area.

The slightly bigger village of Kilmartin is around a 5-minute drive which has a church, hotel, pub, museum and cafe. Lochgilphead is 8 miles south of Kilmartin which has bigger amenities such as cafes, pubs, restaurants, hotels, high school, supermarket, Tesco express, dentist, hospital, opticians, vets and many more.

The subjects are located on the main throughfare through Ford, the B840, which connects the A816 and the A85, the main route east towards Perth, and the A82, the main route south towards Glasgow.



DESCRIPTION

The subjects comprise a semi-detached 3 storey vacant guesthouse.

The property is of traditional solid stone and masonry construction with a rendered finish above ground floor level. There is a rear projection which is single storey in height and surmounted with a flat felt roof. The entrance is constructed in timber and glass, with a flat felt roof. There is a small projection to the side in masonry and slate.

The property is planned over 3 floors with public sitting and dining areas at ground level, along with owner's accommodation and kitchen facilities. There are 4 letting rooms at first floor level and 5 letting rooms at second floor level. 5 of the bedrooms provide en-suite facilities.

The property in general needs refurbishment and upgrading works.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

401.8m²/4,325ft²

PLANNING

All queries in relation to the proposed development of the subjects should be addressed to Argyll and Bute Council Planning Department.

RATING

All queries in relation to planning permission and use class of the subjects should be addressed to Argyll and Bute Council Planning Department.

EPC

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CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

PROPOSAL

Our client is seeking Offers in the region of £175,000 for the Heritable (freehold interest).



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:

Sandy Falconer BSc (Hons) MSc
MRICS

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