



Bellanoch Church, Bellanoch, Lochgilphead, PA31 8SN

Charming, traditional Parish Church idyllically situated overlooking the Crinan Canal and the estuary of the River Add. The village of Bellanoch is located at the western end of the canal approx. 2 miles south east of Crinan.

Built in 1869, the property is a charming one-storey, detached purpose-built church which is of a traditional stone construction, painted white with a pitched and slated roof. The accommodation comprises an open plan worship space with a small office/storage room accessed near the entrance to the property. Gross internal area of 72.86 square metres (784 square feet). The building sits within its own churchyard of approx. 0.22 acres.

Bellanoch is situated approximately 5.5 miles northwest of Lochgilphead within Argyll & Bute.

Fixtures & Fittings

The Sellers reserve the right to remove the ecclesiastical fittings and fixtures within the building including the [e.g. pews, pulpit, organ]. The Sellers will use reasonable care when removing the said items but will not be obliged to reinstate any damage caused.

Services

The Church is served by mains electricity. It is understood that mains water is available in the roadway beside the property but no warranty is given that a connection would be possible. The Church building is category C listed and is situated within the Crinan Canal Conservation Area. In addition to its current use, it could be used as a creche, day nursery, day centre, educational establishment, museum or public library without the necessity of obtaining planning permission for change of use.

EPC Rating: E

Viewings

Viewing arrangements by appointment with the Church of Scotland Law Department. Please email properties@churchofscotland.org.uk.



Local Area

Crinan forms the western sea end of the Crinan Canal, 'Britain's most beautiful shortcut'.

Sail west from Bellanoch Marina through the Crinan Canal to the Sound of Jura and the West Coast for a more challenging cruise in one of the best sailing grounds in the world; or head east through the canal to Loch Fyne, and a relaxing cruise in the protected lochs and waters of the Firth of Clyde.

The area is well known for its dramatic and natural scenic beauty, making it a popular tourist destination.

Lochgilphead (4.9 miles) has a good range of local shops, a mid sized Co-op supermarket and amenities for everyday needs with further shopping available at Oban. Glasgow is the nearest major city and has a complete and extensive range of shopping, cultural, higher educational and leisure services normally associated with a major centre.

Lochgilphead has both primary and secondary schooling with a school bus service which is also a service bus.

The area offers a fine range of relaxing outdoor pursuits with pleasant canal-side walks, cycle paths and more testing hill walks. Field sports are available in the area and include stalking, driven and walked up shooting as well as fishing, both sea and inland hill loch.

The Mid Argyll swimming pool is in Lochgilphead.

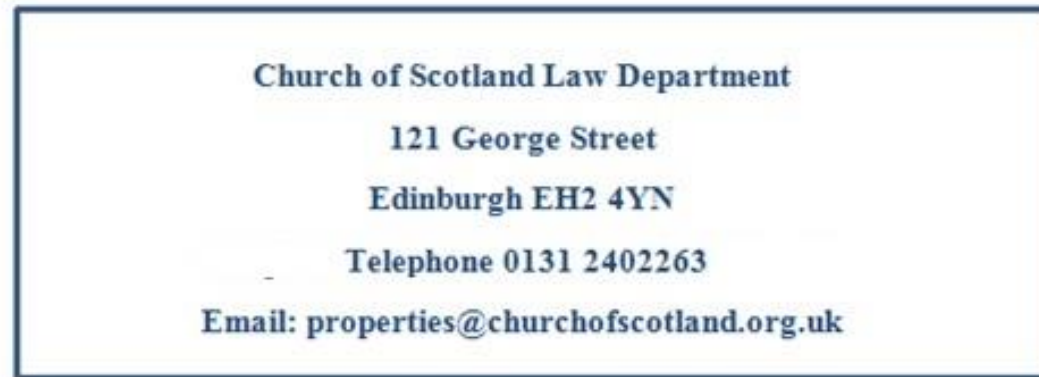
A local bus service provides a local and city service and the nearest main line rail station is at Oban.





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.



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.

Dalriada Mid Argyll (Church of Scotland) Scottish Charity No. SC001002