

EILEAN RIGH

LOCH CRAIGNISH • ARGYLL







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A King's Island on Scotland's most beautiful coastline



A totally refurbished 4 bedroom house with 3 bathrooms
and potential to extend

3 bedroom farmhouse with 2 bathrooms

Helicopter hanger

Boathouse • 2 slipways • Jetty • Moorings

In all about 261.39 acres



These particulars are intended only as a guide and must not be
relied upon as statements of fact. Your attention is drawn to the
Important Notice on the last page of the text.



Historical Note

It is unclear as to how Eilean Righ, 'The King's Island', got its name. It is possible that it is after the Danish sea King Olaf who is reputed to have died in the region or it may have been in honour of one of the many early Scottish Kings who were crowned in mid Argyll. Eilean Righ has two Iron Age forts or duns. The fact that there are two duns is testament to how important the island must have been.

One is situated on the grassy summit of a ridge to the north of the buildings. It is oval shaped. The other dun –

Dun Righ sits on a flat topped ridge to the south west. It is rectangular but has an oval structure in the corner.

There is a more recent royal association, for in the 1930's, it belonged to Sir Reginald Fleming Johnston, the famous tutor to the last emperor of China Pu Yi. (Sir Reginald was immortalised in the Oscar winning film by Bernardo Bertolucci, 'The Last Emperor' where he was played by Sir Peter O'Toole). When he retired from his work in China he returned to Eilean Righ and modernised the two houses.

There remains a single stone lantern left by Sir Reginald and the 'robing room' in the main house where he hung his priceless Imperial Court Robe awarded to him by Pu Yi. Sir Reginald Fleming Johnston received permission from Pu Yi to fly the Imperial Chinese flag on the Island, the only place outside China to be given such permission. The flag is still flying.



Situation

Situated snugly within Loch Craignish on Argyll's beautiful coastline, Eilean Rìgh enjoys the most enviable position. Loch Craignish is a sea loch that lies just off the Sound of Jura. Eilean Rìgh can be approached by boat across the calm waters of Loch Craignish from Port na Moine via the A816. It is also a short journey from Ardfern. By air Eilean Rìgh is a 25 minute helicopter trip from Glasgow Airport over some of Scotland's finest scenery.

Loch Craignish is well known for its excellent sailing and this part of the Argyll coast is a beautiful and fascinating place to explore by boat. The Crinan Canal, which gives access to Loch Fyne, is a short distance away. Opposite the Island, on the mainland is Ardfern, a village with a diverse population. The school is thriving. There are also a good selection of tradesmen from plumbers to builders, electricians and gardeners. The Ardfern marina is one of the largest on the west coast of Scotland and the yacht centre also has a boat yard. Yachts and boats can be chartered from the marina.

Once on the island there are incredible views to the mainland and across the Sound of Jura to Scarba and Jura.



Description

Eilean Righ embodies everything that the ultimate Scottish Island should be. It is stunningly beautiful and surrounded by the most extraordinary land and seascapes. The island is private and sheltered yet it is within one of the most accessible coastal locations in Scotland. The infrastructure and houses have been completely refurbished to the highest standard.

There are two houses on the island. One has been formed from a converted steading and currently provides excellent open space and rooms. The floors are made from Caithness stone slabs and oak. There is a modern kitchen with the finest appliances and all the bathrooms have been renewed. The house contains four bedrooms and three bathrooms. In addition, there are two large reception rooms, a playroom, an office and excellent domestic rooms. Planning permission has been granted for an extension to the building to provide an extra 2000 sq ft of living space over two floors. This will create a quadrangle with a stunning courtyard garden within it.

The three bedroom farmhouse is located close by. It has a large kitchen, comfortable reception room, an office and two bathrooms. To the rear of the farmhouse an adjoining service wing has been created which provides a large garage, workshop with steel roller door, a tank room containing a 6,000lt bunded oil tank, an extensive wine cellar, a gun room and further storage.





As part of the refurbishment the houses were completely gutted and then reinsulated, re-roofed and all the surfaces were renewed. Telecommunications are delivered by a microwave link with a dedicated telephone exchange providing numerous phone lines and a high broadband speed connection. Indeed, it is one of the fastest internet

links anywhere on the West Coast of Scotland. The houses are heated via an oil fired central heating system. Electricity is supplied by a dedicated 3 phase mains supply from the mainland. There is a backup generator with automated switchgear. Water is provided from a private borehole with particulate and ultraviolet filtration systems.

There is a 10,000 lt storage capacity. Drainage is to a septic tank shared by both houses. Additional services include fire detection systems; security alarm and CCTV with web connections.



Approximate Gross Internal Floor Area

The Old Farmhouse = 291m² (3,132sqft)

The Square = 355m² (3,821sqft)

The Old Farmhouse



- Reception
- Kitchen/Utility
- Bedroom
- Bathroom
- Storage
- Recreation
- Outside

The Square



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Outbuildings

Helicopter Hanger

As with much of the infrastructure on Eilean Rìgh, the hanger benefits from very advanced engineering. It has a floor area of approximately 500 square metres. The floor is made from reinforced concrete and the remainder of the building is constructed around a steel frame with insulated box profile cladding. It has electrically powered heavy steel retractable doors. There is power, light and water supplied to the building. It is also completely de-humidified. The Island has a network of helicopter approach lights which can be remotely operated from the aircraft and is set up with a “visual approach slope indicator” system to assist in landing. The hanger is linked to the main house by an illuminated path.

Observatory

A modern and rotating observatory capable of housing a substantial telescope is positioned between the house and the helicopter hanger.

Boat House

The Boat House is situated below the main house and is accessed down an attractive road, lined with native trees. The front façade is clad in stone with a steel roller door. The remainder of the Boat House has concrete walls, floors and a slate roof. There is power light and water. The building can accommodate 3-4 small boats. It is also an excellent storage facility.



There are two slips ways recently constructed of reinforced concrete. They have a good draw and can be used at low and high tide. They are capable of receiving a variety of vehicles including a sea plane. A floating jetty sits between the two slip ways and from here the boat can be moored. In addition, the island owns two deep water moorings in the bay.

Land

The land is predominately made up of rough grazing. Previously it had been mostly grassland but all stock, deer and goats were removed during the current ownership to encourage natural regeneration of native tree species. This grassland could quickly be re-established by the introduction of livestock and some drainage in places.

There is a rich diversity of flora and fauna on the island. The geology is also fascinating with some incredible rock formations and wonderful varied topography. There is a population of deer that swim to the island from the main land from time to time and they provide exciting stalking. The coastline is glorious with sheltered bays and pretty beaches dotted all around the island.

The Loch and adjacent sea waters provide varied and exciting sea fishing as well as lobster potting. The waters also produce a variety of wildlife including dolphins, otters, sea eagles and ospreys. Due to its sheltered nature the loch is a wonderful place for a variety of water sports including kayaking, water skiing and diving. The Argyll coast is famed for its sailing indeed many yachts visit the area.





Travel

Access via boat from Ardfern can be organised through Craginish Cruises 07747 023 038 or Sea Leopard on 07747 023 038.

Helicopters can be chartered from Glasgow airport through PDG Helicopters 01667 462 740

Services

Mains electricity with back-up generator. Private water and drainage. Oil fired central heating. Telephone lines and internet connection.

Council Tax

The property is in Council Tax band E



Viewing

Strictly by appointment through Knight Frank LLP on 0131 222 9600.

Closing Date

A closing date for offers may be fixed and prospective purchasers are advised to note their interest in writing to the selling agents. The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.

Conditions of Sale

1. Fixtures and Fittings

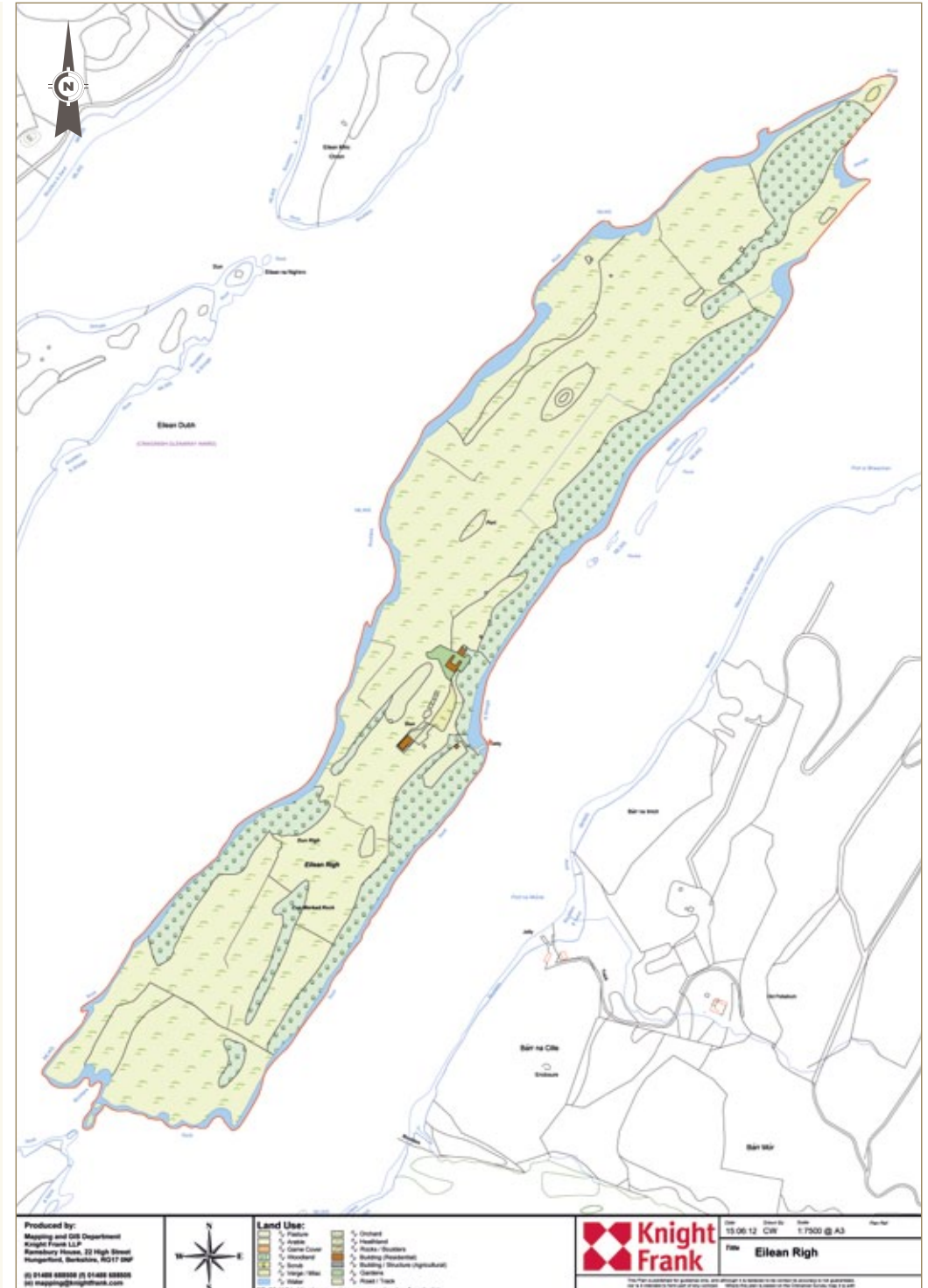
The fitted carpets, curtains, light fittings and furnishings are excluded from the sale but may be available by separate negotiation.

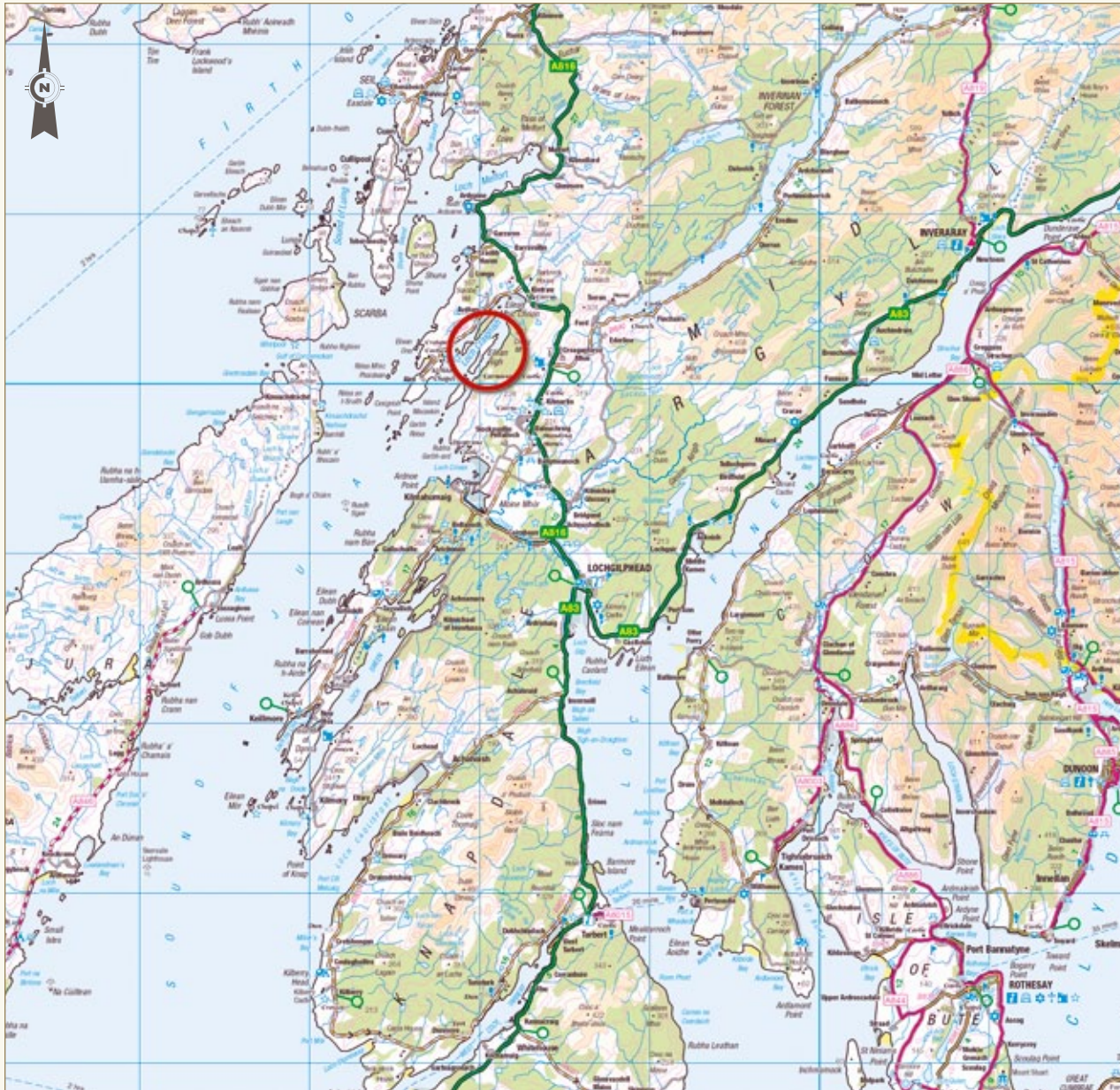
2. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

3. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.





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Particulars dated: June 2012. Photographs dated: May 2012.

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