

Ardentinny

Benderloch, Oban, Argyll & Bute



PLAY VIDEO





The ultimate off-grid, waterfront bothy on the west coast overlooking a tidal bay off Loch Linnhe

Benderloch 3 miles, Oban 11 miles, Glasgow Airport 90 miles
(All distances are approximate)


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Summary of accommodation

Entrance hall | Sitting room (with wood burning cooking stove) | Kitchen | Double bedroom (with wood burner) | Family bathroom | Attic/kids bedroom

Enclosed garden area around Bothy | Separate enclosed Orchard with garden shed

Shore Access | Two tidal moorings (available subject to transfer of lease)

Dramatic coastal views from the Bothy include Beinn Lora, Ben Cruachan and the mountains of Argyll and north to Port Appin

Vehicular (4x4) and pedestrian access via a neighbouring farm track | Access by boat

Exceptional coastal walks on the doorstep

About 0.41 acres

Situation

Ardentinny Bothy is set in an idyllic waterfront location on a point of land just south of An Doirinn - the tidal channel between the Benderloch peninsula and the Isle of Eriska. While it offers a sense of seclusion and tranquillity, the Bothy is just 11 miles north of Oban. The nearby village of Benderloch, just 3 miles away, provides a range of local amenities, including the renowned “Pink Shop” - a general store, post office, café with bookshop, petrol station with outdoor clothing and equipment and a village hall. A dedicated tarmac cycle path in the area covers approximately 20 miles.

Oban, often referred to as the ‘Gateway to the Isles’ and the seafood capital of Scotland, offers a broader selection of services including supermarkets, restaurants, and a hospital. Its ferry terminal provides regular services to the Inner Hebridean islands, including Mull and Lismore. The town is also home to the historic Oban Distillery and McCaig’s Tower, a colosseum-style landmark overlooking the bay and surrounding islands. The railway station, located beside the ferry terminal, offers direct services to Glasgow.

North Connel Airport is just 4 miles away with flights to Coll, Colonsay, Tiree and Islay. Glasgow Airport, 90 miles away, offers frequent flights to London as well as a range of national and international destinations.

The countryside surrounding Benderloch is among the most scenic in Scotland and serves as an excellent base for exploring the West Coast. Outdoor pursuits such as fishing, mountain biking, sailing, golfing and diving are all readily available. Locally, a forest trail leads to a spectacular viewpoint at the summit of Beinn Lora. For those arriving by boat, there are three nearby boatyards with moorings for rent: Creran Marine on Loch Creran (approximately 6 miles east by boat), Linnhe Marine on Loch Linnhe (5 miles north) and Dunstaffnage Marina (6.5 miles south by boat). Glencoe, known for exceptional hiking and climbing, lies to the north.

Historical Note

Ardentinny was once a significant farm. The current structure is believed to date from the late 19th century, although earlier buildings are indicated on the Roy Military Survey Map (1747–1752) and the farm is named on the first Ordnance Survey map (surveyed 1863–1867). The location is reputed to have formed part of the historic drove road network, used for moving cattle south from the Highlands to market. Cattle were said to swim across from Morvern, via Lismore, and land at the shallow bay. The bay’s discreet location on Loch Linnhe may explain the origin of the name ‘Àird an Teine’ - ‘Fire Point’, possibly referring to a navigation beacon guiding boats to An Doirinn. Historically, this provided a sheltered entrance to Loch Creran, avoiding the strong tidal stream at the loch’s northern mouth.

Ardentinny remained a working farm until the mid-20th century, when the house and lands were separated. The house then began its life as a cherished off-grid rural retreat, a role it retains today. The current owners have owned the Bothy since 2010 and have refurbished it throughout their ownership, including the installation of double glazing in the main part of the building in 2019.



Ardentinny Bothy

Ardentinny Bothy is located at the tip of a small peninsula, facing southeast over the southern end of a large tidal bay. A wooded limestone ridge lies directly behind the property, forming part of the Loch Linnhe shoreline. The Bothy boasts extensive views to the east across the mountains of Argyll, including Beinn Lora and Ben Cruachan, and to the north towards Port Appin. From the ridge behind the Bothy, one can enjoy panoramic views west across Loch Linnhe to the Isle of Lismore, the Morvern hills, and southward to the Isle of Mull.

The property is accessed via a farm track 1.5 miles across a neighbouring farm, suitable for 4x4 vehicles and pedestrians. It can also be reached by boat. Ardentinn Bothy offers a rare opportunity to acquire an authentic off-grid retreat on the shores of Loch Linnhe. Believed to date from the late 1800s, the Bothy is brimming with character and rustic charm.





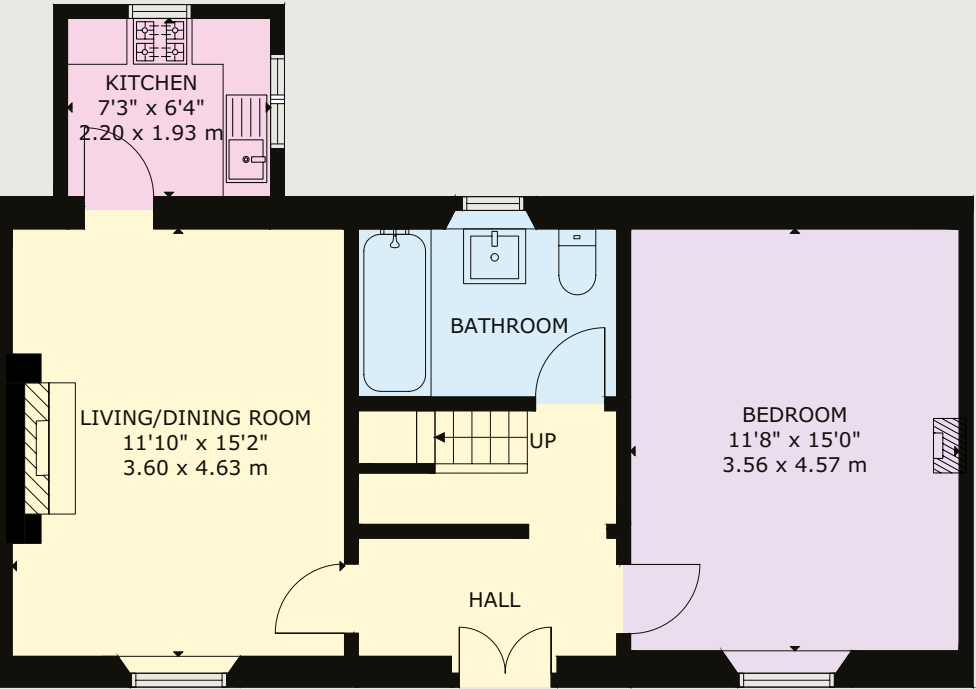
Inside, the cosy sitting room features a wood-burning cooking stove and exposed timber ceiling beams. A galley-style kitchen with a gas cooker and hob offers wonderful coastal views from the sink. At the opposite end of the Bothy is a double bedroom with a wood-burning stove and a family bathroom. A steep stair leads to a charming attic double bedroom, perfect for guests or adventurous children.

The Bothy benefits from a functioning WC connected to a septic tank, a rainwater collection system and a shower operated via an electric device powered by a USB battery pack.

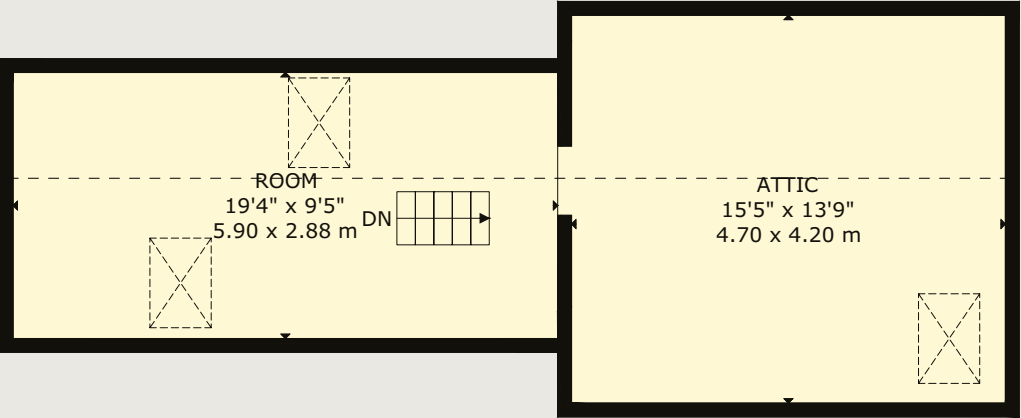


Ardentinnny, Benderloch, Oban, Argyll & Bute, PA37 1QU

Approximate Gross Internal Floor Area
973 sq ft / 90 sq m



Ground Floor



First Floor



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Gardens, Outbuildings, Foreshore and Moorings

Outside, the Bothy is surrounded by an enclosed garden, with an additional fenced garden area (The Orchard) adjacent housing a timber garden shed.

The property can be accessed on foot across the back of the bay or by 4x4 vehicle across the upper tidal bay, at low tide. During low spring tides, walking across the outer bay to the Isle of Eriska, which houses the Isle of Eriska hotel is possible. At high tide, the bay is navigable by boat, with two sheltered moorings located near the Bothy.

Ardentinny offers a rare and exceptional opportunity to acquire a truly off-grid Bothy in one of Scotland’s most beautiful coastal regions – perfect for boating, hillwalking, and peaceful seclusion.



Property Information

Directions
Detailed directions to the property will be provided once a viewing has been formally arranged.

What3words
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Solicitors
J & H Mitchell, 51 Atholl Road, Pitlochry, PH16 5BU
Tel: 01796 472606 Email: alan.innes@jandhmitchell.com

Local Authority
Argyll & Bute Council, Kilmory House, Lochgilphead, Argyll, PA32 8XW
Tel: 01546 605522

Council Tax
This bothy is currently classified as a non-residential building and is therefore not subject to council tax, also meaning that it is not intended for full-time residential use.

Entry
Entry is available by arrangement with the seller.

Household Contents
Fitted carpets and curtains are included in the sale. Additional items of furniture may be available by separate negotiation.

Residential Schedule		
Property	Occupancy	Services
Ardentinny Bothy	Vacant	Off-grid, rainwater supply and private drainage

Viewing
Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600). Viewings must be accompanied.

PROPERTY INFORMATION

Mooring

The property currently benefits from the lease of two moorings which are outwith the title to the property and any prospective purchaser may be able at his/her own cost to negotiate separate arrangements on their own behalf.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank /funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

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

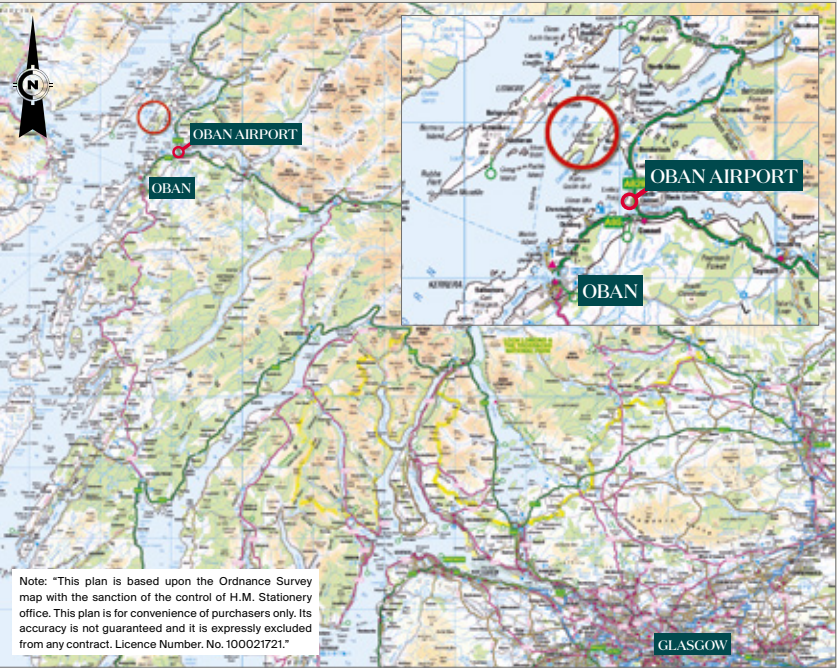
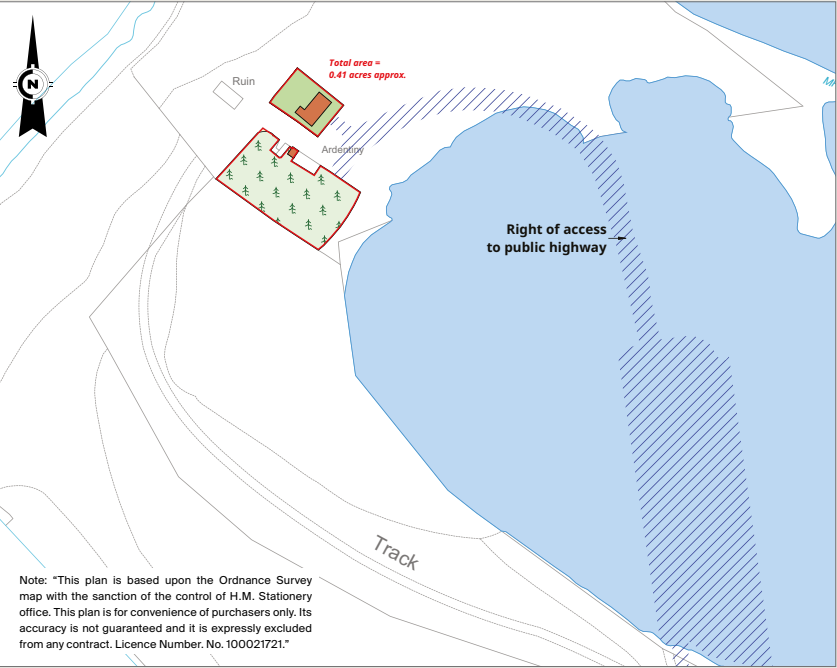
Conditions of Sale

1. 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.

2. 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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