



**Craignish Parish Church, Ardfern, PA31 8QR**



## Property

Traditional 'B' Listed property set in a small village on the Craignish peninsula in Argyll.

The church on looks the breath-taking scenery of Loch Craignish and surrounding woodlands.

Internally, as well as the sanctuary, the accommodation also provides a small vestry. The sanctuary is arranged over ground and gallery floor levels. There are separate stone staircases at either side of the sanctuary that provide access to the gallery.

## Area

Ground Floor: 137.14 sq m 1476 sq ft

Gallery: 109.90 sq m 1183 sq ft

Total: 247.04 sq m 2659 sq ft

The surrounding grounds are also included in the sale. Please see page 4 for a copy of the title deed plans.

## Services

The property is connected to mains supplies of water and electricity. Drainage is into the main public sewer.

There is no mains gas supply to the property.

## Planning

The subjects are B-Listed and could be used, without the necessity of obtaining change of use consent, as a crèche, day nursery, day centre, educational establishment, museum, art gallery or public library. It also has potential for a variety of other uses, such as a theatre, cinema or entertainment venue, retail space or community resource subject to obtaining appropriate consents. Conversion to residential accommodation might also be possible, again subject to the usual consents.



## EPC

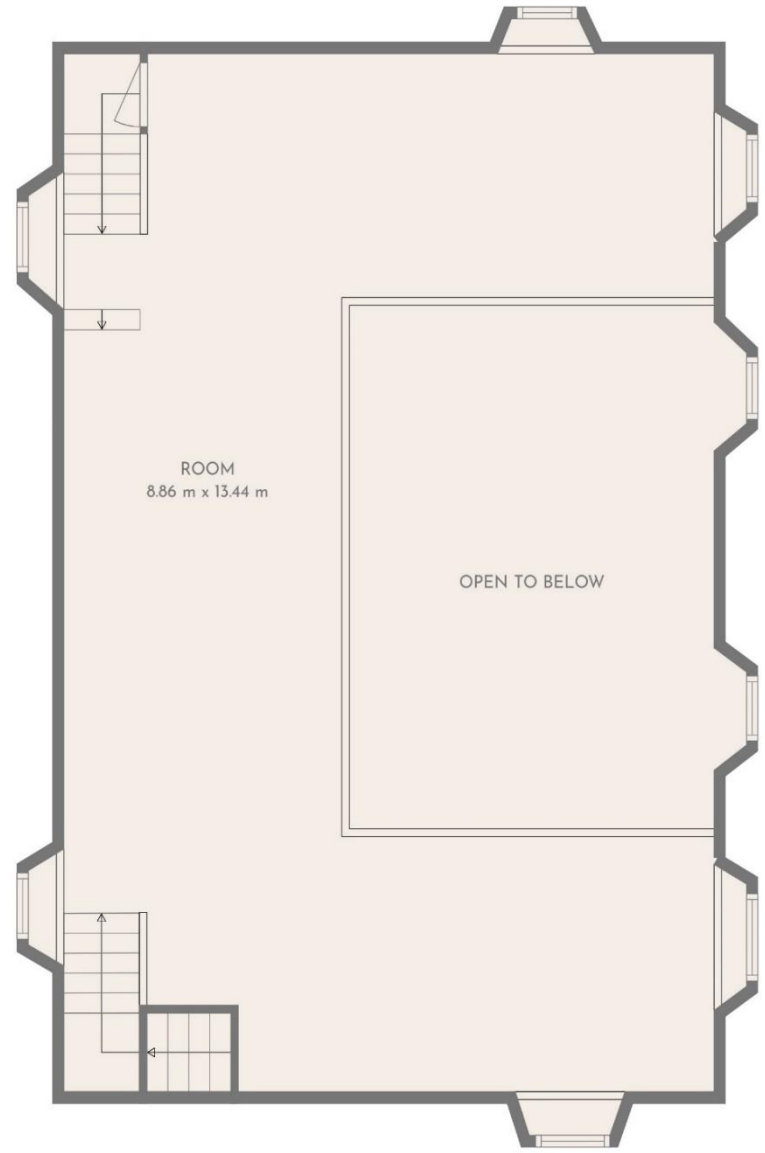
Rating F

## Local Area

The church is located in Ardfern which is a small village on the Craignish peninsula in Argyll, on the west coast of Scotland. It lies around 25 miles south of Oban, and 10 miles north-west of Lochgilphead on the A816. To the south is Loch Craignish, which contains several small islands, while to the north are the Slate Islands. The Ardfern Yacht Centre is situated around a mile to the east along the B8002 towards the A816.

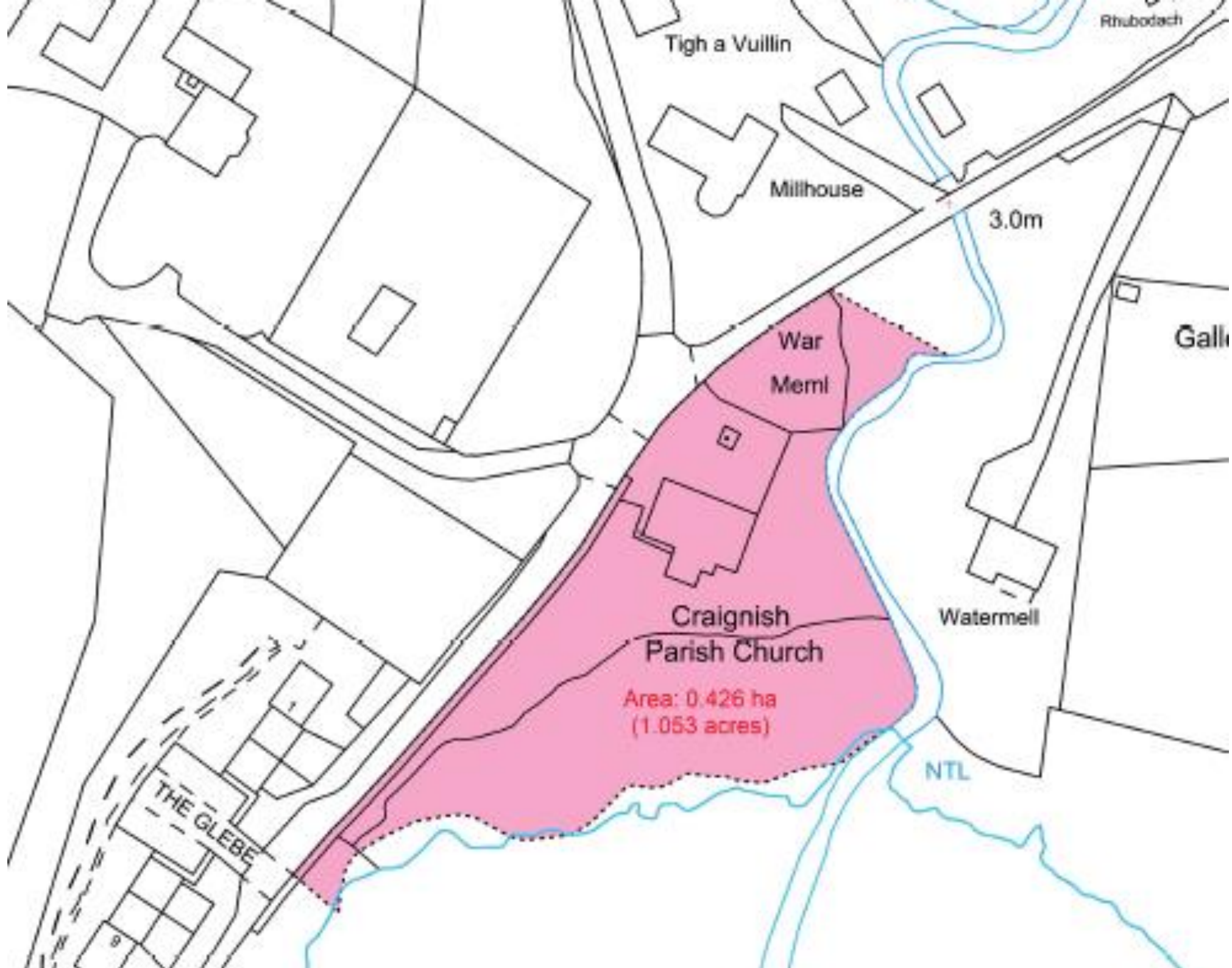


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 144 m<sup>2</sup>, FLOOR 2: 80 m<sup>2</sup>



Tigh a Vuillin

Rhubodach

Millhouse

3.0m

War  
Meml

Gall

Craignish  
Parish Church

Watermell

Area: 0.426 ha  
(1.053 acres)

NTL

THE GLEBE







# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

**Church of Scotland Law Department**

**121 George Street**

**Edinburgh EH2 4YN**

**Telephone 0131 2402263**

**Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)**

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC191265

