



**EWICH HOUSE**  
CRIANLARICH, PERTSHIRE



# EWICH HOUSE, CRIANLARICH, PERTHSHIRE

**Attractive detached house with a successful bed and breakfast business**

Crianlarich 2 miles ■ Oban 42 miles  
Stirling 44 miles ■ Glasgow 59 miles

- Charming 8-bedroom property in walk-in condition
- Located in a rural yet accessible location close to local villages
- Earning potential from current bed and breakfast business
- Well placed for West Highland Way travellers and tourists

**For Sale as a Whole**

**Galbraith**

Perth  
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perth@galbraithgroup.com

 **OnTheMarket**











### SITUATION

Ewich House enjoys a rural location lying between the villages of Tyndrum and Crianlarich and is accessed off the A82 public road which links Crianlarich to Glencoe. The village of Crianlarich is located 2 miles to the north and is a popular tourist destination and performs a vital role for the local economy. Facilities in Crianlarich include a village shop, a hotel, primary school, nursery and a railway station, and part of the famous West Highland Line. There are train stations in Tyndrum and Crianlarich with trains running to and from Glasgow, Oban and Fort William/Mallaig on the West Highland Way.

The area is renowned for its outdoor pursuits with watersports available on Loch Earn, Loch Tay and the River Tay, for the hillwalker there are a number of challenging munros nearby and attractive woodland walks. There is a golf course in Killin (12 miles) and fishing is available on Loch Dochart and Loch Luibhair which are close to Ewich House, as well as Loch Tay, Loch Lomond, Loch Awe and Loch Earn. For those interested in snowsports the ski centres of Glen Coe and Nevis Range are approximately 35 minutes and a one hour drive to the north respectively.

Ewich House is ideally located for those looking to explore the rich natural and cultural heritage the area has to offer, being approximately an hour's drive from Oban to the west and 1 hour from Fort William to the north-west and an hour from Stirling to the south and approximately 1.5 hour's drive from Edinburgh and Glasgow.

### DESCRIPTION

Ewich House is a stunning property in a rural location and is beautifully presented and in walk-in condition with accommodation set over two floors comprising:

**Ground Floor:** Vestibule, Hall, Sitting Room, Dining Room, open plan Kitchen/Living Room/Dining area, Rear Hallway, 2 Bedrooms, Side Hallway, Bathroom, Laundry and Toilet.

**First Floor:** Six Bedrooms each with an En-suite Shower Room and one separate Bathroom.

The layout is presented in more detail in the floorplan contained within these particulars.

Care has been taken to ensure that the current owner's private residence has been well designed to create a separate living space and is not compromised by the bed and breakfast business which has its own separate area.

### Garden Ground

Ewich House sits within its own well maintained garden which extends to approximately 1.62 Ha (4.01 Acres).



### Outbuildings

There are various outbuildings to include:

Large stone garage and workshop. The garage has a concrete floor, timber doors and electric light and power as well as water.

Timber stable

Timber summerhouse currently being utilised as an Office.

Further range of garden stores and a former outbuilding now providing a walled garden and timber log store.

There is also potential for refurbishing/renovating the Old Barn, which has lapsed planning consent.

The property benefits from a woodfired hot tub and sauna.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC
Mains	Mains	Septic Tank	Oil Condensing Boiler & Log Burning Stove	Band B	D

### WHAT3WORDS

///city.clattered.cocktail

### POST CODE

FK20 8RU

### SOLICITORS

Shaw's Law  
Scottish Marine Institute  
Dunstaffnage  
Oban,  
PA37 1QA  
E: [contact@shawslaw.co.uk](mailto:contact@shawslaw.co.uk)  
T: 01631 705007 or 01631 562317

### LOCAL AUTHORITY

Stirling Council  
Teith House  
Kerse Road  
Stirling  
FK7 7QA

T: 01786 404040

W: [www.stirling.gov.uk](http://www.stirling.gov.uk)

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

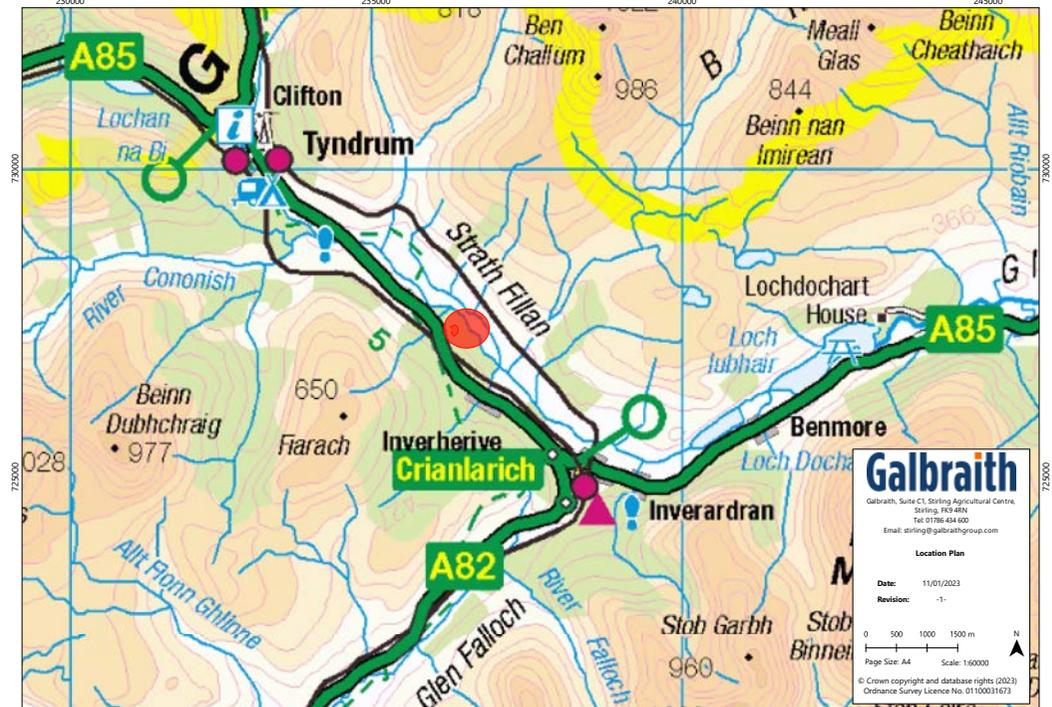
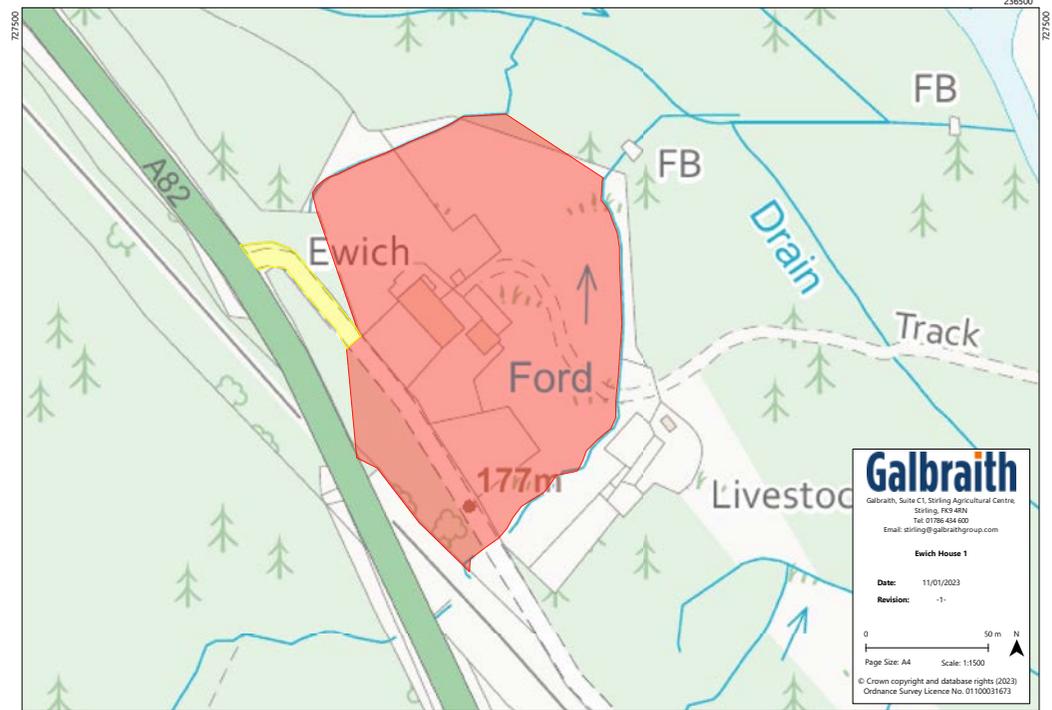
- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

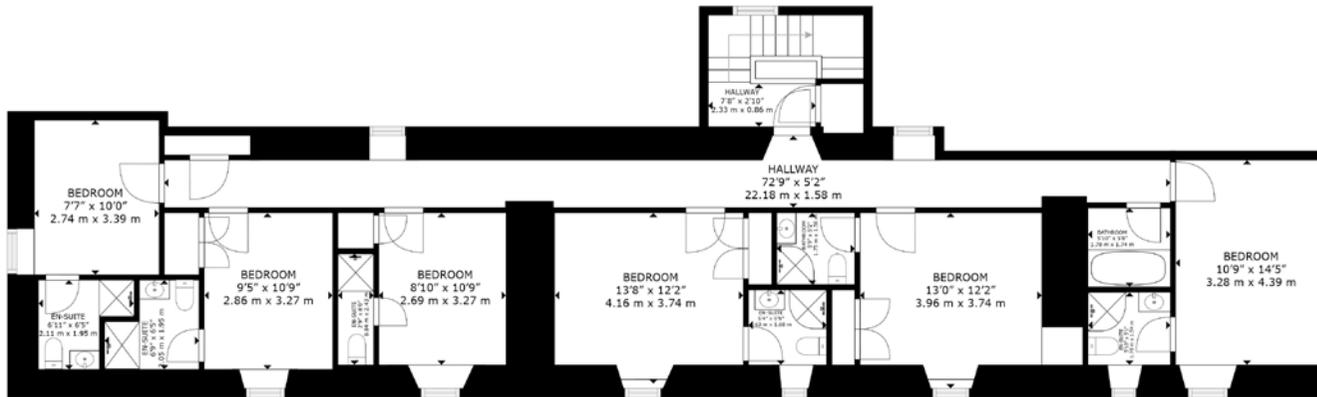
Failure to provide this information may result in an offer not being considered.



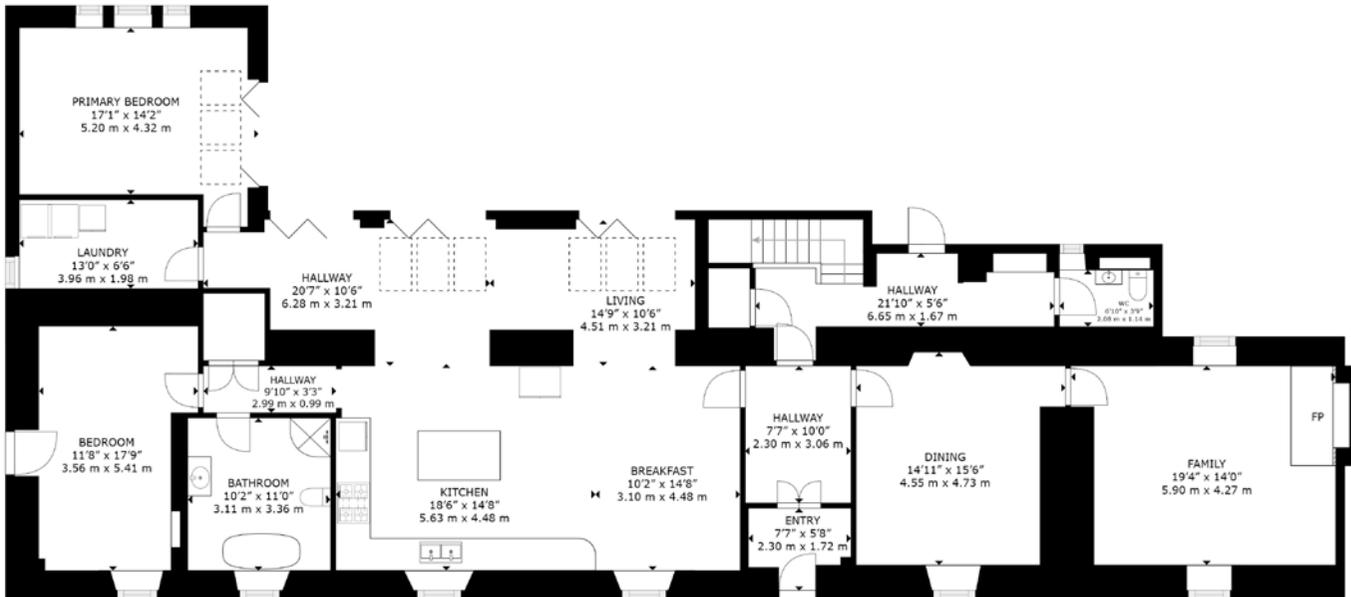








**2ND FLOOR**



**1ST FLOOR**

GROSS INTERNAL AREA  
 1ST FLOOR: 2,276 sq.ft, 211 m<sup>2</sup>  
 2ND FLOOR: 1,473 sq.ft, 136 m<sup>2</sup>  
 TOTAL: 3,749 sq. ft, 347 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**IMPORTANT NOTES**

1. These particulars are intended to give a fair and overall description of The Property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of The Property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless The Property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw The Property from the market. The Seller will not be liable for any costs incurred by interested parties. 5. Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6. Third Party Rights and Servitudes - The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken December 2022 8. Brochure prepared January 2023



**Galbraith**