

CARRICK CASTLE ESTATE

Lochgoilhead



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Lochgoilhead • PA24 8AF

**An exquisite and exceptional west coast estate enjoying
an elevated position on the shores of Loch Goil.**

*Inveraray 23 miles, Gourock 25 miles (part by boat), Glasgow 54 miles,
Edinburgh Airport 103 miles, Glasgow Airport 57 miles
(all distances are approximate)*

- Contemporary Principal house and Annex extending to over 7500 sq ft of flexible accommodation, built in 2015 to the Gold Standard of Sustainability on this award-winning estate with the highest eco-credentials.
- Additional residential properties including Whisperwood, Cuilimuich and Carrick Castle Annex, providing accommodation for guests, staff or income generation.
 - Impressive multi-purpose barn with large open-plan event space, ideal for functions, retreats or commercial use.
- Attractive mix of open ground and meadow, and a mix of native and commercial woodland offering privacy, shelter and natural capital.
- Shore frontage providing immediate access to the water enabling effortless access to sheltered sailing waters of the Firth of Clyde.
 - Potential for a range of uses including private residential, multigenerational living, hospitality, events or holiday letting enterprise with established income-generating and private use potential.

Area in all about 515 acres

Offers over £4,000,000





SITUATION

Carrick Castle Estate enjoys an exceptional and private setting on the western shores of Loch Goil within the Loch Lomond and the Trossachs National Park. Framed by dramatic Highland scenery, the estate commands uninterrupted views across the loch to steep, wooded hills, creating a quintessential west coast environment defined by tranquillity and seclusion.

The property sits above Carrick Castle village where the 14th century Carrick Castle stands as a striking local landmark on the lochside. The surrounding landscape is richly scenic, while the sheltered waters of Loch Goil provide an attractive setting for a range of recreational pursuits.

Inveraray, approximately 24 miles to the northwest, offers a good range of amenities including shops, restaurants, schooling and medical services, and is a popular destination along the A83. Nearby Lochgoilhead caters for day-to-day needs and provides access to walking routes, fishing and the wider Loch Lomond & The Trossachs National Park. The nearby Ardkinglas Gardens and Benmore Botanic Garden are superb examples of mature Scottish estate gardens with the famed Loch Fyne fishery, farm shop and restaurant also close by.

Primary schooling is available locally at Lochgoilhead Primary School, with secondary provision at Dunoon Grammar School. A wider selection of state and independent schools can be found in Helensburgh and Glasgow. Despite its peaceful and private setting, the estate remains readily accessible. Glasgow lies around 55 miles to the southeast (approximately 1 hour 15 minutes by car), offering an international airport and comprehensive transport links, while Edinburgh is some 100 miles away (around 2 hours' drive), further enhancing accessibility for both domestic and international buyers.

LOCATION

The Estate sits on the shores of Loch Goil which connects with Loch Long and the Firth of Clyde, providing sheltered conditions ideal for boating, sailing and kayaking. From the estate, there is direct access to a network of sea lochs, islands and quiet anchorages, while destinations such as Portavadie Marina offer additional leisure facilities including spa and dining. The Crinan Canal, often referred to as 'Britain's most beautiful shortcut', is also within reach by approximately 52 nautical miles, providing onward access to the west coast and Inner Hebrides.

The wider area is renowned for its natural beauty, outdoor pursuits and cultural heritage. Nearby Inveraray, home to the Duke of Argyll, offers a range of amenities alongside notable attractions including Inveraray Castle and access to Argyll Forest Park.



The Cowal Peninsula is particularly well regarded for tourism and recreation, with the Loch Lomond & The Trossachs National Park, supported by a network of footpaths, hill routes and scenic coastline. Ostel Bay, widely regarded as one of Argyll's finest beaches, provides a sweeping stretch of sand with views across to Arran.

Locally, the area is complemented by highly regarded restaurants and producers, including Inver Cottage, the Oyster Catcher at Otter Ferry and Loch Fyne's renowned seafood, contributing to a strong lifestyle offering.

The estate sits within an area of rich biodiversity and unspoilt surroundings. Native woodland, open hillside and shoreline habitats support an abundance of wildlife, with regular sightings of red and roe deer, otter, seals and porpoises, together with a wide variety of birdlife.

Despite its peaceful and rural character, the estate remains well connected with road and ferry links providing access to central Scotland. Oban, known as the 'Gateway to the Isles', offers regular ferry services, while Dunoon provides access to Gourock and onward connections to Glasgow.

The area also supports a vibrant calendar of events, including the Cowal Highland Gathering, Inveraray Highland Games and West Highland Yachting Week, contributing to a strong sense of community and year-round appeal.

Together, these natural, cultural and recreational attributes enhance the overall appeal of Carrick Castle Estate, offering a rare balance of privacy, accessibility and lifestyle opportunity within one of Scotland's most scenic coastal regions.

THE LAND

Extending to 515 acres, the land at Carrick Castle Estate provides a diverse and highly attractive setting, combining open grassland and rough pasture with mature woodland and areas of natural regeneration. This varied landscape creates a compelling balance between open, far-reaching views and more intimate, sheltered environments, all orientated to take full advantage of the estate's elevated position overlooking Loch Goil.

Woodland surrounds much of the principal accommodation, offering privacy, shelter and visual structure, while also supporting biodiversity and seasonal interest throughout the year. Eagle Glen is a particularly notable feature, forming a natural corridor of mixed woodland and regenerating native species, with an established track providing access through the glen from the Lodge.

From an amenity perspective, the estate is exceptionally well suited to outdoor enjoyment. The mix of open ground, woodland and loch frontage creates a series of distinct yet interconnected spaces, ideal for walking, exploration and informal recreation. Elevated areas provide striking vantage points across the loch, while lower ground offers a direct connection to the shoreline.

The estate also presents clear sporting and leisure potential, characteristic of a west coast holding. The surrounding terrain supports a range of activities including wildlife observation, walking and, potentially, small-scale stalking or shooting, subject to the appropriate rights. The area is rich in wildlife, with regular sightings of deer and a wide variety of bird species.

The inclusion of lochside frontage further enhances the property, offering scope—subject to the necessary consents—for the creation of a private jetty or slipway. This would enable direct and convenient access to Loch Goil for boating, sailing, kayaking and paddleboarding, allowing the estate to fully capitalise on its coastal setting.

Overall, the land at Carrick Castle Estate provides an exceptional combination of natural beauty, privacy and versatility, forming both a remarkable setting for the buildings and an outstanding environment for leisure and recreation.

SPORTING & ADDITIONAL LAND

In addition, and by separate negotiation, the sellers are prepared to offer a sporting lease over adjoining retained hill ground, providing for a fixed annual take of red deer stags. This presents an opportunity to enhance the estate's recreational offering while generating supplementary sporting income attached to the Lodge.

Further land may also be available by separate negotiation, at the discretion of the sellers.





DESCRIPTION

Carrick Castle Estate offers a substantial and highly versatile holding, comprising well-proportioned accommodation, ancillary buildings and a large multi-purpose barn, together providing a flexible platform for private occupation, holiday letting, events or a mixed leisure and commercial enterprise.

CARRICK CASTLE LODGE AND ANNEX

At the heart of the estate lies Carrick Castle Lodge, an impressive eco-friendly luxury home over 7,500 sq ft. Built in 2015, the lodge has been designed to the Scottish Gold Standard of Sustainability, combining traditional materials including stone, larch cladding and oak beams with a contemporary layout arranged over three levels.

The ground floor of the Lodge provides ample bedroom accommodation comprising three principle double bedrooms with en-suites and five further double bedrooms served by a number of bath and shower rooms. Additional features include a steam room, family space and a functional and well-proportioned utility and laundry room.



The first floor forms the main living and entertaining space, centred around a generous open-plan central kitchen and the sitting room to the front with large windows that frame uninterrupted views over Loch Goil, while a wraparound balcony to the east and south provides direct external access. A formal dining room with views of the hillside and Eagle Glen can comfortably accommodate up to 18 guests, with further ancillary facilities including a wine room, utility room and bathroom.

The second floor, accessed via two staircases, offers additional flexibility with a games room and secondary sitting room, both benefiting from access to a west-facing balcony overlooking Eagle Glen. A further room to the front provides ideal space for a home office or additional bedroom.

Internally, the lodge is finished to a high standard, with tiled flooring at ground level and hardwood flooring throughout the upper floors. Exposed pine beams and generous ceiling heights enhance the sense of space, resulting in a property that is both impressive and highly functional.





Designed to exacting environmental standards, the Lodge and the Annex are net carbon negative, supported by a ground source heat pump and a 100kW solar array. Underfloor heating, abundant natural light and carefully considered design elements combine to create a comfortable and efficient living environment, while covered and sheltered outdoor spaces allow for year-round use.

Externally, the Lodge is surrounded by slate paving, forming a series of outdoor seating and entertaining areas, complemented by a Swedish sauna and wood-fired hot tub. The gardens are predominantly laid to lawn, offering ample space for gatherings and marquee events, before transitioning southwards into meadowland with winding paths leading to a summer house set above a pond. The laundry room and boiler house are discreetly situated to the rear of the Lodge with separate access, so as not to impact the use of the Lodge.

The Lodge currently operates as part of a well-established events and hospitality offering, providing an exclusive-use setting for boutique weddings and gatherings. This flexible, largely self-catering arrangement complements the larger-scale facilities within the wider estate, while making full use of the loch side setting for outdoor ceremonies and receptions.

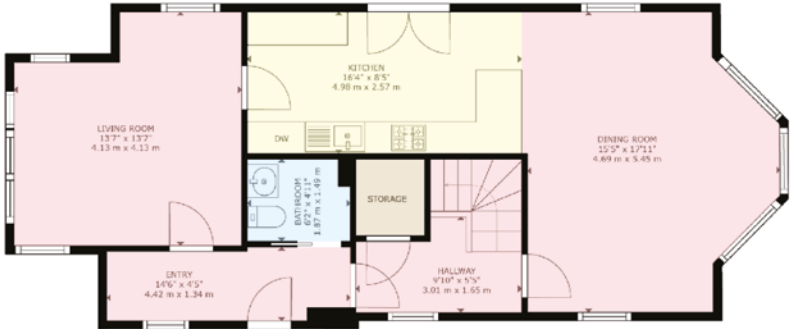
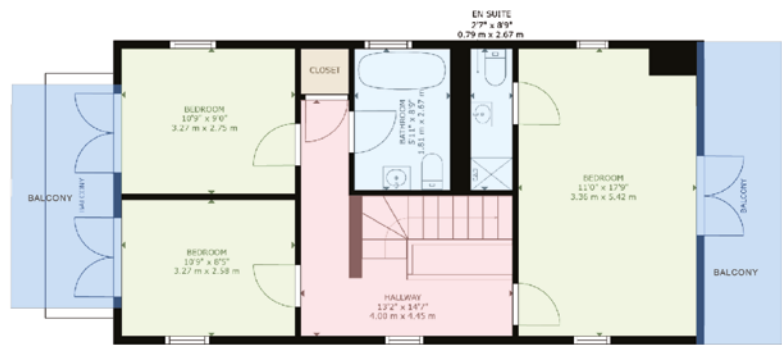


CARRICK CASTLE ANNEX

Complimenting the Lodge, Carrick Castle Annex is built to the same exacting standards providing further high-quality ancillary accommodation offering both flexibility and a high degree of privacy from the principal house. Arranged over two levels, the annex offers well-balanced and comfortable living space, comprising a principal bedroom with en-suite and two further double bedrooms.

The ground floor is centred around a bright, open-plan kitchen and dining area, oriented eastwards to capture views over Loch Goil, while a cosy sitting room to the rear provides a more intimate living space. The bedrooms are located on the first floor, each benefiting with access to balconies to the front and rear, reinforcing the connection to the surrounding landscape.

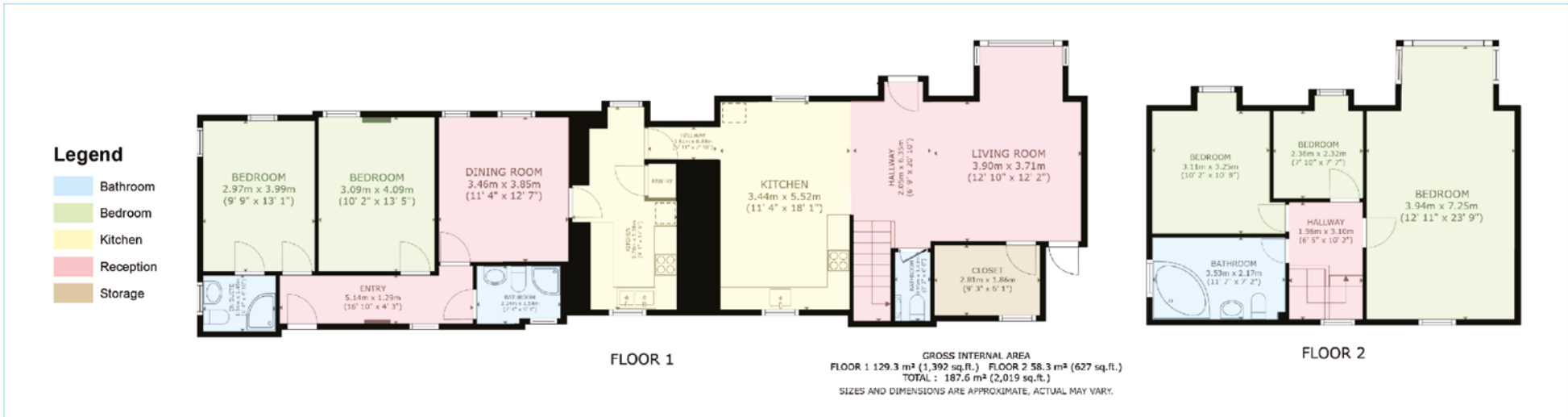
Internally, the property is well presented, with a combination of tiled and hardwood flooring at ground level and hardwood flooring throughout the upper floor.



GROSS INTERNAL AREA
FLOOR 1 : 743 sq. ft. 68.69 m²; FLOOR 2: 632 sq. ft. 58.58 m²
TOTAL : 1,375 sq. ft. 127.27 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Legend

- Balcony
- Bathroom
- Bedroom
- Kitchen
- Reception
- Storage



CUILIMUICH HOUSE

Cuilimuich House extends to approximately 2,019 sq ft and offers well-proportioned accommodation over two storeys. The layout provides inherent flexibility, with the potential for dual occupation, supported by two kitchens and separate living and dining areas.

The ground floor includes two bedrooms (one en-suite), while the first floor accommodates two further double bedrooms, a box room and a family bathroom. The property benefits from private parking and surrounding gardens, laid mainly to lawn, creating a practical and attractive secondary dwelling.



WHISPERWOOD

Whisperwood offers a well-balanced six-bedroom layout over two floors, including a kitchen & dining room, living room and conservatory, together with several ensuite facilities.

The accommodation extends to approximately 2,000 sq ft, well laid out to provide comfortable and flexible living space. On the ground floor, the accommodation includes a welcoming hall leading through to a well-proportioned open plan living room and kitchen & dining room, with access to a conservatory. There are two double bedrooms with en-suite, and a shower room. To the first floor there are four double bedrooms, all ensuite, with storage off the central hallway.

The property is set within generous gardens, predominantly laid to lawn and enclosed by mature hedging and planting, offering both privacy and shelter. A driveway leads to the rear, where a double garage provides practical storage and parking.





THE BARN & WORKSHOP

A particularly notable feature of the estate is the Barn, a steel portal frame, with concrete floor and clad in timber, extending to approximately 5,393 sq ft. A substantial open venue space together with dedicated toilet facilities has significant capacity for functions, gatherings, events or commercial leisure use.

The Barn materially enhances the estate's range of potential uses and would be of particular interest to purchasers seeking an established events, hospitality or retreat offering. Alternatively, the Barn is well suited to the storage of a wide range of equipment and to support the operational requirements of the estate.

To the rear is a secure workshop and lean-to both of steel portal frame, and clad in corrugated metal utilised for estate machinery, maintenance tools and general land management equipment to support the day-to-day running of the estate.

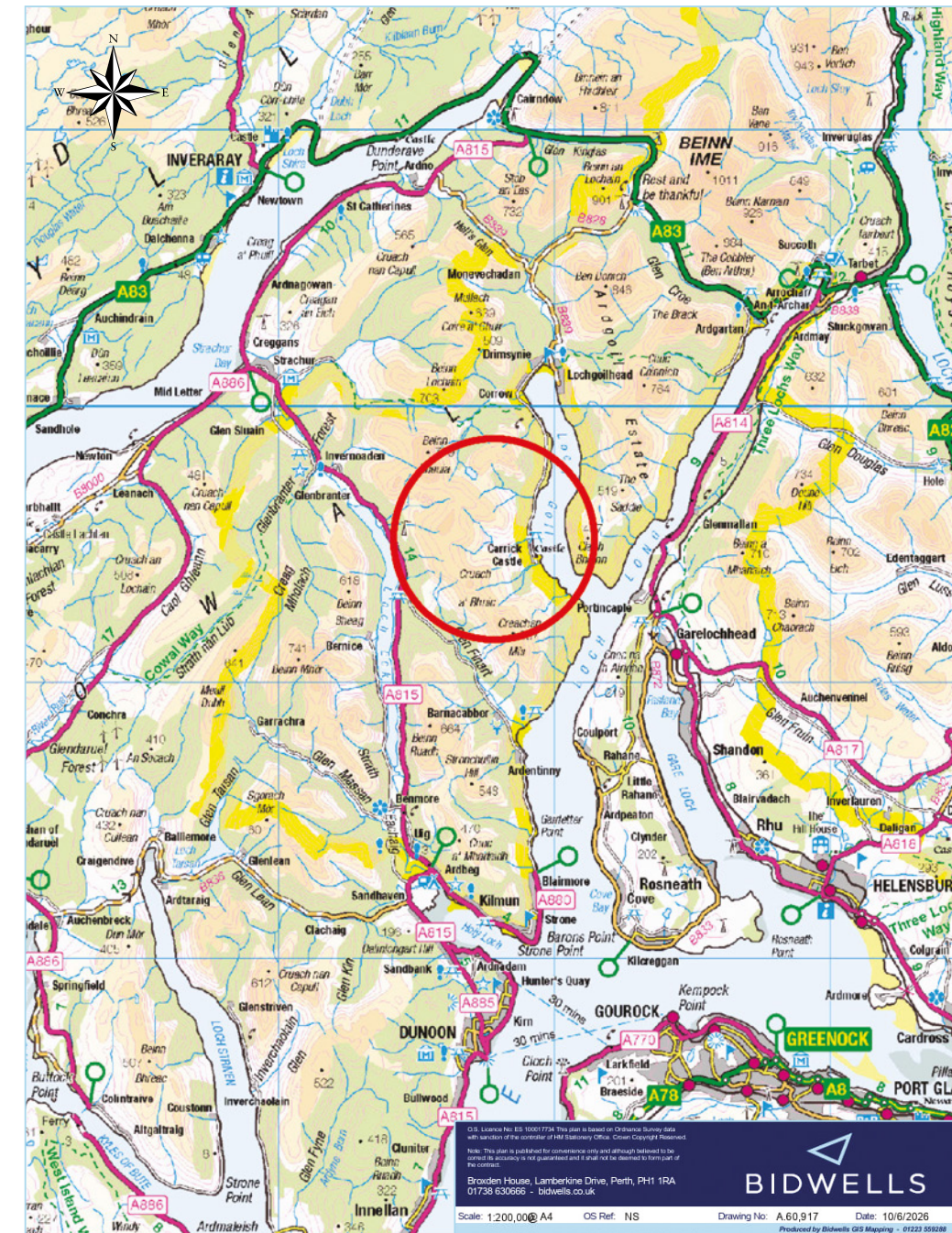
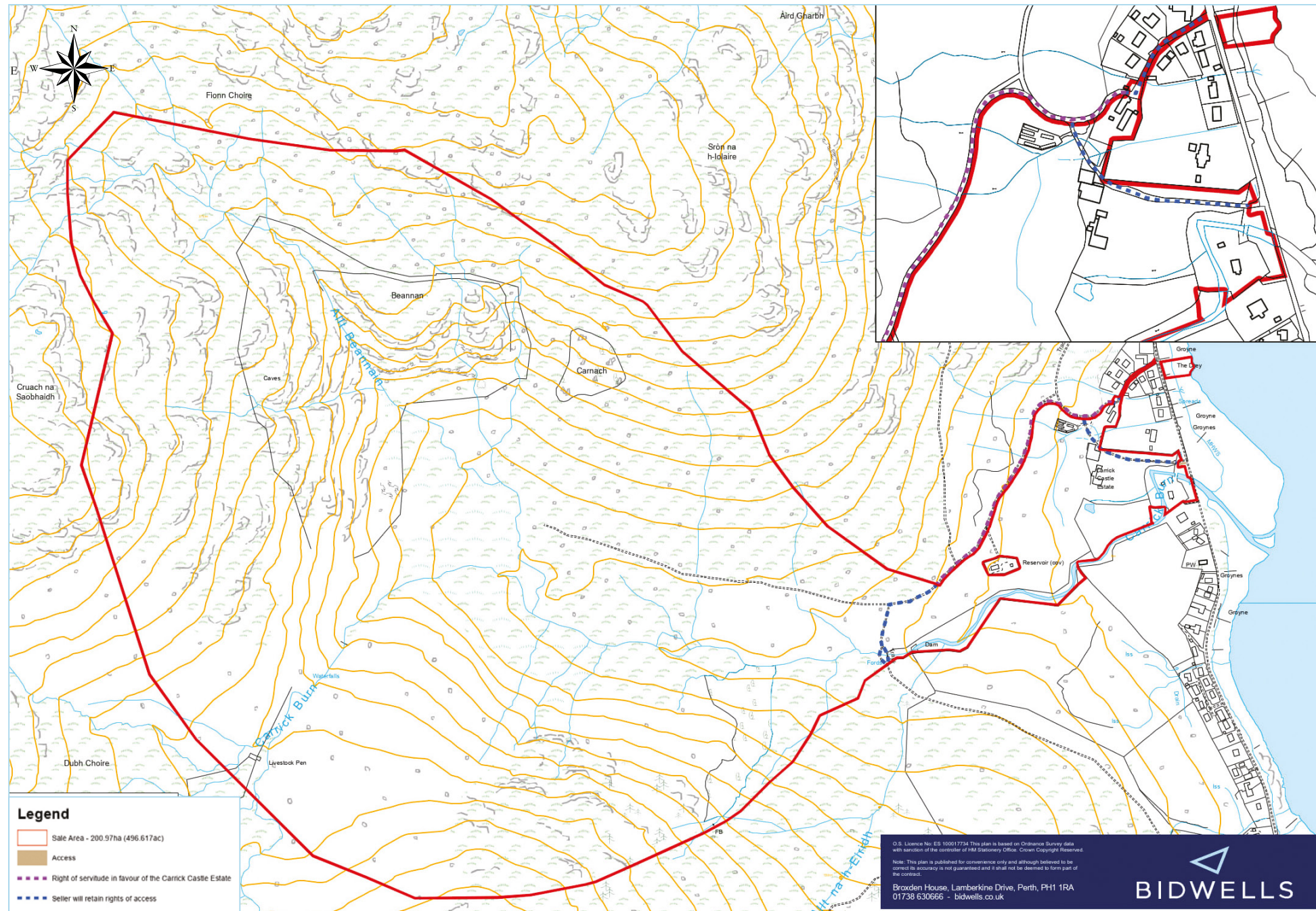


DEVELOPMENT PLOT

Located south west of Cuilimuich House the Estate benefits from Full Planning Permission secured for two six bedroom houses. The proposed houses are to be larch clad over two floors with open planned kitchen dining and living room on the ground floor and two double ensuite, and four further double bedroom ensuite on the first floor. Both houses will benefit of views over Loch Gail and parking to the rear.

In addition planning permission in principle has been secured for the construction of holiday chalets in the field below the summer house.





GENERAL REMARKS & STIPULATIONS

FLOOD RISKS

As far as the seller is aware, the property has not flooded in the last 10 years.

The Scottish Environment Protection Agency website uses indicative flood maps to provide a general overview of areas potentially at risk of flooding from coastal, river and surface water sources. From enquiries made on the website, the property is shown to lie generally outwith areas of significant fluvial flood risk; however, given its coastal location, there remains potential for localised flooding, in low-lying areas adjacent to the main road and during extreme tidal or surface water events. The Lodge, Annex, Barns, and Cuilimuich are all sited in elevated positions above the village with no risk of flooding. Whisperwood is a lochside property. While it is within the area designated a flood risk it has not flooded in the ownership of the seller.

PLANNING

Extant planning consent provides for a flexible mixed-use arrangement across the Lodge and Annex, including guest accommodation, business and operational space, and short-term letting. Whilst full residential use is not currently permitted, the Local Authority has indicated that a change of use to full-time residential occupation may be supported, subject to necessary consents, should this be the purchaser's preferred use.

DIRECTIONS

The property is most easily found using the postcode PA24 8AF or the what3words address [///waggled.response.grounded](#).

From Glasgow, Carrick Castle Estate is easily accessed by road in approximately 1 hour 15 minutes. Leave Glasgow heading west and join the A82, following signs for Loch Lomond. Continue along the western shore of Loch Lomond to Tarbet. At Tarbet, turn left onto the A83, signposted for Campbelltown and Inveraray, and proceed through Arrochar and over the "Rest and Be Thankful".

Shortly after Arrochar, turn left onto the B828, then join the B839 signposted for Lochgoilhead. Follow this scenic single-track road into Lochgoilhead village. Before crossing the bridge in the village, turn right, following signs for Carrick Castle.

Continue along the lochside road for approximately 5 miles, enjoying direct views along Loch Goil, until reaching Carrick Castle. The entrance to the estate is located shortly after entering the village.



HOME REPORT, RATES & SERVICES

CARRICK CASTLE ESTATE, LOCHGOILHEAD, PA24 8AF	
Energy Efficiency Rating	Castle Lodge – Band A (93) with potential to achieve A (98) Carrick Castle Estate House- Band A (126) with potential to achieve A (142) Cuilimuich House - Band D (62) with potential to achieve A (94) Whisperwood – Band G (12) with potential to achieve C (73)
Environmental Impact Rating	Carrick Castle Lodge – Band A (93) with potential to achieve A (97) Carrick Castle Estate House - Band A (125) with potential to achieve A (140) Cuilimuich House - Band F (37) with potential to achieve D (62) Whisperwood – Band F (34) with potential to achieve B (84)
Council Tax	Cuilimuich House - F
Rateable Value	Carrick Castle Lodge – £16,100 Carrick Castle Estate House - £6,900 Whisperwood – £4,600
Electric	Mains. Three phase power to Carrick Castle Lodge, Annex and the Barn
Water	Mains
Drainage	Septic tank located within the property boundary
Main Heating	Solar Community Scheme; space heating is provided by electric wall-mounted heaters, with domestic hot water supplied via an electric immersion heater
Supplementary Heating	As above
Parking	Off street
Broadband	Superfast level – Copper
Mobile Signal	Indoors & Outdoors: All main mobile network providers offer data

Please note we have compiled this information by checking the postcode associated with the address on the Ofcom Mobile and Broadband Checker. The level of service you may get depends on a number of factors and may differ between providers. We would strongly recommend you check the Ofcom Mobile and Broadband Checker (checker.ofcom.org.uk) in addition to contacting your preferred provider directly to ascertain the level of service they can provide for you.

VIEWING

Strictly by prior agreement with the selling agents who should be contacted in advance to advise on access arrangements.

CLOSING DATE

A closing date may be fixed, and prospective purchasers are advised to formally register their interest through their solicitors with the selling agents. Prospective purchasers should be aware that unless their interest in the property is formally noted, no guarantee can be given that confirmation of a closing date will be provided, consequently the property may be sold without prior notice. For the avoidance of doubt, noting interest only entitles prospective purchasers to notification of a closing date being set and not that other potentially competing pre-emptive offers have been received. The sellers are entitled to accept any offer at any time.

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law. The sellers reserve the right not to accept any offer.

DATE OF ENTRY

To be mutually agreed in writing.

TITLE

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

TENURE

Absolute Ownership Interest (Freehold).

PLANNING

Planning Permission

WARRANTIES

There are no warranties or guarantees included with this sale.

DEPOSIT

A deposit of 10% of the purchase price will become payable to the seller within 14 days after conclusion of missives. Interest at 5% above the Bank of Scotland base rate shall be payable on the purchase price from the date of entry until paid and that notwithstanding that the purchaser may not have taken entry. If the purchaser fails to make payment within 28 days of the date of entry with all accrued interest, the seller shall be entitled to resile from the missives and resell the subjects of sale without prejudice to his rights and recover damages from the purchaser.

FINANCIAL GUARANTEE/ANTI-MONEY LAUNDERING REGULATIONS

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless whether on a cash or subject to loan finance basis, must be accompanied by a financial reference from a bank/funding source that is acceptable to the sellers. Prospective purchasers will also be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in this regard. Failure to provide the requisite AML documentation with offers may result in them not being considered at the closing date or being superseded by an offer which is. Settlement may also be delayed or aborted due to non- compliance with requests for information or failure to deliver adequate information within the requisite timeframes. We may hold your name on our database unless you instruct us otherwise.

RESTRICTIONS & THIRD PARTY RIGHTS

Third Party Rights: Various third-party rights over the property exist, further details available by the selling agent.

Listing Status: None

Conservation Area: No

VAT

In the event of a charge to VAT being made on the whole or any part of the purchase price or the movable items, the purchaser will be responsible for meeting the VAT liability.

APPORTIONMENTS

The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

PURCHASER'S OBLIGATIONS

Fencing demarking the boundary of the property is generally to be maintained at the purchaser's expense in perpetuity. New fencing required to demark currently unfenced sections of the new boundary must be stockproof and will be erected and thereafter maintained at the purchaser's expense in perpetuity.

LOCAL AUTHORITY

Argyll and Bute Council
Kilmory, Lochgilphead, Argyll, PA31 8RT

T: 01546 605522

SELLING AGENT

Bidwells
Carn Dearg House, North Road, Fort William, PH33 6PP

T: 01397 702433

E: scotlandagency@bidwells.co.uk

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