



Barmore Steading, Tarbert, Argyll and Bute

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Barmore Steading

Tarbert

Argyll and Bute

- Truly excellent lifestyle opportunity
- Stunning Victorian steading
- 6 self-catering apartments
- Planning permission for 4 dwelling houses
- Great potential for further development
- Excellent reviews
- Offers over £895,000

Summary

Tarbert offers local schooling at nursery, primary and secondary level. There is a short 9-hole golf course and two major golf courses at Machrihanish, including the Machrihanish Links, which is considered by many to be one of the best in the country. There are also a great many outdoor activities for enthusiasts including fishing, stalking, and shooting.

Tarbert is popular with overnight visitors as it is the last stop before the ferry service to Islay, famed around the world for its whisky. Campbeltown, approx. 40 miles to the south, also offers regular flights to and from Glasgow Airport, which has a great range of national and international flights including many destinations in North America, the Middle East and Mainland Europe.

The main local hub is that of Lochgilphead, a town approximately 14 miles to the north and the administrative centre of Argyll and Bute. Facilities include a swimming pool, a sports centre, a hospital, supermarkets and a nine-hole golf course. The town is approximately 100 miles north of Glasgow, a road journey that takes in some of the most breath-taking scenery that Scotland has to offer.





The Business

Barmore Steading currently operates as a lifestyle business to suit the needs of the owners. With three 2-bedroom cottages and three 1-bedroom cottages it operates from Easter through to the end of October. Prices range from £140 to £200 per night. The accommodation is exceptionally popular with tourists exploring the Kintyre Peninsula and Barmore Steading benefits greatly from its excellent reviews, reputation and much repeat business. The business is run with the assistance of 2 part time members of staff as and when required.

There is a great opportunity for new owners to significantly increase revenues or change the direction of the business, such as the introduction of café, farm shop, artisan studio or retreat. Barmore Steading has previously run as a successfully bar and restaurant and it would be relatively straightforward to re-establish a restaurant with rooms, which is proving to be a very popular and successful business model. The car park and entrance have been created to cater for a substantial hospitality venue.

Barmore Steading would also make a great events venue with its large lawns suitable for the erection of a marquee.

At the rear of the property is a substantial area of land which currently has planning permission for the erection of 4 dwelling houses. The site would be suitable for a camping/caravan site; development of bespoke glamping pods or chalets to enhance the hospitality business. There are endless opportunities for Barmore Steading.



Property

Shepherd's Cottage: Once home to Barmore Steadings last resident, Shepherd's Cottage is now a comfortable, tastefully refurbished retreat. Its blend of modern and traditional décor and open fire make it ideal for relaxing after exploring the Kintyre Peninsula or nearby islands. Guests can unwind in the courtyard, watch for wildlife, or enjoy walks to Barmore Island and Loch Fyne, where seals and otters are often seen.

The Cartshed: Formerly housing farm equipment and Clydesdale horses, The Cartshed is now a spacious, light-filled cottage. Original arched windows brighten the open-plan living and kitchen area. The master bedroom has an en-suite, while the twin room features a modern shower room. Guests can relax by the log stove or dine on the private patio.

The Bothy: Located in the oldest part of the steading, The Bothy is a cosy, refurbished one-bedroom apartment with open-plan living and kitchen. Natural materials nod to its history. The bedroom offers fitted wardrobes, and the bathroom has modern fittings and ample storage for outdoor gear.

The Hayloft: This bright, one-bedroom loft conversion features an open lounge and kitchen with an oak breakfast bar. Roof lights and west-facing windows create a modern, airy feel. Storage includes a built-in wardrobe and space for bikes. A log-burning stove adds warmth, and a private patio offers garden views.

Dairymaid's Cottage: Recently refurbished, Dairymaid's Cottage is a spacious, light-filled one-bedroom retreat. Glass walls face the courtyard and evening sun, while the living area features leather sofas and a fireplace. The kitchen includes a handmade breakfast bar, and the bedroom has a super-king bed and seating area. The bathroom offers a walk-in shower and bath.

A sixth, two-bedroom cottage, is for private use.



External

The steading has a large area of lawn to the front and carpark to the side that can easily accommodate 20 vehicles. The driveway and road access are suitable for a substantial hospitality business.

The land with planning permission is accessed via a road running past the side of the carpark. It benefits from an elevated position with some outstanding views over the surrounding countryside.









Tenure
Scottish equivalent of Freehold

Services

The property has mains water and electricity. Drainage to septic tank

Trading Information

Full accounting information will be released after formal viewing has taken place.



All appointments to view this or any of our other properties must be made through the vendors sole agents.

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.