



Ron Mara, North Beachmore, Muasdale, Tarbert, Argyll and Bute
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Ron Mara

North Beachmore, Muasdale, Tarbert,
Argyll and Bute, PA29 6XD

Campbeltown 15.1 miles Tarbert 22.2 miles Lochgilphead 35.4 miles
Glasgow 125 miles.

A very well-presented detached Eco three bedroom home with spectacular seascape views from every window towards Northern Ireland, Islay, Jura, Gigha and Cara.

Ground Floor:

Welcoming porch entrance to front door, hall, general purpose store, personal door to gardens. Family shower room with heated towel rail, utility/boot room with door to gardens, pantry stores, under stair stores, kitchen all open plan to formal sitting room, picture frame windows to gardens and uninterrupted waterscape views, glass insert door to sunroom with floor to ceiling windows, laundry pulley, door to gardens.

First Floor:

Via fitted staircase to first floor landing set up as a home office/study with 4 x Velux windows, bedroom 1 with 4 x Velux windows to countryside and waterscape views (access to loft), family bathroom, bedroom 2, (2 x Velux windows to waterscape, bedroom 3 (principal) with 2 x Velux windows and window seat, 1 x picture frame window showcasing sublime waterscape views.

Outbuildings:

Detached Larch timber Dutch Barn with personal door and windows overlooking rolling countryside and waterscape views. Rotunda turf and glass roofed shed/woodstore at bottom of garden.

Gardens:

Via steel swing gate to ample gravel vehicular hard standing, parking and turning area. The gardens surround Ron Mara and are laid mainly to lawn with an assortment of mature beds, bushes, specimen trees and a feature pond all enclosed by a post and wire fence. From all corners of the gardens there are utterly breath-taking views out across rolling countryside over the Sound of Gigha, to Gigha, Islay and Jura, and towards Northern Ireland.

About 0.82 acres in all

Situation

Ron Mara is situated on the west coast of the Kintyre peninsula and has an attractive coastal position. The property has glorious sea views towards the top of Northern Ireland, Gigha, Islay and Jura, and benefits from the mild climates created by the Gulf Stream. The western coast of Kintyre has a number of beautiful unspoilt beaches.

The town of Campbeltown is 15.1 miles to the south and has two supermarkets, a full range of shops and professional services, a secondary school, an A&E hospital, leisure facilities (including a modern swimming pool) and a cinema.

From Kennacraig there are ferry links to Islay & Jura. From Tarbert there are ferry links to Portavadie on Cowal which gives access to an alternative route to Glasgow via Dunoon and Gourock. In addition, from the eastern side of the peninsula, there is a short ferry crossing from Claonaig to Lochranza on the island of Arran.

The ferry to beautiful Gigha from Tayinloan is circa 10 minutes to the north of the property.

For sporting/outdoor enthusiasts, the links course of Machrihanish is of international acclaim and attracts many visitors. An additional 18-hole golf course known as the Machrihanish Dunes Golf Club has also recently opened. Tarbert has a challenging 18-hole course and there are 9-hole courses in Carradale and on the island of Gigha. The 18-hole Dunvaverty Golf Course is at Southend. The 13.6 mile golden beach of Machrihanish Bay is well known for windsurfing and surf canoeing.

World class sailing is available with access to either Loch Fyne at Tarbert or the west coast and the Inner Hebrides from West Loch Tarbert. The Crinan Canal also connects Loch Fyne at Ardrishaig with Loch Crinan and on to Mull and the Hebrides.

Productive sea fishing from shore and boat is available locally and there are trout and salmon opportunities by permit in surrounding rivers and hill lochs.

The countryside is a delight in which to walk or cycle with nearby access to 90-mile circular Kintyre Way, and there is no shortage of scenic routes and places of archaeological and historical interest to visit.



Description

Ron Mara sits within an elevated rural position on the west coast of the Kintyre peninsula and from its raised vantage point there are sublime views across surrounding countryside and over the Sound of Gigha, to Gigha, Islay and Jura, Cara Island and towards Northern Ireland.

Ron Mara is a very well-appointed detached Eco- house completed in a combination of smooth render and larch clad with contemporary grey frame glass exterior neatly presented under a dark grey slate roof. Its accommodation is light, bright and laid across two easily managed levels. Ron Mara has been well maintained, recently upgraded including new downstairs bathroom, water tank and air source heat pump and sits within generous garden grounds.

The house is perfect and well set up for principal family living; Kintyre is also a well-known west of Scotland holiday and short break destination, and so Ron Mara offers scope as a second or income producing holiday home.

Ground Floor

Welcoming porch entrance to front door, hall, with cloak hooks, general purpose store, personal door to gardens and door to greenhouse. Family shower room with heated towel rail, utility/boot room with door to gardens, pantry stores, under stair stores, kitchen with Belfast sink, central island unit, warming multifuel burner with stove top, all open plan to formal sitting room, picture frame windows to gardens and uninterrupted waterscape views, glass insert door to sunroom with floor to ceiling windows sitting/dining area, laundry pulley, door to gardens.

First Floor

Via fitted staircase to first floor landing set up as a home office/study with 4 x Velux windows, bedroom 1 with 4 x Velux windows to countryside and waterscape views (access to loft), family bathroom with original free standing roll top bath with feature claw feet, heated towel rail and 1 x Velux window, bedroom 2 ,2 x Velux windows to waterscape, bedroom 3 (principal) with 2 x Velux windows and window seat, 1 x picture frame window showcasing sublime waterscape views.

Outbuildings

Detached Larch timber Dutch Barn with personal door and windows overlooking rolling countryside and waterscape views. Rotunda turf and grass roofed shed/woodstore at the bottom of the garden.

Gardens

Via steel swing gate to ample gravel vehicular hard standing, parking and turning area. The gardens surround Ron Mara and are laid mainly to lawn with an assortment of mature beds, bushes, specimen trees and a feature pond all enclosed by a post and wire fence. From all corners of the gardens there are utterly breath-taking views out across rolling countryside over the Sound of Gigha, to Gigha, Islay and Jura, and towards Northern Ireland.

Planning Permission

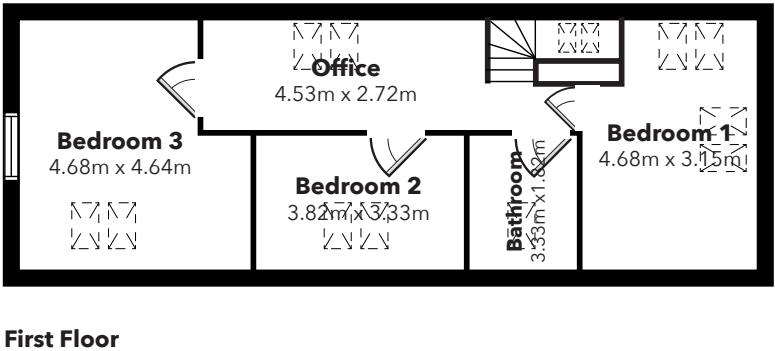
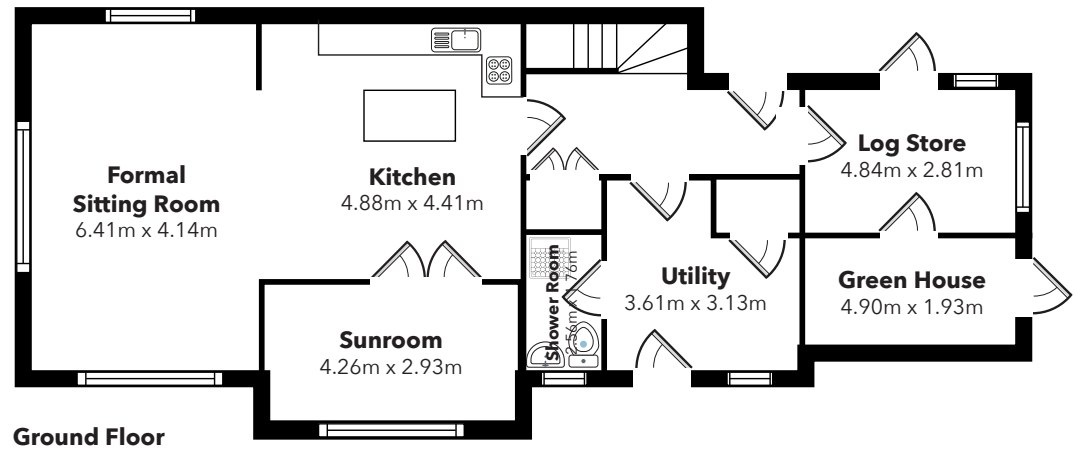
Approved planning for the demolition of greenhouse and erection of single storey extension - 22/02015/PP.





Floorplan and Site Location

Ron Mara



Local Authorities

Argyll & Bute Council
Tel: 01546 602127.

Services

Water is by a private supply via a borehole which is filtered by a UV filtration system (circa £360 per annum is paid to the local farmer for the water supply), private bio-logical septic tank drainage, air source heat pump system supported by a warming multifuel burner and under floor heating, solar panels with a tariff of circa £300 per annum, double glazed.

Note: The services have not been checked by the selling agents.

Council Tax

Ron Mara is in Band F and the amount of council tax payable for 2026/2027 is £2,897.91p excluding water & sewage.

EPC

EPC rating B.

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Possession

Vacant possession will be given on completion.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.

2. The subjects will be sold subject to all rights of way, rights of

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Overseas Purchasers

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



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NOT TO SCALE

Travel Directions

From Glasgow take the A82 and A83 to reach the west coast town/port of Tarbert. Take the A83 out of Tarbert following signs for Campbeltown. After about 22 miles you will find the sign for 'North Beachmore Farm' on your left hand side. Turn off the A83 at the 'North Beachmore Farm' sign and proceed on the single track road, remain on the road to find Ron Mara at the top of the hill located on your right hand side.

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken July 2026.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

ROBB
RESIDENTIAL

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