



Dalilongart Farmhouse, Sandbank, Dunoon, Argyll & Bute
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Dalilongart Farmhouse

Sandbank, Dunoon,
Argyll & Bute, PA23 8QS

Dunoon 3.5 miles Glasgow Airport 27 miles (via ferry)
Glasgow City 37 miles (via ferry)

One of 9 homes formed by a successful farmhouse and steadings conversion at the head of the Holy Loch and convergence of Glen Lean, Glen Massan and Strath Eachaig.



Ground Floor:

Twin leaf French doors to garden room, reception hallway, breakfasting/dining kitchen, sitting/dining room, inner hallway to general purpose store, home office/study with attic space, separate formal dining room/possible 4th bedroom, utility room, shower room.

First Floor:

Pine staircase to upper hallway, attic space access hatch, bedroom 1, bedroom 2 (principal) with en suite shower room, bedroom 3, bath and shower room.

Outbuildings:

2 timber garden sheds with light and power supply plus large wood store.

Gardens:

Twin gate piers with Acer canopy to granolithic chip driveway with vehicle turning and hardstanding apron, flanked by mixed shrubs and bushes. Directly to the front of the Farmhouse is a level and mature lawn sheltered by tall hedging with further shrubs, bushes and kitchen vegetable/soft fruit planters. A paddock bounded by post and wire rylock fencing is to the southern side of the house, access via galvanised vehicle and pedestrian gates.

About 0.758 acres

Situation

Dalilongart Farmhouse is situated in lovely rural environs just to the north of the ribbon settlement of Sandbank which is on the southern side of the Holy Loch and just to the northern side of the Cowal peninsula town of Dunoon in Argyll & Bute on the west of Scotland.

The house is situated at the very head of the Holy Loch on a level plain at the confluence of the Big and Little Eachaig, with the glens forming a dramatic backdrop to Dalilongart.

The centre of the bustling town of Dunoon is only a short drive (3.5 miles) to the south. Dunoon is the main town of the Cowal Peninsula and has a complete range of shopping, leisure and professional services. The town has a good range of welcoming pubs and restaurants, a library, hospital, secondary school, theatre, cinema, swimming pool and leisure centre. There is a primary school in Sandbank. Some children in the area attend the independent school of St Columba's in Kilmacolm and a private bus service is in operation from Gourrock.

The Cot House service station which has a well provisioned store is about 0.8 miles to the north east.

Located on the scenic Cowal Peninsula in Argyll, Dalilongart Farmhouse is only a short drive from both the Caledonian MacBrayne and Western Ferries terminals, from where there are frequent passenger and vehicular sailings across to Gourrock. From here, the road and public transport links make it possible to commute on a daily basis to Glasgow and the central belt, and south to Ayrshire.

It is equally possible to drive to Glasgow via Loch Lomond, which takes a little longer, but is via some of the most famous and breathtaking countryside in western Scotland.

Dunoon is the gateway to the Loch Lomond and Trossachs National Park and can easily be described as having some of the most dramatic and picturesque scenery in the west of Scotland; it is indeed an outdoor enthusiast's playground.

As with most parts of Scotland, one is never too far from a golf course and Dunoon is no exception - the district having three challenging courses.

The expanding Holy Loch Marina is nearby with its berthing and associated chandlery services, an excellent base from which to sail and explore the world famous lower Clyde and Kyles of Bute inland sea lochs and waterways.

Sea fishing is available on the Firth of Clyde and it is possible to fish for salmon and sea trout by permit on some of the rivers and lochs of the district, with the River Eachaig and the freshwater, Loch Eck only a few minutes' drive to the north.

Some of the local estates can, by arrangement, offer rough and commercial shooting, as well as opportunities to stalk for roe, sika and red deer.

The area is renowned for its spectacular scenery. Benmore Botanic Garden is only 2.5 miles away and there are near endless walks, hill climbs and quiet country roads offering wonderful rambling and cycling country.



Description

Dalilongart Farmhouse is a handsome attached period property formed by the successful conversion of a former farmhouse and steadings. The Farmhouse is the larger of the collection of homes, close to the settlement of Sandbank on the Cowal peninsula. Dalilongart Farmhouse is of white painted stone construction with contrasting honey coloured paint to the quoins and crow stepped gables, the whole is under a tiled roof. The farmhouse is set amid mature and well stocked productive gardens, and it has the benefit of a small paddock to the front which offers the opportunity for those with equine interests to have horses or ponies at home.

The house is well finished, there is good use of engineered hardwood flooring, exposed pine doors and the redevelopment programme has seen the sensitive preservation of period features. There is good quality kitchen and bathroom ware with complementary coloured ceramics.

Ground Floor

Twin leaf outer French doors to fine bright garden room with three quarter drop windows to driveway and gardens, half Flemish glass door to reception hallway, generous breakfasting/ dining kitchen with extensive hardwood base and wall units and centre island, Rangemaster range cooker with 5 gas rings, hot plate and ovens, overhead canopy extractor, full drop bevel glass door to sitting/dining room with windows to front and side, timber fireplace with slab slate hearth with warming log burner inset, formal dining area to the rear, inner hallway to useful general purpose store, home office/study with borrowed natural daylight, open fronted shelving, custom built workspace and small attic, separate formal dining room/possible 4th bedroom with patio doors to gardens, hi level stained glass window and fitted wardrobes, utility room with base and wall units, Georgian bar door and side screens to communal rear gardens, shower room with Flemish glass window double shower base with glass enclosure.

First Floor

Pine staircase to the upper hallway with stained glass window to the rear, attic space access hatch, bedroom 1 with window to rear and fitted bedroom furniture, bedroom 2 (principal) with window to front, half open Edinburgh press, en suite shower room with corner base shower, glass enclosure and upright stainless steel radiator/towel rail, bedroom 3 with window to front, mirror fronted wardrobes and half open Edinburgh press, main bath

and shower room with Flemish glass window to rear, upright stainless steel radiator/towel rail and linen shelving.

Services

Mains water supply (via private supply pipe), EV charger point, private bio disc waste system, LPG heating with subterranean supply tank, double glazing.

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

Outbuildings

2 timber garden sheds with light and power supply.

Gardens

Twin gate piers with Acer canopy to fine granolithic chip access driveway with vehicle turning and hardstanding apron. The drive is flanked by mixed shrubs and bushes which provide interest and colour. Directly to the front of the Farmhouse is a level and mature lawn sheltered by tall hedging with further mixed shrubs and bushes and within which there are raised kitchen vegetable and soft fruit planters.

Paddock

A paddock is to the southern side of the house which is to permanent grass. It is bounded by post and wire rylock fencing with galvanised vehicle and pedestrian access gates.

Residents Association

Dalilongart Steading Owners association have an annual charge of £300 which covers common electricity charges, general common maintenance and the servicing of the bio disc waste system.

Land

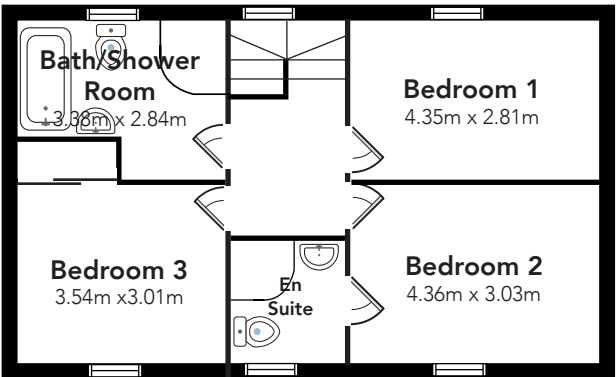
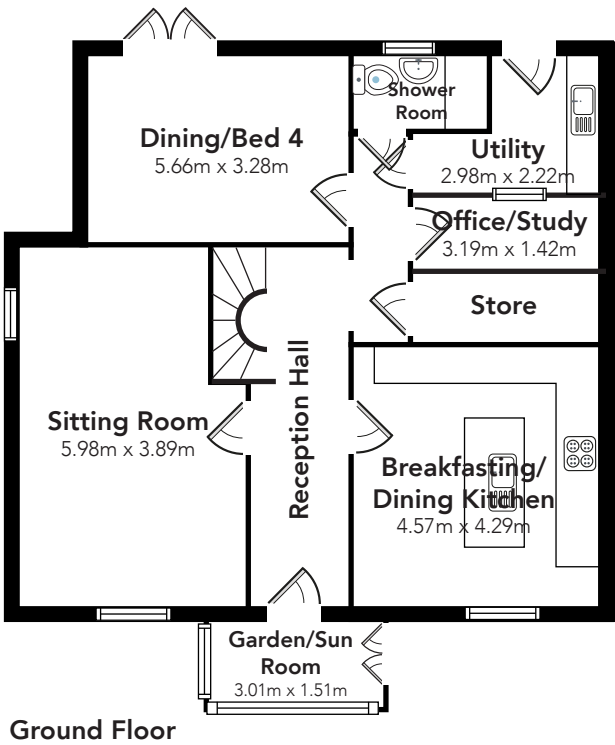
The land plan outlined in red (page 7) indicates the land and gardens in the ownership of Dalilongart Farmhouse. There are additional areas of land at Dalilongart which are in the ownership of Dalilongart Farmhouse and over which Dalilongart Farmhouse benefits from pedestrian and vehicular rights of access. Other resident/owners also benefit from rights of access over this additional land; the land is dealt with via a deed of conditions.





Floorplan and Site Location

Dalilongart Farmhouse



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

Tel: 01546 602127.

Council Tax

Dalilongart Farmhouse is in council tax band D and the amount payable for 2026/2027 is £2,085.28 including water and drainage.

EPC

EPC rating E.

Viewing

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

Possession

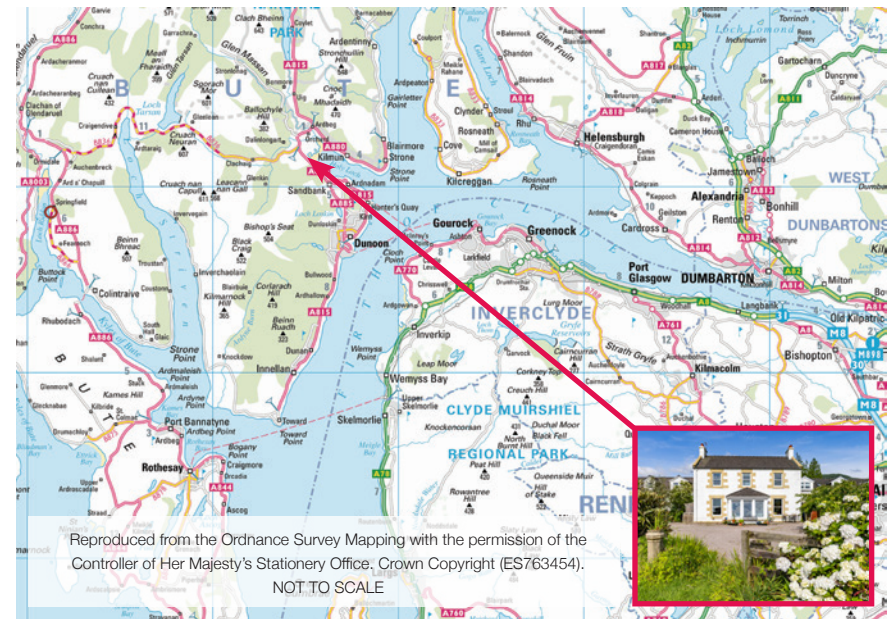
Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. 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 city centre leave in a westerly direction on the M8 motorway. Continue for 21 miles to arrive at Port Glasgow. Follow signs Greenock and Gourock on the A770 for 8 miles to the Western Ferries terminal at McInroys Point. Take the ferry to Hunters Quay, turn right on the A815 and proceed in a northerly direction for 2 miles. At the junction, turn right onto the A815 and continue north for 1.4 miles to find the entrance to Dalilongart Farmhouse on the left hand side (immediately AFTER the turning for Colintrave, Tighnabruaich, Glendaruel).

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

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.

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RESIDENTIAL

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