



Barmore Farm Steading | Barmore | Tarbert | Argyll and Bute | PA29 6YJ

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# Barmore Farm Steading, Barmore, Tarbert, Argyll and Bute, PA29 6YJ

- 6 self-catering properties
- Planning permission for 5 dwelling houses
- Truly excellent lifestyle opportunity
- Great potential for further development
- Excellent reviews

## Summary

A truly unique opportunity to acquire a substantial lifestyle business in a stunning location with untapped potential. Viewing is highly recommended to really appreciate the quality of Barmore and the flexibility that the property has to offer.

## Situation

Barmore Steading is situated near the quaint village of Tarbert, serving as the entry point to the Kintyre peninsula. Tarbert boasts a vibrant community life, hosting Scotland's largest sailing regatta and various festivals. The village offers a range of amenities, including independent shops, cafes, and restaurants, alongside essential services like supermarkets and banks.

Residents can access education from nursery to secondary level in Tarbert, while outdoor enthusiasts can enjoy activities such as golfing, cycling, sailing, and fishing. Tarbert's strategic location as the last stop before the ferry to Islay makes it popular among overnight visitors, with Campbeltown, known for its distilleries and airport with connections to Glasgow and beyond, located nearby.

The town of Lochgilphead, about 14 miles north, serves as





## 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 benefits greatly from its excellent reviews, reputation, and good 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. Barmore has previously successfully been run as a 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 carpark and entrance have been created to cater for a substantial hospitality venue. Barmore 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 10 acres of land which currently has planning permission for the erection of 5 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. The business trades beneath the VAT threshold. Accounting information will be released after formal viewing has taken place. The business is run to suit the owners' lifestyle and is closed for approximately half the year.



## Property

Barmore Steading consists of 6 cottages that open onto a central courtyard. (5 are currently in use with one mothballed for storage) The steading was transformed from a ruinous state over 35 years ago and has been completed to the highest of standards. Each cottage has been individually designed to make the best use of its original features. They include modern kitchens, living areas with wood burning stoves and either one or two sumptuous bedrooms. All the cottages are accessed from the rustic central courtyard.

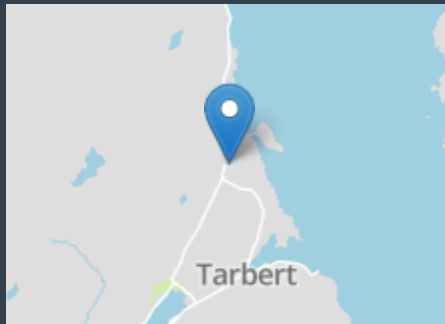
## External

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 at the side of the carpark. It benefits from an elevated position with some outstanding views over the surrounding countryside.





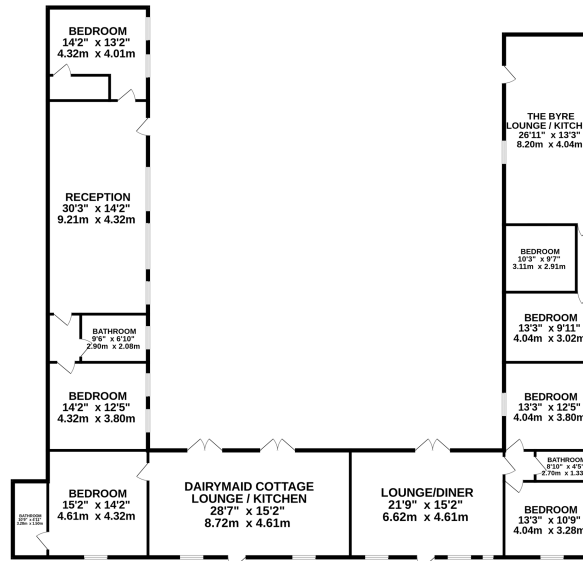
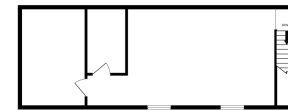




GROUND FLOOR  
3461 sq.ft. (321.5 sq.m.) approx.



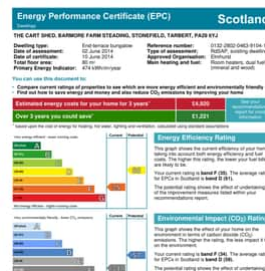
1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



BARMORE STEADING, STONEFIELD, TARBERT, PA29 6YJ

TOTAL FLOOR AREA : 4025 sq.ft. (374.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.