



Home Farm Cottages, Glendaruel, Colintrave, Argyll & Bute

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Home Farm Cottages

Glendaruel, Colintrave,
Argyll & Bute, PA22 3AB

Colintrave 9.5 miles, Strachur 12.5 miles, Dunoon 18 miles,
Glasgow Airport 42 miles, Glasgow City 53 miles

A fully restored combination of income producing courtyard cottages, ancillary buildings and about 20 acres gardens and semi ancient native woodland.

Home Farm Cottages

- Glendaruel Lodge
- Highland Cottage
- Marjorie's Cottage
- Home Farm Cottage
- Coach House
- Stables Cottage
- Byre Cottage
- Dairy Cottage
- Woodside Cottage
- The Cow Shed
- Laundry
- Bike Shed
- Wood sheds
- General Purpose Stores
- About 20 acres land including semi ancient native woodlands

About 20 acres (7.85Ha) in all

For sale as a whole



Situation

Home Farm Cottages are set in Glendaruel, a classic west highland Scottish glen with its high sided mountains and lower plains which form the banks of the river Ruel, the river which flows through the glen to the sea at Loch Riddon. Cruach Chuilceachan is the craggy rocky high top which forms the backdrop to the west and Cruach Nan Cuilean is the high top to the east. The parcel of assets enjoys a leafy and bucolic situation and are set just off the minor road with passing places, that connects the top and the bottom sides of the glen on its western side.

The location is one of great natural scenic beauty in the valley of the river Ruel. Home Farm Cottages are about 9.5 miles to the north of Colintrave and about 12.5 miles to the south of Strachur. The location is the very heart of Argyll, on the Cowal Way and are surrounded by rolling valley countryside and woodlands which are rich in wildlife, gloriously unspoilt and with some of the most spectacular scenery in Scotland.

The properties are set just off a minor single-track road in a pleasant clearing and under the shelter of semi ancient native woodlands which are on the eastern side of the minor road.

The Cowal Peninsula area is famous for its stunning natural scenic beauty with high-sided mountains and glens together with its deep and narrow sea lochs which provide a boating route through from the Clyde estuary to Arran, Loch Fyne and the fishing village of Tarbert and onwards through the Crinan Canal to the Western Isles.

Colintrave (9.5 miles to the south) has a hotel with a friendly bar and an enviable reputation for pub and restaurant cuisine, everyday provisions shop, post office, heritage centre, community garden and an all-weather bowling green. From Colintrave 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 shops, a supermarket and a further ferry to the Clyde coast. The other main centre in the area is Dunoon which provides further shops, supermarket and services, in addition to two competing ferry services across the Clyde. Excellent local medical services are delivered from Tighnabruaich. The village of

Strachur is about 12.5 miles to the north and where there are further local shops and 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 Colintrave 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.

The area offers much in the way of relaxing outdoor pursuits, including, field sports, yachting and boating, golf, fishing, 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 Tighnabruaich, Rothesay and Dunoon.

The Braehead retail village to the west of Glasgow is only 47 miles (albeit including a short ferry crossing over the Clyde) and has Marks & Spencer and Sainsbury's anchor stores, a range of High Street multiples, plus an IKEA superstore. Tesco and Morrisons each have large outlets in Greenock, circa 10 minutes (in normal driving conditions) from the ferry terminals.

The city of Glasgow is 53 miles by ferry and provides extensive retail, commercial, cultural, higher educational and leisure services.

Description

Home Farm was at one time and until 1984 a working dairy farm providing dairy supply services to Glendaruel, Loch Riddon and the surrounding area. When the farming family member retired there was a strong sentimental connection to the farm and so all of the assets were retained by the family, and the farmhouse and farm steadings repurposed as a self-catering holiday facility. The redevelopment was carried out with great flair and sensitivity to the historic structures carefully preserving the farm's unique character and now allowing guests to enjoy its very special atmosphere.

All of the properties at Home Farm Cottages have been refurbished and restored to an exceptional and luxurious standard which have secured a 4-5 star rating via Visit Scotland and the Scottish Tourist Board. Rich oak flooring, warming log burners, deluxe range furnishings, high end kitchen and bathroom ware all teamed with designer standard interior décor, quality ceramics and soft furnishings combine to make the properties at Home Farm Cottages a most inviting and attractive investment proposition.

The nine properties are formed by the former farmhouse and steadings buildings; they are in two separate structures and are of white painted harled exterior finish under slated roofs. A particular feature is the former cart sheds which have been beautifully incorporated within the development, the access arches of which now feature immediately appealing fenestration and some with natural exposed stone.

The package of assets at Home Farm are currently income producing and for family reasons are not being run at full capacity. Extrapolating income at 80% occupancy demonstrates income potential of about £250,000 per annum, less the cost of sales.

Home Farm Cottages offer numerous uses, the current letting enterprise could be leveraged to increase revenue, the assets could be acquired and sold off separately as individual homes, and due to the scenic beauty of the location the cottages could lend themselves well towards a wedding and guests destination venue.







Glendaruel Lodge



Ground Floor

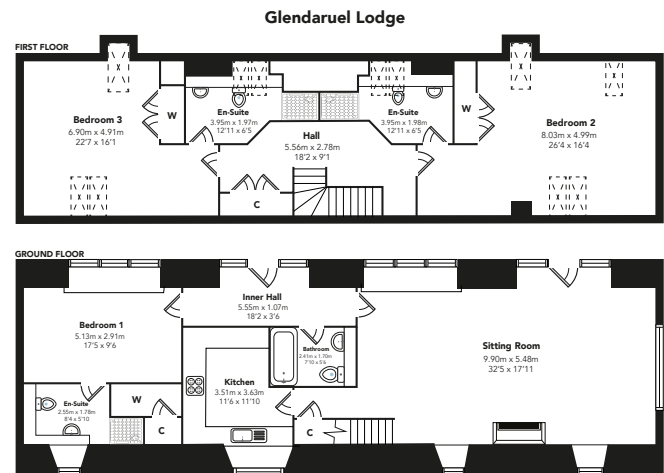
Glazed door in arch with matching side screens to high vaulted ceiling sitting room and open plan dining room, engineered oak flooring, stone fireplace and chimney breast with log burner inset on slate hearth, further arched windows, under stairs store with wet coil tails and electrical switchgear, beautifully appointed integrated shaker style kitchen with polished marble worktops, oak floor and Falcon range gas cooker. Door to inner hallway with feature arch windows, bathroom, door to bedroom 1 with fitted wardrobes and en suite shower room.

First Floor

Staircase to upper hallway, 2 x velux windows and eves space stores. Bedroom 2 x velux windows, twin leaf doors to fitted wardrobes, en suite shower room with 2 x velux windows.

Services

Double glazing, private water supply, private septic tank drainage, oil fired under floor wet coil central heating supported by log burner.





Highland Cottage



Ground Floor

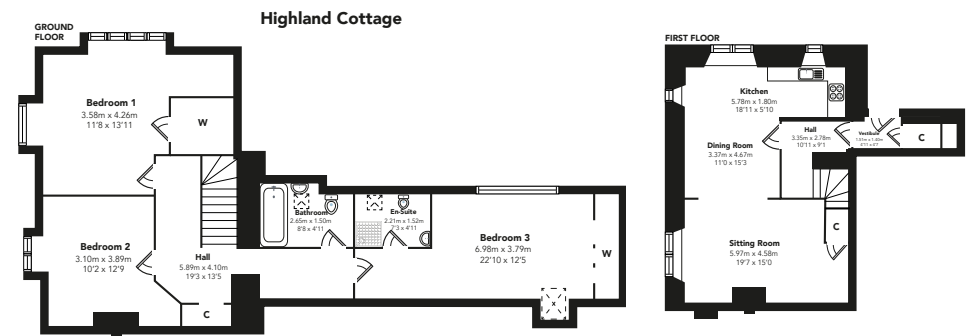
Half glazed door to tiled floor vestibule, white/utility goods store off, half glazed door to inner hallway, electrics cupboard, dining room with oak flooring, open plan to fitted and integrated kitchen, open arch to sitting room with Edinburgh press, open fire with timber fireplace with slate slips and hearth, under stairs store.

First Floor

Staircase to upper hallway, velux windows and eves access, bedroom 1 with dormer windows to front and side, fitted wardrobe, bedroom 2 with dormer window to side, store with hot tank, bathroom with velux window, bedroom 3 with dormer to front and velux to rear, twin leaf door fronted fitted wardrobes en suite shower room with velux window.

Services

Electric night storage heaters to ground floor supported by open fire, thermostatic panels to first floor, private water, private drainage, double glazing.





Marjorie's
Cottage



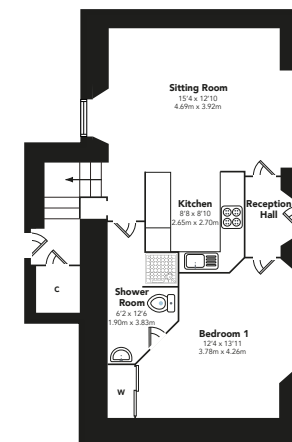
Marjorie's Cottage

Ground Floor

Glazed door to entrance reception hallway, sitting room with oak floor and feature arch window with exposed stone, electric cupboard, galley style fitted and integrated kitchen, hot tank store, corridor with GP store off leading to front door, Jack & Jill door shower room to hall and bedroom 1 with fitted wardrobes with under floor heating tails.

Services

Electric night storage heaters, electric fire, and oil fired under floor heating, private water, private drainage, double glazing.





Home Farm Cottage



Ground Floor

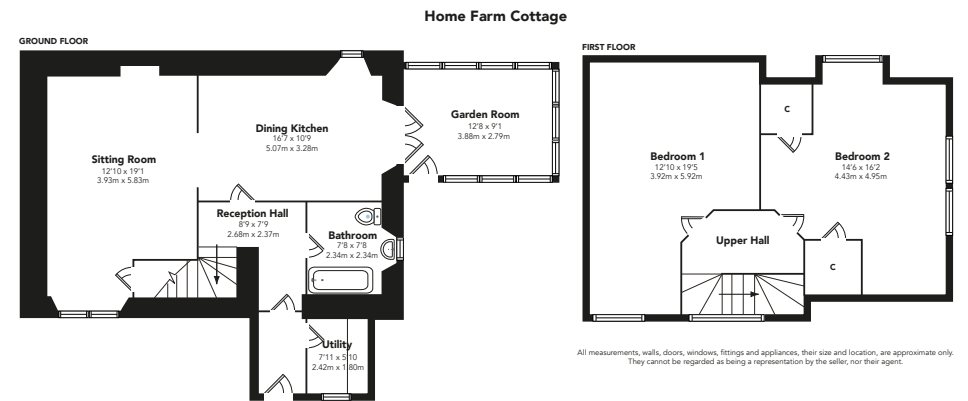
Half glazed door to vestibule with double fronted stores, half glazed door to reception hallway with electric cupboard, bathroom, dining room open plan to fitted and integrated kitchen, twin leaf glazed doors to garden room with tiled floor and twin leaf door to gardens. Open arch to sitting room with open fire set in natural stone brick fireplace and tiled hearth, Edinburgh press, under stairs store

First Floor

Stairs to first floor upper hallway, bedroom 1 with velux and dormer window formations, bedroom 2 with 2 x dormer windows, 2 x fitted wardrobes, 1 with domestic hot water tank.

Services

Electric night storage heaters to ground floor supported by open fire, thermostatic panels to first floor, private water, private drainage, double glazing.





The Coach House



Ground Floor

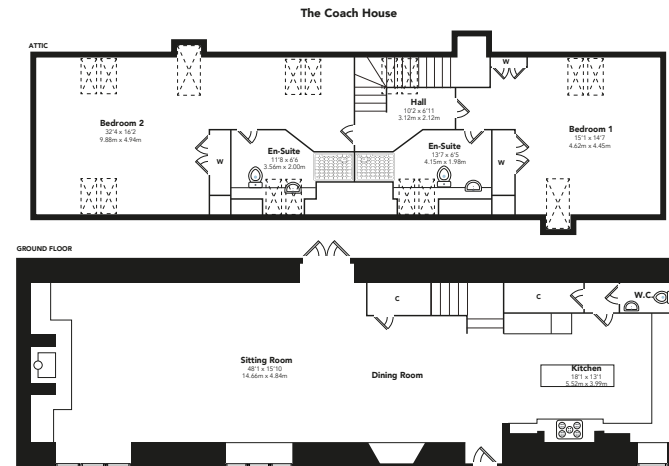
Glazed outer door to stylish high vaulted ceiling room of open plan dining room, sitting room with exposed natural stone wall with log burner inset on a slate hearth, feature arched windows, beautifully fitted shaker style kitchen with polished marble worktops and marble topped island, gas fired Falcon range cooker, arched window at gable, door to small hall to cloakroom/wc, cupboard with wet coil tails and electrical switchgear.

First Floor

Staircase to upper hallway with 2 x velux windows, bedroom 1 with 3 x velux windows, eves stores, twin leaf door fronted fitted wardrobes, en suite shower room, bedroom 2 with 7 x velux windows twin leaf door fronted fitted wardrobes, en suite shower room.

Services

Double glazing, private water supply, private septic tank drainage, oil fired under floor wet coil central heating supported by log burner.





Stables
Cottage



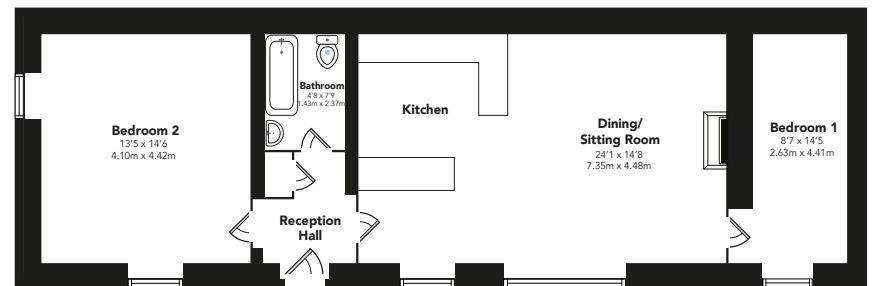
Ground Floor

Half glazed door to reception hallway, with general purpose store, open plan fitted and integrated kitchen to dining room to sitting room all with high vaulted ceiling, oak flooring, log burner inset on a raised slate hearth, door to bedroom 1 (single), bathroom, bedroom 2.

Services

Electric night storage heaters, log burner, private water, private drainage, double glazing.

Stables Cottage



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.



Byre Cottage

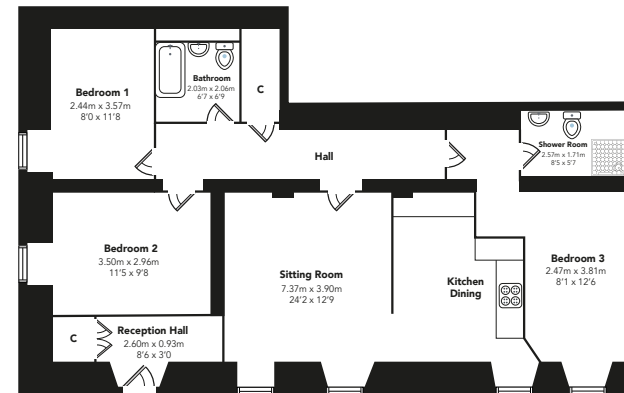
Byre Cottage

Ground Floor

Half glazed door to entrance hall, twin leaf doors with electrical switch gear, door to stylish open plan sitting room to open plan dining room to fitted and integrated kitchen, high vaulted ceiling, engineered oak flooring. Inner hallway with linen and hot tank store, leading to bathroom, bedroom 1, bedroom 2, bedroom 3, a self-contained master suite with vaulted ceiling and en suite shower room.

Services

Electric night storage heaters, private water, private drainage, double glazing.



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.



Dairy Cottage

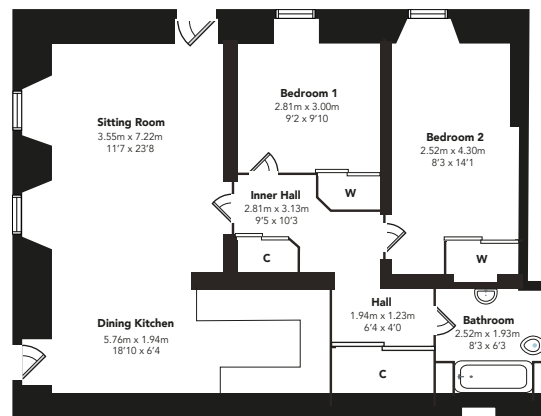
Ground Floor

Half glazed door to open plan dining room and sitting room with warming log burner on a slate hearth and stone reflecting wall, door to rear gardens, open plan galley style fitted integrated kitchen. Glazed door to inner hallway with 2 x general purpose stores, bedroom 1 with fitted wardrobes, bedroom 2 with fitted wardrobes, bathroom.

Services

Electric night storage heaters, log burner, private water, private drainage, double glazing.

Dairy Cottage



Woodside Cottage

Ground Floor

Outer doors to bright garden room with tiled floor, glazed door to sitting room, with log burner on a slate hearth and timber mantle, breakfasting fitted kitchen, inner hall to bathroom and bedroom 1.

First Floor

Spiral staircase to open plan bedroom 2 with exposed pine boards, dormer window formation, en suite shower room and walk in wardrobe, door to study/home office, and door to further long-term stores.

Services

Electric thermostatic panel heating supported by warming log burner, private water, private drainage, double glazing.

Outbuildings

Cowshed

Half glazed outer door to entrance corridor leading to open plan games room complete with canopy lit full sized billiards table, cue racks, table tennis table, dart board, tabletop football, 2 lockable stores, painted wood panel to full height, door to shower room and general purpose stores, shower room and wc.

Bedsitting room

Emergency owner accommodation of open plan bed sitting room to fitted kitchen, log burner on a raised slab hearth, electric night store heater.

Lean to structure

Brick built and timber clad lead to structure under corrugated sheet roof, Laundry, bike shed and garden equipment store, kennel, refuse bins, 2 sets of 2 bay open fronted log stores, lockable side store.

Water building

Detached stone built picked and pointed structure under a slated roof, water filtration, UV lamping and plant.

Contents

Contents can be made available by separate negotiation.

Gardens

The grounds at Home Farm Cottages have been beautifully maintained, on arrival, mown grass verges are fringed with stone built exterior walls and post and rail fencing. Twin leaf county gates at the south lead to a gravel surfaced driveway and a block paved apron in front of Highland Cottage, The drive continues beyond circular twin gate piers terminating at a gravel surfaced parking and

vehicle turning area at the rear. The structures form a rear inner courtyard set to block paving with black and white external chess board. Twin leaf gates off the drive lead to gardens beside the water plant building which are bounded by stone walls and close board fencing, discreet oil tank and refuse bin stores. Twin leaf gates at the northern side lead to a generous gravel surfaced yard leading to northern properties and terminating at the range of outbuildings. The grounds are part compartmentalised, some of the properties having their own dedicated gardens. 1.78 acres (0.72Ha)

Woodlands

To the western side of the minor road is an area of semi ancient native woods and a block of conifers. Woodland walks have been created alongside the clear waters of a hill stream with tumbling waterfalls and holding pools, cantilevered viewpoints and seating benches. 18.07 acres (7.31Ha)

Building layout and Site Location



Local Authorities

Argyll & Bute Council
Kilmory
Lochgilhead
Argyll
PA31 8RT
Tel: 01546 602 127.

Note

None of the services have not been checked by the selling agents.

Rateable Value including bonus relief

Glendaruel	£1,456.65p
Highland Cottage	£1,456.65p
Marjorie's Cottage	£485.55p
Home Farm Cottage	£971.10p
Coach House Cottage	£971.10
Stables Cottage	£971.10
Byre Cottage	£1,456.65p
Dairy Cottage	£971.10p

Council Tax

Woodside Cottage excluding water and sewerage. The amount of council tax payable for 2025/2026 is £1,445.01p

EPC

EPC	Rating
Glendaruel	F
Highland Cottage	G
Marjorie's Cottage	F
Home Farm Cottage	F
Coach House Cottage	F
Stables Cottage	F
Byre Cottage	E
Dairy Cottage	E
Woodside Cottage	E

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

Viewing

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

Possession

Vacant possession will be given on completion.

Or contents can be available by a separate negotiation.

The existing caretakers live in Woodside Cottage and there is flexibility for them to continue their services with the incoming purchaser.

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.

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.

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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Travel Directions

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 a more frequent 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 then turn right onto the A886 following signs Strachur. Continue on the A886 for about 2.1 miles then turn left (signposted Kilmodan Carved Stones) into Clachan of Glendaruel. Continue through the village then turn left onto the single track road. Continue in a northerly direction for 2 miles to find the entrance to Home Farm Cottages on the right hand side.

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 November 2025.

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.



The Beacon
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