

Tobar, Colintraive, Argyll & Bute

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Tobar

Colintraive, Argyll & Bute, PA22 3AH

Rothesay 10.1 miles, Dunoon 19.5 miles, Glasgow Airport 43.7 miles (via ferry), Glasgow City 50.8 miles (via ferry)

A well-proportioned detached house with a versatile garden room in a lovely woodland setting.

Ground Floor:
Entrance vestibule, entrance reception hallway, under stairs stores and cloaks/wc/utilities room, inner hallway, kitchen, open plan sitting and dining room, possible separate formal dining room/music/tv room.

First Floor:
Pine staircase to upper hallway, bathroom, bedroom 1, bedroom 2, bedroom 3, bedroom 4 with en suite shower room.

Garden Room:
Detached larch clad under slated roof garden room, open plan bed sitting/dining and kitchen room, wet zone type shower room.

Outbuildings:
Poultry house with fenced enclosure.

Gardens:
Access is from the minor single track public road to private tarmac driveway serving Tobar and two other homes. Gravel area bounded by drystone wall for vehicle turning and hardstanding. low level close board palisade fencing, front gardens mainly to grassy meadow lawn fringed with rhododendrons and mature woodlands. Flag stone pathway around both sides leading to rear to second gravel surface vehicle hard standing and turning area.

About 0.612 acres in all.

Situation

Tobar has a lovely quiet woodland situation on the edge of the Cowal Peninsula at the narrows of the famous Kyles of Bute just north of the coastal ribbon settlement of Colintraive. The house is situated just off the minor coastal road which loops around Fearnoch and reconnects with the A866. The Kyles of Bute is designated by the Scottish Government as a National Scenic Area and is famous for its deep and narrow sea lochs.

Colintraive is home to a welcoming hotel with a friendly and inviting bar, excellent gastro-pub offering and high-quality cuisine, a shop and post office. There is an active social community with many clubs run from the popular village hall which also provides a heritage centre, community garden and an all-weather bowling green. The Colintraive annual fete is well renowned. Colintraive Church is in the parish of West Cowal with services held in the first two Sundays of the month. On the last two Sundays of the month the services are held at Kilmodan Church at Glendaruel.

From Colintraive there is a short and regular 5-minute Calmac ferry crossing to the neighbouring Island of Bute. The main town on Bute is Rothesay where there are local amenities and shops, supermarkets and a further ferry to the Clyde coast at Wemyss Bay.

The other main centre in the area is Dunoon which provides further shops, supermarkets and services, in addition to two competing ferry services across the Clyde. The village of Tighnabruaich on the West Kyle also has shops, restaurants, hotels, sailing school, and golf plus excellent local medical services.

There is a local primary school at Glendaruel and secondary schooling is available at Dunoon Grammar, which has an excellent reputation. A school bus runs from Colintraive to Dunoon Grammar in the morning and afternoon to transport students to and from school. It is possible for some of the students to board at the school. There is an option of a choice of schools in Rothesay via ferry and school bus.

Close by, about 0.5 Km west is the spectacular water scape known as the 'narrows' of the east Kyle which is a favourite passage for West of Scotland boating and sailing craft, including the last sea going paddle steamer the Waverley and other larger vessels as they navigate passages to Loch Fyne and the Western Isles. The Rhubodach, Bute ferry is also just off the front of Tobar and provides a frequent daily crossing to the adjacent island of Bute.

The area offers much in the way of relaxing outdoor pursuits, including yachting and boating, and there are marina and chandlery services at the 4 local marinas of Dunoon, Port Bannatyne, Portavadie and Tarbert.

The district also offers bird watching, hill walking and country walks in an area rich in history. The Cowal Way stretches from Portavadie on Loch Fyne and travels for some 31 miles to Arrochar through some of the most dramatic and picturesque sea and landscapes on the west coast.

A scenic 9-hole golf course is at Kames, with further courses on the Island of Bute and at Dunoon. Sea, river and loch fishing are also available in the area as are a number of shoots run either commercially or by syndicates. Some of the local estates allow stalking by arrangement.

Local bus services run to Rothesay, Dunoon, Tighnabruaich and Portavadie and the ferry runs from Portavadie to Tarbert, Loch Fyne.
Local bus services run to Tighnabruaich, Rothesay and Dunoon. Full retail and professional services are available in Greenock and Glasgow via the short ferry crossing or by the journey via Loch Lomond side.





Description

Tobar is a detached house which enjoys a peaceful sylvan setting just off the minor coastal road which loops around Fearnoch and reconnects with the A866. The house is about a mile to the north of the charming coastal hamlet of Colintraive just on the edge of Loch Riddon at the narrows of the Kyles of Bute. Water frontage is approx. 0.5 km west from the property.

Tobar is finished in cream painted harling with green painted mock Tudor relief at the apexes and the whole is under a slated roof. The house is set amid country gardens laid mainly to grass with colourful rhododendrons and mature trees at the fringes, within the gardens are fruit bearing trees. Low level close board palisade fencing has made the gardens children and pet secure. Internally, the accommodation is laid out over two light and bright and easily managed levels within which there is extensive good use of exposed pine timbers to skirtings, facings and doors as well as restored pine floorboards. A detached garden room is to the rear of Tobar and offers flexible use as overspill accommodation, home office, fitness, hobbies or craft room.

Ground Floor

Main entrance of double leaf outer storm doors to entrance vestibule, three quarter drop bevelled glass door to entrance reception hallway with high vaulted ceiling and high level velux window flooding natural light into the hallway, full glass door to under stairs stores and cloaks/wc/utilities room, twin leaf three quarter drop glass doors to tiled floor inner hallway, similar glazed door to well equipped kitchen with tiled floor base and wall units, white ceramic tile splashback to half height, electrical switchgear, and door to side gardens, door to open plan sitting and dining room with maple hardwood flooring, a triple aspect room with French doors and side screens to the gardens, warming log burner inset to a slate hearth, sleeper over mantle and white painted brick into chimney breast, three quarter glass door to possible separate formal dining room/music/tv room with tiled flooring, French door to gardens and stained and leaded glass window to side.

First Floor:

Pine staircase to upper hallway, bathroom with white painted pine timbers to dado height, retractable ladder providing access to partially floored and insulated roof space. Bedroom 1, a dual aspect room with exposed pine boards and picture rail, bedroom 2 with side facing window, exposed pine floorboards and picture rail, bedroom 3 a dual aspect room with exposed pine floorboards, picture rail and half glazed pine Edinburgh press, bedroom 4 with front facing window and open Edinburgh press, en suite shower room with tiling to three quarter height, glass door shower enclosure and tiled floor.

Garden Room

Detached larch clad under slated roof garden room, part glass door to open plan bed sitting/dining and kitchen room, triple aspect, hardwood flooring and picture front window showcasing views to woodland gardens, open plan small kitchen area with base and wall units, electrical switchgear and inset downlighters. Door to wet zone type shower room and wc completed in wet wall finish with vanity set wash hand basin and inset downlights.

Outbuildings

Poultry house with post and rylock wire fenced enclosure.

Gardens

Access is from the minor single track public road to private tarmac driveway serving Tobar and two other homes. Directly to the front of Tobar is a gravel area suitable for vehicle turning and hardstanding. The driveway is flanked by a low-level dry-stone wall, low level close board palisade fencing with access gates to both front side and rear make the gardens child/pet secure. The front gardens are mainly to grassy meadow lawn with an assortment of beds and bushes, all of which are set behind a screen of rhododendrons and dominated by a mature oak canopy and divided on the southern side by a garden stream. A flag stone pathway leads around both sides of the house to the rear where there is a further gravel surface vehicle hard standing and turning area, all fringed with semi ancient native trees and bushes.







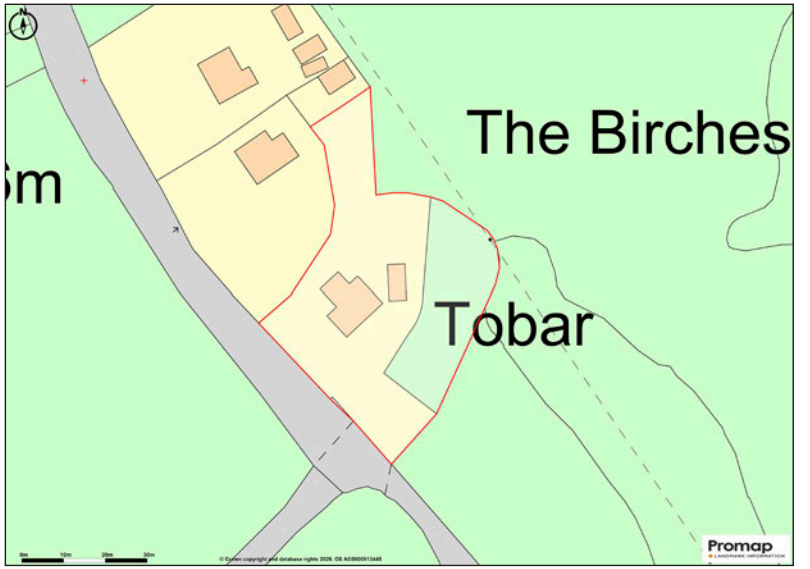







Floorplan and Site Location





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 Authorities
Argyll & Bute Council

Services
Mains water supply, drainage is by private septic tank, oil fired central heating, Georgian bar double glazing, solar panels.

Council Tax
Tobar is in council tax band E and the amount of council tax payable for 2026/2027 is £2,712.15 including water and excluding sewerage.

EPC
EPC rating D.

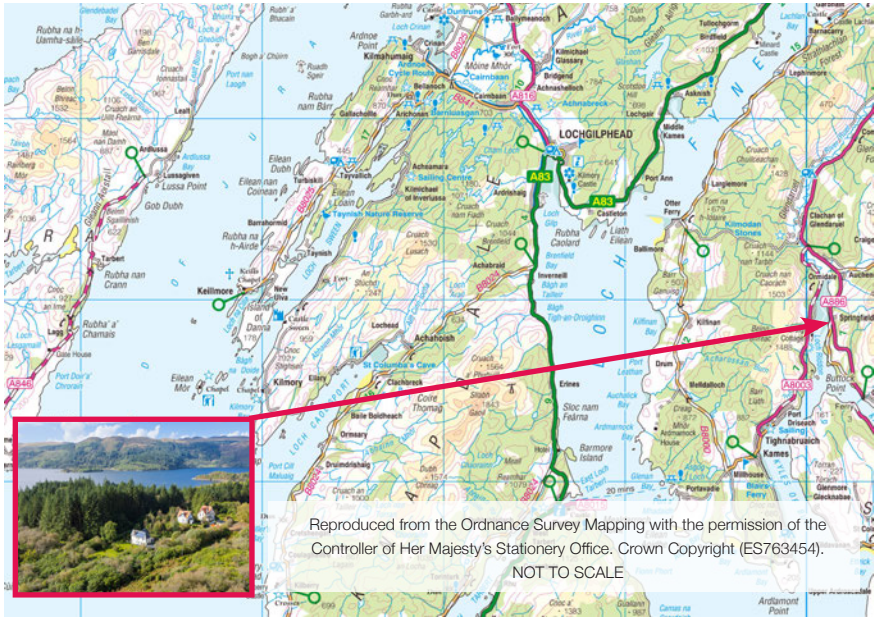
Viewing
Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Possession
Vacant possession will be given on completion.

Offers
Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG.

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.



Travel Directions
Via Ferry
From Glasgow city centre leave in a westerly direction on the M8 motorway. Continue for 21 miles to arrive at Port Glasgow. Keep going straight (parallel to the shoreline) through the adjoining towns of Greenock and Gourock on the A770 for 8 miles to reach the Western Ferry terminal at McInroys Point (this is the second of the two ferry terminals and provides the only car service). Take the ferry to Hunters Quay, Dunoon. Leaving the terminal turn right onto the A815. At the 'T' junction adjacent to the marina in Sandbank turn right. After approx. 1.5 miles turn left on to the B836. Travel for 11 miles before turning left on to the A886. Follow signs for Colintraive and travel for about 5 miles to reach Colintraive, just before arrival in Colintraive turn right onto the B866 signposted 'Coastal Route' Continue on the B866 for 0.6 miles to find Tobar on the right-hand side.

Via Road
An alternative route is to travel west on the M8 from Glasgow, take the exit marked 'Erskine Bridge' and cross over the bridge following the sign for Dumbarton/Crianlarich which leads you on to the A82. Follow the A82 through Dumbarton and up the west shore of Loch Lomond. Two thirds the way up Loch Lomond at Tarbet follow the road round to the left on to the A83. Follow this main artery to the west passing through Arrochar and the Rest and Be Thankful pass to the A815 Junction, just before Cairndow. Turn left on to the A815 and continue to Strachur where you turn right onto the A886 which takes you into Colintraive. Then follow directions as above. This route is about 45 miles further than the ferry but often quicker and cheaper.

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.

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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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