



Achabhan & The Bothy, Dunmore, Tarbert, Argyll & Bute

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Achabhan & The Bothy

Dunmore, Tarbert,
Argyll & Bute, PA29 6XZ

Tarbert 7 miles Lochgilphead 24 miles Campbeltown 40 miles
Glasgow Airport 96 miles Glasgow City 103 miles

Designed along the Passivhaus principles, a spacious Eco-friendly larch clad detached home and separate Bothy in a beautiful woodland clearing in a coastal location beside West Loch Tarbert

Achabhan

Ground floor:

Carport to glazed door to rear reception hallway, utility room, kitchen open plan to dining room, open arch to sitting room, inner hallway and understairs stores. Bedroom 1, wet zone shower room.

First Floor:

Pine staircase to first floor, open plan upper hallway and sitting/TV zone or (possible stud wall to form 4th bedroom), access to raised veranda, bedroom 2, bedroom 3, family bathroom.

The Bothy

First Floor:

Twin leaf slider doors to open plan kitchen/sitting/dining room, bathroom, bedroom 1. Internal corridor to garage, workshop and general-purpose stores, UV lamping and water supply filtration gear.

Outbuildings:

Lean to woodshed, vented log store.

Gardens:

Gardens have recently been machine levelled, graded and sown with grass seed, rivened flagstones around the house with gravel detail. The access driveway and vehicle hard standing are dressed in gravel. Directly in front of the house is a spring fed kidney shaped garden pond/summer plunge pool and raised sleeper edged kitchen produce planters. The gardens are made stockproof by post and wire ryllock wire fencing.

About 2.6 acres





Situation

Achabhan & The Bothy are situated in the small West Loch Fyne rural and coastal hamlet of Dunmore which is about 7 miles due west of the Argyllshire fishing harbour town of Tarbert. The house is set in a pretty meadow type clearing on the fringe of semi ancient native woodlands with a full southern exposure.

Tarbert is a picturesque West of Scotland fishing harbour town situated on the sheltered eastern side of the Kintyre peninsula, about 14 miles to the south of Lochgilphead and about 36 miles to the north of Campbeltown.

Tarbert has a number of friendly harbour side pubs and restaurants. It is renowned for hosting the annual Scottish Series Yachting Event and its seafood and folk festivals. Tarbert has primary and secondary schooling as well as a range of specialist shops and a midi sized Co-op supermarket all of which combine to provide for most daily needs and requirements.

From Tarbert there is a ferry link to Portavadie, which gives access to an alternative route to Glasgow via Dunoon and Gourock.

18 miles away to the east is the picturesque little ferry port of Claonaig, by Skipness, which connects Lochranza on the island of Arran to the Kintyre peninsula, whilst the Kennacraig ferry is 10 miles east, just off the A83, and connects the Kintyre mainland with Islay, Jura and Colonsay. The Caledonian Ferries are always a pleasant sight as they move back and forth across West Loch Tarbert.

The A83 leads to Lochgilphead and Campbeltown (24 and 40 miles respectively) both offering fuller shopping and professional services. The latter is the main shopping town for the peninsula and provides a further range of facilities including supermarkets, garages, the award winning 'Aqualibrium' leisure centre and library, a hospital, and a cinema. The hospital has an air-ambulance service to the Southern General hospital in Glasgow for emergencies.

Campbeltown holds an annual regatta, a week-long music festival and the Mull of Kintyre half marathon.

For sporting/outdoor enthusiasts, the links course of Machrihanish is of international acclaim and attracts many visitors. A new 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 beach of Machrihanish Bay is well known for windsurfing and surf canoeing.

Some of the most scenic sailing in the world 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. Tarbert has its own sheltered marina and moorings and across the Fyne at Portavadie is a recently opened marina; both have associated marina and chandlery services. A deepwater mooring may be available (by separate negotiation) within walking distance of the house.

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 and there is no shortage of scenic routes and places of archaeological and historical interest to visit.

The islands of Davaar and Gigha are nearby and are steeped in history, with stunning scenery and landscapes which attract an abundance of wildlife. A long-distance footpath called the Kintyre Way was completed in 2006 and stretches from Tarbert at the north end of the peninsula, to Southend in the south and criss-crosses the peninsula, connecting communities and landscape, people and produce. The Kintyre Way is 89 miles long in total and provides 4 to 7 days worth of walking. There is serious hiking and gentle rambles.



Description

Achabhan & The Bothy was completed in late 2025, Achabhan house has been designed along the Passivhaus principles. They are timber framed larch clad structures under red corrugated iron sheet roofs.

Achabhan is eco-friendly being super insulated using Woodfibre, advanced triple glazed alu clad doors and windows. Internally, Achabhan has polished concrete floors on the ground floor and engineered hardwood floors on the first floor, a well-conceived dry carport is at the rear allowing for dry access and vehicle unloading. The house is flooded with lots of natural light and the rooms are well set up for family and guest living with accommodation arranged over two levels. The house faces due south and there are fine open aspects across the surrounding countryside, woodlands and West Loch Tarbert.

The Bothy is set to the side of the main house, and, with some modest development it offers considerable flexible opportunity to new owners as an income producing secondary accommodation, business from home, multi-generational living space, workshop etc.

Neighbouring Rionnagan takes its name from the Gaelic meaning 'stars', the area has zero light pollution, and the star scape views, solar system and milky way light shows can be spectacular when seen from Achabhan.

Achabhan & The Bothy is set in a pretty meadow type clearing on the fringe of semi ancient native woodlands with a full southern exposure.

The properties enjoy a high degree of privacy and seclusion, and the area abounds with natural flora and fauna with lots of wildlife sightings including red squirrel, pine martin, red and roe deer as well as Golden eagles and owl species.

In general terms the location is extremely peaceful, and the house is set just off the minor single-track road which leads to Kilberry and eventually back to the A83.

Achabhan

Ground Floor

From rear covered and sheltered carport, glazed door to broad reception hallway with coat hooks, fitted general purpose stores, large utility room with door to side gardens EV charger, solar panel gear, MHVR gear, fitted shelving to side. Fitted kitchen with butcher block worktops, integrated oven and hob, open plan to bright dining room with 3 panel full drop windows and door to patio and gardens, open arch to sitting room with high vaulted ceiling, a triple aspect room with full drop glazing, front and rear doors to gardens, warming log burner with stainless steel exhaust set on a raised flagstone hearth, inner hallway and understairs stores. Bedroom1, wet zone shower room with metro style ceramics and upright heated towel rail and radiator.

First Floor

Pine staircase to the first floor, broad open plan upper hallway and sitting/TV zone or (possible stud wall to form 4th bedroom) twin leaf window and door to raised veranda, bedroom 2 a dual aspect room with full drop twin leaf windows showcasing rural and coastal views, bedroom 3 again a dual aspect room with access hatch to attic space, family bathroom with turbo spa bath and upright heated towel rail/radiator.

Services

Private UV lamped and micro filtered water supply, drainage is by private septic treatment tank, 2 x electric towel rail radiators, 2 x thermostatic electric panel heaters, 5Kw output log burner, triple glazing, EV charger, PV roof panels, Sunamp heat battery hot water, Mechanical ventilation with heat recovery (MHVR).







The Bothy

Ground Floor

Twin leaf slider doors to open plan kitchen/sitting/dining room white painted floorboards and log fired range cooker. Bathroom with metro tiling and white painted floorboards, bedroom with white painted floorboards, corridor to garage, workshop and general-purpose stores, UV lamping and water supply filtration gear, door to gardens.

First Floor

Ships ladder stairs to first floor leading to 2 general purpose storerooms both lined, floored and insulated velux and gable windows.

Services

Private UV lamped and micro filtered water supply, drainage is by private septic treatment tank, log fired range, part triple and part double glazing. Electric towel/radiator.

Outbuildings

Lean to woodshed at the rear of the Bothy, vented log store.

Gardens

Gardens have recently been machine levelled, graded and sown with grass seed, rivened flagstones are around the house with gravel detail. The access driveway and vehicle hard standing are dressed in gravel. Directly in front of the house is a spring fed kidney shaped garden pond/summer plunge pool and raised sleeper edged kitchen produce planters. The gardens are made stockproof by post and wire rylock wire fencing. A stream is to the rear of the property on the northern side. Achabhan has a servitude right of access over the driveway which leads to Achabhan along with two other users and maintenance according to user.

Additional Land

Additional meadow paddock and semi ancient native woodlands to about 28 acres, and a 70 metre (approx.) area of woodland foreshore is available by separate negotiation.

Mooring

A mooring can be made available via the local mooring association and the crown estates office.

Land Plan

The boundaries shown on the land plan are the agents best estimate of the land being offered for sale, the land plan should not be relied upon for accuracy. In due course the vendor will identify the boundaries by fencing/stakes. In conjunction with item 2 below under the heading IMPORTANT NOTICE, precise boundaries should be checked and confirmed ahead of making an offer to purchase.

Insurance

Achabhan will be sold with a professional design insurance certificate.

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

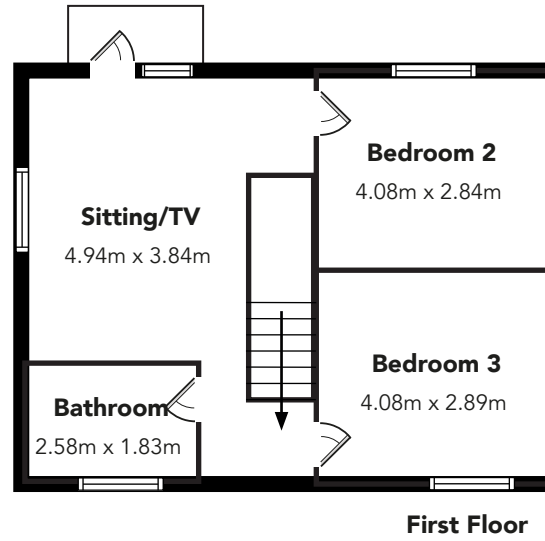
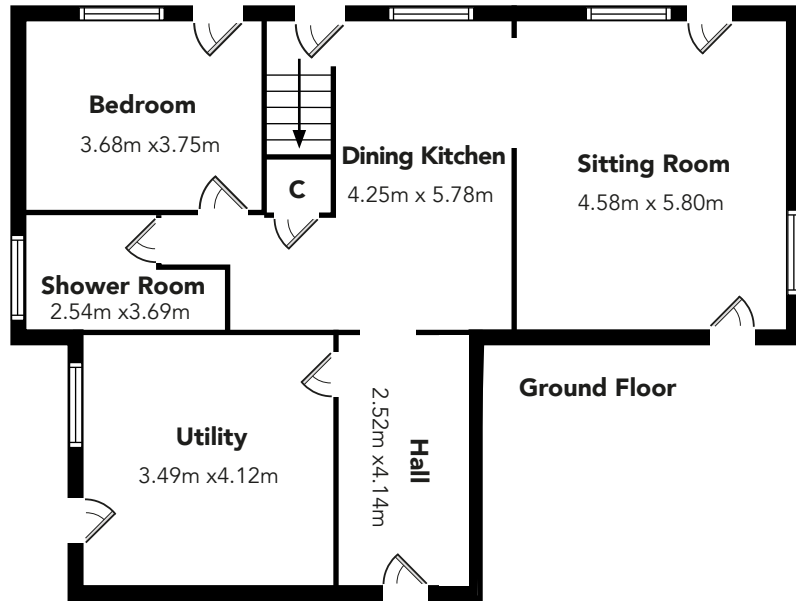
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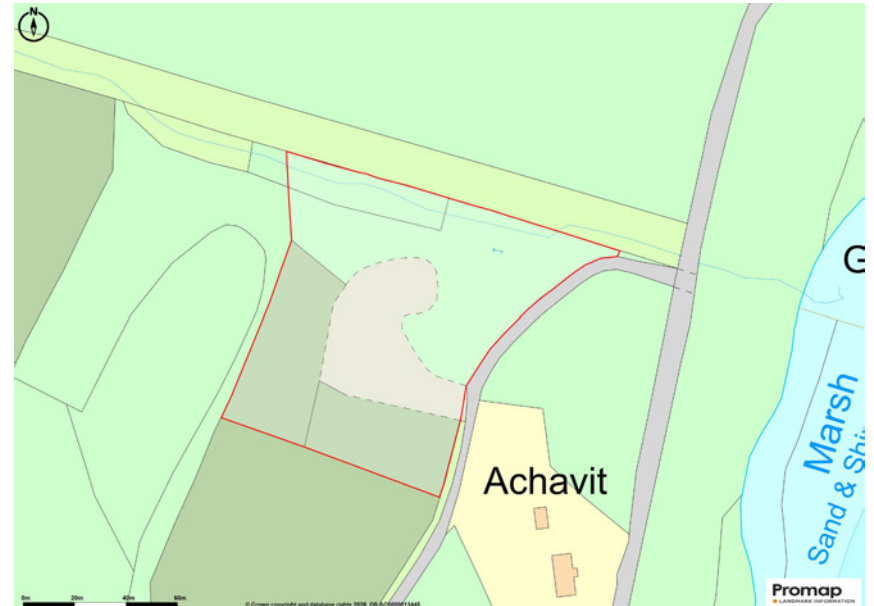
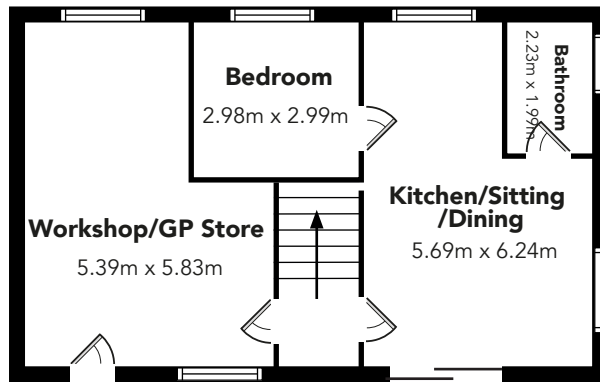


Floorplan and Site Location

Achabhan



The Bothy



All measurements, walls, doors, windows, fittings and appliances, their size and location, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Local Authority
Argyll & Bute Council
Kilmory
Lochgilthead
Argyll
PA31 8RT
Tel: 01546 602 127.

Council Tax
Achabhan & The Bothy is in Band F and the amount of council tax payable for 2026/27 is £2897.91 to exclude mains water and sewage.

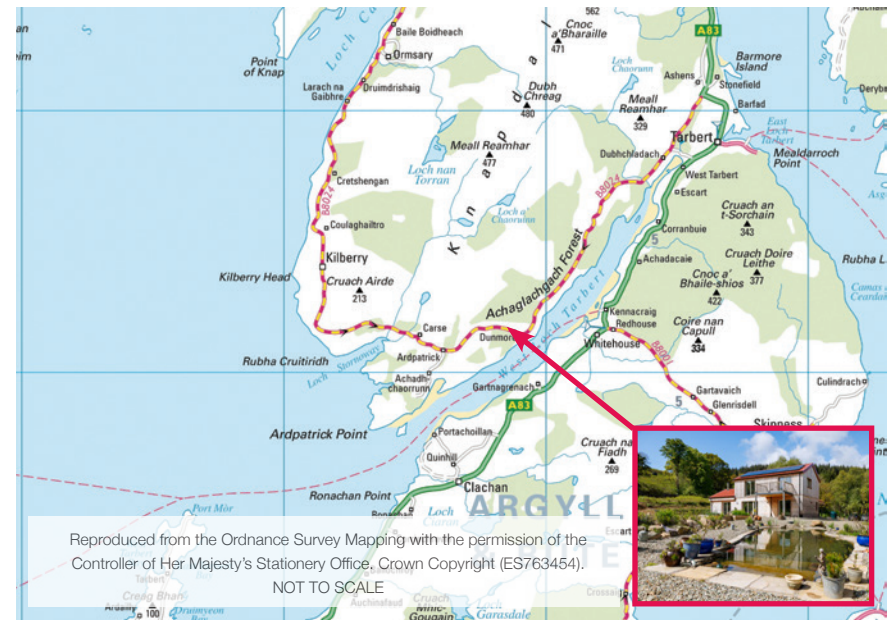
EPC
Rating A

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

Offers
Offers are to be submitted in Scottish legal terms to the selling agents. 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. 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.

Possession
Vacant possession will be given on completion.

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.



Travel Directions
whats3words///tell.shifts.shepherds

From Glasgow take the A82 and A83 to reach the west coast town/port of Tarbert. On arrival in Tarbert proceed to the centre of the village with the harbour on the left and the Co-op on the right, bear right on the A83. Continue on the A83 for a further 0.8 miles. Then turn right signposted Kilberry on the B8024. Proceed for 0.4 miles turning left at the signpost for Kilberry. Continue on the B8024 for a further 5.6 miles to find the entrance to Achabhan on the right-hand side. Turn into the access drive and continue up the access driveway to find Achabhan & The Bothy first property on the right-hand side.

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

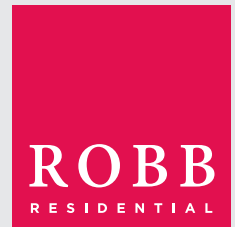
access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.
3. The seller shall be responsible for any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

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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.



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