



Dun - Na - Mara
BENDERLOCH, ARGYLL, OBAN, PA37 1RT



Connell Bridge & views from the property

The village of Benderloch is well known for its welcoming community, the village can be approached by a footpath and it has a well-stocked village store, car repair garage, café and petrol station which also supplies a wide range of goods including hiking, fishing and camping equipment. Close by is Tralee beach, Beinn Lora and also a highly recommended primary school. The principal town of Oban (eight miles) has a good range of shops and professional services as well as secondary schooling and a railway station with regular services to Glasgow. Oban is also the ferry terminal to the Western Isles and a base for sailing. Connel has a small private airfield and Glasgow Airport has regular connections to London and a variety of domestic and international destinations. The town boasts a wide variety of shops, restaurants, cafés and bars, while sporting and other facilities can be enjoyed at the Atlantis Leisure Centre. Known as 'The Seafood Capital of Scotland', the town is also the Gateway to the Isles, with ferry, train and plane services linking the islands to the mainland and the central belt.

Dun-na-Mara has a magnificent coastal setting on a ridge above its own shingle beach with superb views over Ardmucknish Bay to the Isle of Mull. The house is set in approximately twenty acres of grounds. The Dun Mac Sniachan Craigs provide an impressive landmark next to the house and is the site of an Iron Age fort. Boats can be launched from the shingle beach in front of Dun-Na-Mara house and there is deep mooring beyond (subject to Crown approval).

There is spectacular hill walking, climbing and mountaineering in the area, with skiing also available at Aonach Mor and Glen Coe. The numerous lochs and rivers provide both salmon and trout fishing and there is exciting sailing along the West Coast.



Private Beach and Views



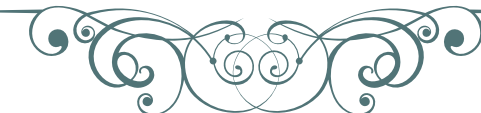
Key Features:

- 5 En-suite Bedrooms
- 5 Reception Rooms
- Approximately 20 acres of Land
- Sea Views
- Private Beach
- Separate Detached Cottage
- Separate Leisure Room
- Triple Garage



Dun-na-Mara is an attractive country house built of white harling stone under a pitched slateroof with overhanging eaves and timber detailed gables. The house has an extremely attractive frontage with three evenly proportioned front facing gables, flat roofed bay windows to the ground floor below and large curved first floor dormers between the gables. There is a loggia with wooden pillars at the front door. The internal period details include charming original fireplaces.

The house was built in 1911 as a holiday home by the shipping magnate Andrew Weir. The East wing was added soon afterwards to extend the accommodation. Weir, later Lord Inverforth, founded the Bank Line and was a Cabinet Minister under Lloyd George and Bonar Law in the 1920's. He was a West Coast yachting enthusiast and would moor his private yacht in the bay in front of the house. The current owner has upgraded the house and cottage with no expense spared. The work has been completed to an exact standard combining period features, minimalist style with contemporary and clean simplicity. The house is presently used as a private home. Internally, the house is spacious and well laid out. The original design was well considered with all the reception rooms arranged to take advantage of the outstanding coastal views. There are five reception rooms and five bedrooms, all with en-suite facilities.





The house faces South West and is constantly bathed in light. The main entrance is via a loggia, through a vestibule leading into a most welcoming reception hallway. The dining room, family room, study and formal lounge all face South and have spectacular views towards the Isle of Mull. An office, substantial shower room, kitchen with pantry, utility room and boiler room complete the ground floor accommodation. There is an unused cellar which could be converted to a wine cellar, if required.

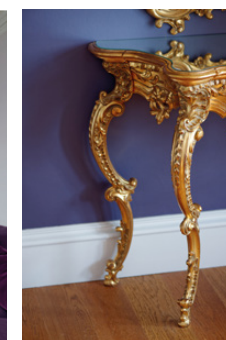
On the first floor there are five bedrooms, most with period fireplaces with decorative coloured tiling. All have en-suite facilities with new contemporary suites. The master bedroom and guest bedroom have en-suite bathrooms with separate shower units. There is a generous dressing room with its own en-suite bathroom and quality fitted wardrobes. A family bathroom and fitness room complete the first floor accommodation.

Immediately in front of the house is an enclosed paved terrace with secure gates leading to further gardens. Below the drive are sloping lawns with masses of flowers, rhododendrons and heathers. There are paved steps and pathways which lead down to the private beach. The house has ownership of about 400 metres of the shingle beach up to the low water mark.

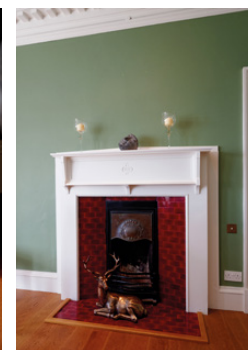
To the rear are informal sheltered gardens with plants and shrubs. The walled garden on the East side of the house is enclosed by brick walls and divided by concrete paths and includes a large pond. Subject to the relevant planning consents, the walled garden may offer potential for further development.



Lounge and Family Room



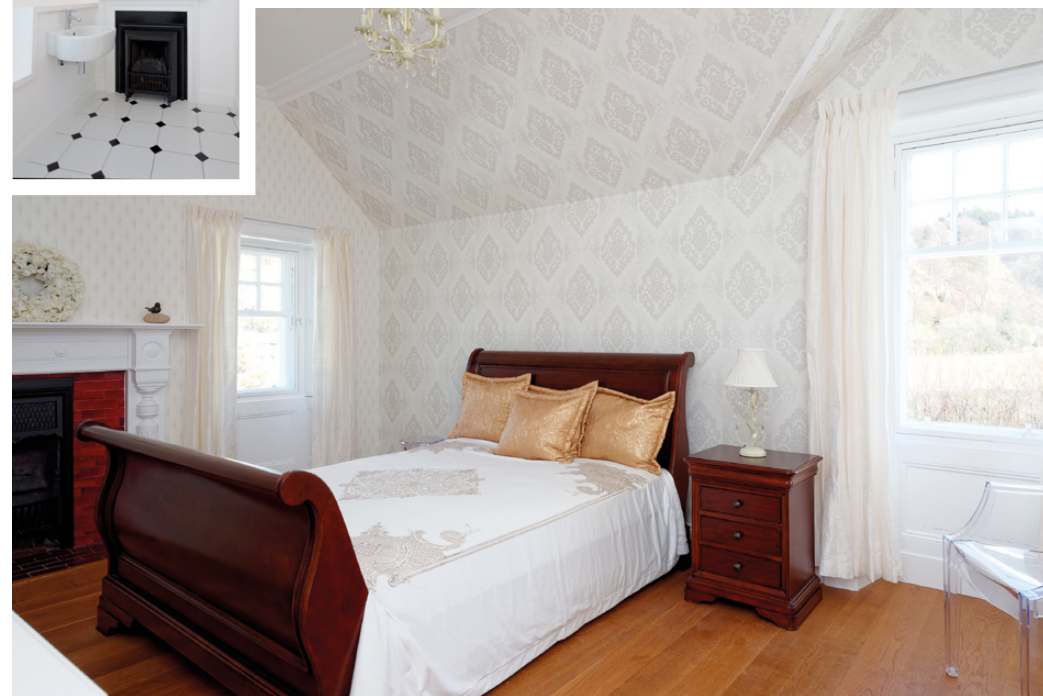
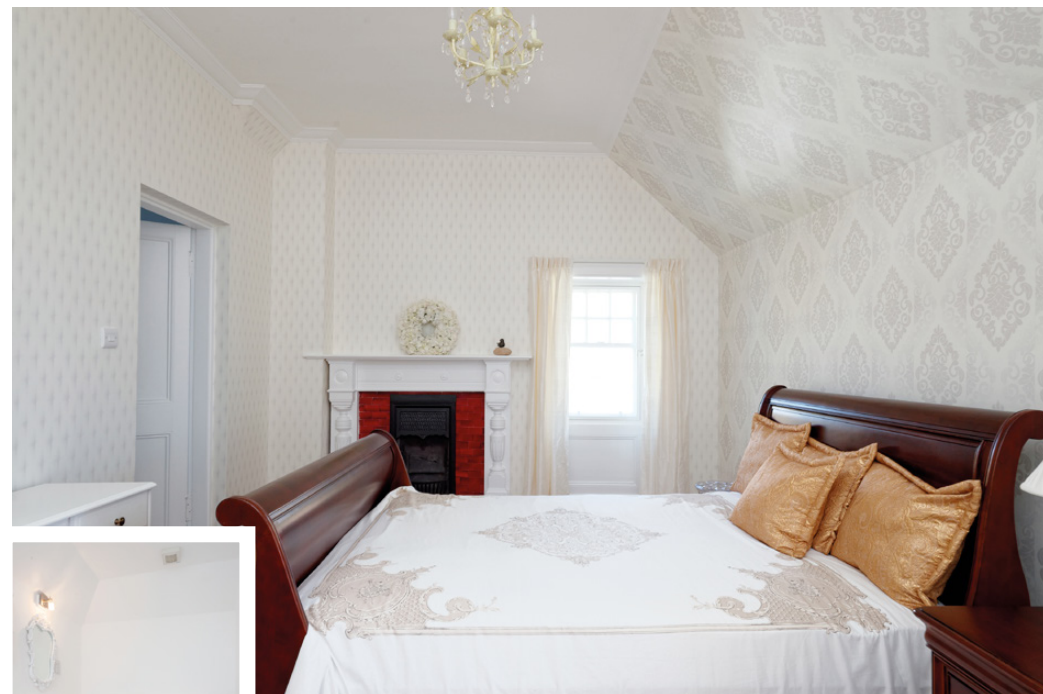
Kitchen, Utility, Pantry and Dining Room



Bedrooms 1 - 3 and En-Suites



Bedrooms 4, 5 and Bathroom





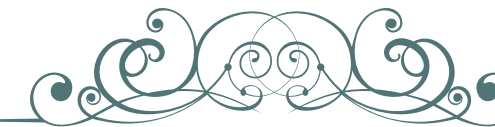
*Office, Study and
Yoga Room*





Dun - Na - Mara

ONE BEDROOM DETACHED COTTAGE



Dun-na-Mara has a charming one bedroom detached cottage and a triple garage with remote doors and security lighting. The cottage has oil fired central heating and a private garden. The accommodation consists of an entrance hall, open-plan kitchen/lounge, bedroom and bathroom. In addition, there is a leisure room fitted with a hi-tech jacuzzi and shower area with audio and T.V connections. This leisure suite has been finished with luxury complimentary tiling and adds a great area for unwinding and relaxing in a quality surrounding.

Dun-na-Mara is accessible yet secluded, both the house and cottage have been thoughtfully and comprehensively upgraded by the present owner and offers many pleasing features. This is definitely a property that you would be proud to call home.







Garden and Grounds



To the West of the house is a rocky ridge with trees and gorse bushes. Called the Dun Mac Sniachan Craigs, the ridge is the site of an Iron Age vitrified fort and is of considerable archaeological and historic interest. It includes a seven metre section of walling, which is gradually being covered with vegetation, and small banks. The site is named after the Sons of Uisneach, immortalised in the 1st Century AD Celtic romance, Deirdre and the Sons of Uisneach. It is also said to have been the site of Beregonium, the first palace of the Scots and the original home of the Stone of Destiny before it was moved to Scone.



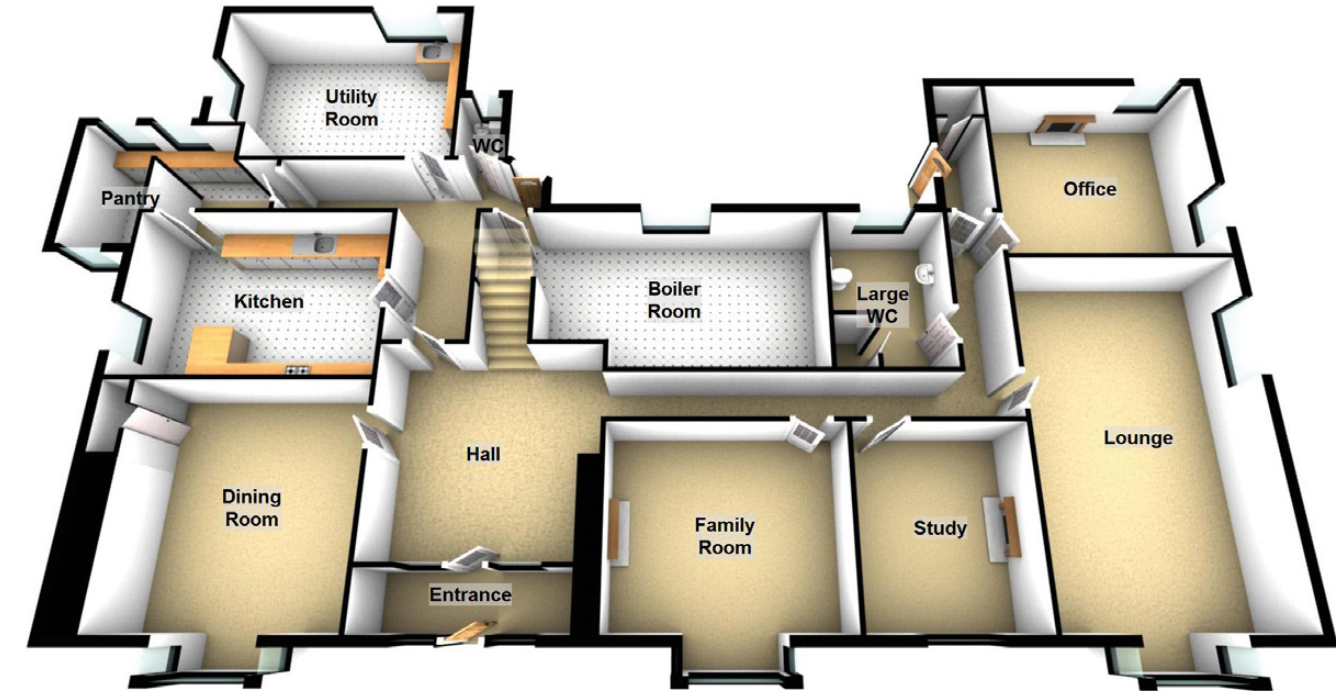
Main House

Approximate Dimensions
(Taken from the widest point)

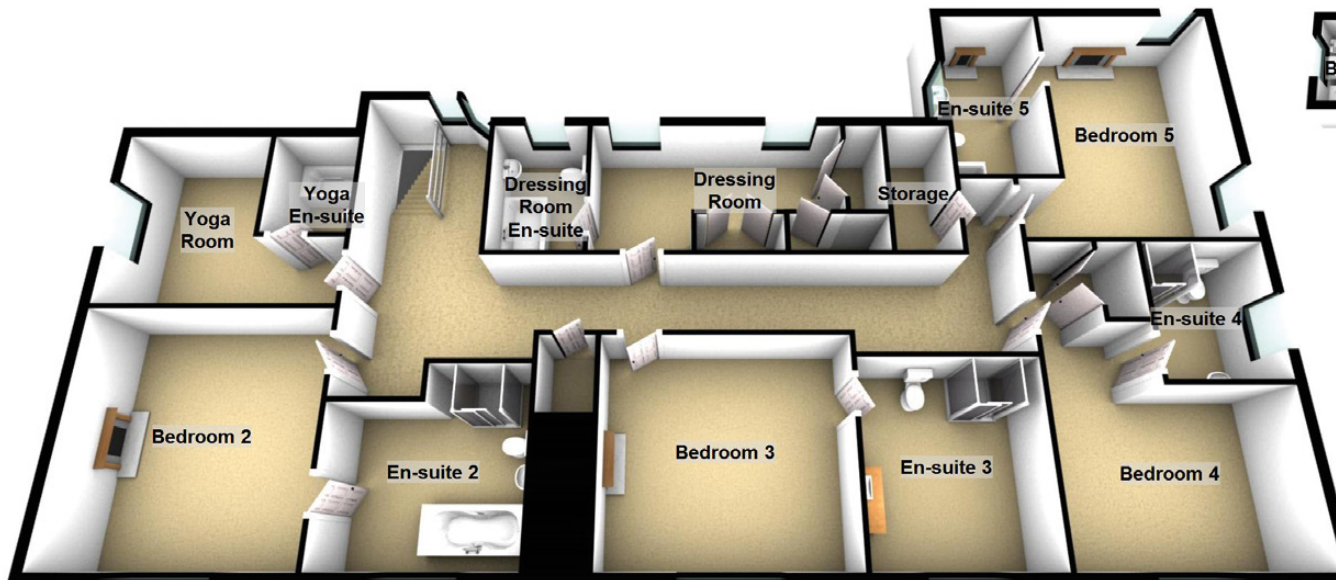
Entrance	3.80m (12'6") x 1.10m (3'7")
Lounge	7.00m (23') x 4.40m (14'5")
Family Room	5.30m (17'5") x 4.40m (14'5")
Dining Room	5.80m (19') x 4.40m (14'5")
Kitchen	4.40m (14'5") x 3.40m (11'2")
Pantry	3.20m (10'6") x 2.70m (8'10")
Utility Room	3.70m (12'2") x 3.60m (11'10")
Boiler Room	5.10m (16'9") x 2.60m (8'6")
Office	4.40m (14'5") x 3.90m (12'10")
Study	3.70m (12'2") x 3.20m (10'6")
Bedroom 1	4.60m (15'1") x 3.70m (12'2")
En-suite 1	1.90m (6'3") x 1.90m (6'3")
Bedroom 2	4.50m (14'9") x 4.40m (14'5")
En-suite 2	3.61m (11'10") x 3.50m (11'6")
Bedroom 3	4.40m (14'5") x 4.00m (13'1")
En-suite 3	3.60m (11'10") x 3.20m (10'6")
Bedroom 4	6.10m (20') x 4.30m (14'1")
En-suite 4	2.60m (8'6") x 2.20m (7'3")
Bedroom 5	4.90m (16'1") x 3.40m (11'2")
En-suite 5	3.60m (11'10") x 1.90m (6'3")
Yoga Room	4.40m (14'5") x 3.40m (11'2")
Yoga En-suite	2.00m (6'7") x 1.60m (5'3")
Dressing Room	5.10m (16'9") x 2.60m (8'6")
Dressing Room En-suite	2.60m (8'6") x 1.80m (5'11")
Bathroom	1.90m (6'3") x 1.90m (6'3")
Large WC	2.60m (8'6") x 2.30m (7'7")
WC	1.40m (4'7") x 0.90m (2'11")

Gross internal floor area (m²) - 424 m²

EPC Rating - F



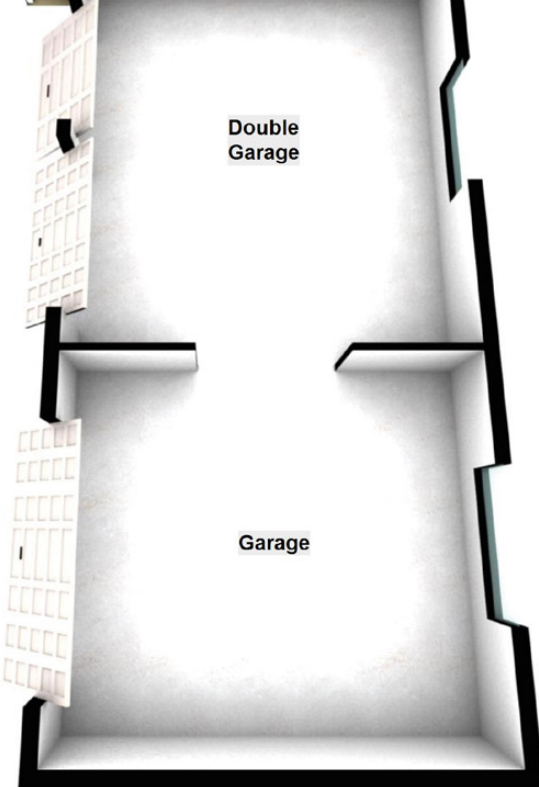
Ground Floor



First Floor



Jacuzzi Room



First Floor

Cottage

Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen/Dining Area	5.70m (18'8") x 5.30m (17'5")
Bedroom 1	5.70m (18'8") x 2.90m (9'6")
Bathroom	2.70m (8'10") x 1.90m (6'3")
Double Garage	6.10m (20') x 5.40m (17'9")
Garage	5.40m (17'9") x 4.70m (15'5")
Jacuzzi Room	5.10m (16'9") x 3.10m (10'2")
Shower/Wet Room	5.10m (16'9") x 1.80m (5'11")



Directions

From Glasgow take the A82 Loch Lomond road to Crianlarich.

From Edinburgh take the M9 to Stirling and the A84 through Callander and join the A85 to Crianlarich.

From Crianlarich take the A82 West to Tyndrum and fork left on to the A85, following the signs to Oban. At Connel turn left onto the A828 which swings back over the A82 and crosses the Connel Bridge. Follow this road, signposted for Fort William, for 2.5 miles. The drive to Dun-Na-Mara is on the left hand side just before the small village of Benderloch.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01896 800 440
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

Disclaimer: The copyright for all photographs, floor-plans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
ANDREW REID
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALLY CLARK
 Designer