



Tigh Na Creige, Colintraive, Argyll & Bute
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Tigh Na Creige

Colintraive, Argyll & Bute, PA22 3AH

Rothesay 11.7 miles, Dunoon 20.5 miles,
Glasgow Airport 48 miles, Glasgow City 57 miles

A delightful, detached bungalow in a spectacularly scenic situation amid woodland grounds of some 4 acres with shorefront and mooring.

Ground Floor:

Outer front door to entrance vestibule/cloaks, open plan formal dining cum informal sitting area, open plan stylish kitchen with door to rear gardens. Formal sitting room, stylish family shower room, bedroom 1, contemporary family bath and shower room, bedrooms 2, 3 and bedroom 4.

Outbuildings:

Attached workshop/garage with twin leaf doors, concrete floor, light and power supply, housing the hot water tank. General purpose timber garden sheds x 2. Attached canopy at the rear housing the boiler.

Mooring:

A deep-water mooring is immediately offshore in front of the house.

Gardens:

Via a bellmouth entry with wrought iron twin leaf gates set within a stone wall to private gravel driveway leading to ample vehicular hard standing and turning area. The gardens at Tigh-Na-Creige wrap around the extent of the property and are laid to a well tended lawn due north and west where there are stepping stones leading to an outdoor spa hot tub, and from where there are outstanding waterscape views. To the rear of the property lies a generous timber decking area with outdoor furniture, idea for alfresco sitting and entertaining guests. The rear gardens are well manicured and accessible via paved stone steps offering access to various tiered levels, all planted with flower beds, bushes, soft fruit and vegetable beds. A natural rockface, 'Creige Rock' from where the property's name is derived, offers an excellent feature and backdrop to the immediate rear gardens. Beyond the immediate rear gardens the property is wonderfully screened and privatised by manicured specimen trees and an area of semi ancient woodland, all of which are illuminated at dusk, creating a tremendous and dramatic atmosphere. Due west of Tigh-Na-Creige and across the minor single track road lies an area of foreshore, beautifully maintained and laid predominantly to a level lawn with a mature tree forming the backdrop to a further seating area and firepit, all of which is supported and protected by retaining rock armour and gravel slip offering direct access to the water.

About 4 acres in all.

Situation

Tigh Na Creige has an outstanding quiet coastal situation within a national scenic area on the very edge of Loch Riddon and the Cowal Peninsula, Argyll's secret coast.

The house enjoys a raised vantage point, just off the old single track coastal road (passing places) just to the north west of Colintraive and the highly scenic narrows of the famous Kyles of Bute.

From its raised setting there are spectacular uninterrupted western water views from the property over Loch Riddon which is a deep sheltered sea loch anchorage surrounded by steep sided mountains and glens.

The area is famous for its natural scenic beauty. The narrows of the Kyles of Bute provide a scenic boating route from the Clyde estuary to Colintraive, Tighnabruaich, Portavadie and the fishing village of Tarbert at Loch Fyne. From Ardrishaig near the head of Loch Fyne, it is then on through the Crinan Canal to the Western Isles.

Colintraive (3 miles south) has an award-winning hotel with a friendly bar and an enviable reputation for gastro pub and restaurant cuisine, a shop, post office, heritage centre, community garden and centre with an all-weather bowling green. The community is very active, supportive and welcoming. From Colintraive there is a short and regular (every 30 minutes) Calmac ferry crossing to the neighbouring Island of Bute which takes 5 minutes journey time. The main town on Bute is Rothesay where there are local shops, a supermarket and a further ferry to the Clyde coast. On the island there is a long sandy bay which is excellent for bathing and dog walking. There is also a beach café. 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. Excellent local medical services are delivered from Tighnabruaich.

There is a local primary school at Glendaruel and secondary schooling is available at Dunoon Grammar, which has an excellent global 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.

The area offers much in the way of relaxing outdoor pursuits including 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. Superb birdwatching can be enjoyed from the comfort of the house as many bird species migrate through the small estuary in front of the property.

Local bus services run to Tighnabruaich, Rothesay and Dunoon.

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

The city of Glasgow is 57 miles by ferry and provides extensive retail, commercial, cultural, higher educational and leisure services.



Description

Tigh-Na-Creige is located in a situation of great natural scenic beauty on the southwest facing side of Loch Riddon in Argyll & Bute, close to the ribbon settlement of Colintraive. The property enjoys a beautifully landscaped foreshore offering direct access to a deep sheltered sea loch anchorage surrounded by steep sided mountains and glens that shape and form the immediate sea and landscape.

Tigh-Na-Creige enjoys quality internal and external finishes and is presented in pristine condition. Internally, the accommodation is stylish, light, bright and laid out over a single easily managed level and from the property's slightly elevated position each apartment enjoys outstanding views out across the water.

Externally, the property is completed in harled finish with Fyfe stone detailing, all neatly presented under a dark grey Spanish slate roof. The immediate garden grounds at Tigh-Na-Creige have been beautifully landscaped and carefully considered to create various pockets for entertaining, alfresco sitting, dining and enjoying the everchanging dramatic sea and landscape. The gardens are well stocked with various specimen trees, beds and bushes which have been manicured, maintained and illuminated by ground lighting which creates a terrific dusk atmosphere.

The property is perfectly set up for principal family living, and because of the wonderful rural and coastal setting Tigh-Na-Creige is also excellent as second or income producing investment home.

Ground Floor

Outer front door to entrance vestibule/cloaks, glass insert internal door to welcoming open plan formal dining come informal sitting area with picture frame window showcasing waterscape views. Open plan to stylish integrated kitchen with informal breakfasting and dining bar, window and door to rear gardens. Formal sitting room with open fire, dual aspect windows to gardens and waterscape, stylish family shower room with LED mirror and heated towel rail, bedroom 1 with dual aspect picture frame windows, enjoying uninterrupted and everchanging waterscape views. Recently upgraded contemporary family bath

and shower room with free standing bath, walk in shower enclosure, heated rail, all warmed by underfloor heating, picture frame window to gardens. Bedrooms 2 & 3 with double fitted wardrobes and window to side gardens and waterscape views, bedroom 4 with fitted wardrobe and windows to rear gardens.

Gardens

Via a bellmouth entry with wrought iron twin leaf gates set within a stone wall to private gravel driveway leading to ample vehicular hard standing and turning area. The gardens at Tigh-Na-Creige wrap around the extent of the property and are laid to a well tended lawn due north and west where there are stepping stones leading to an outdoor spa hot tub, and from where there are outstanding waterscape views. To the rear of the property lies a generous timber decking area with outdoor furniture, idea for alfresco sitting and entertaining guests. The rear gardens are well manicured and accessible via paved stone steps offering access to various tiered levels, all planted with flower beds, bushes, soft fruit and vegetable beds. A natural rockface, 'Creige Rock' from where the property's name is derived, offers an excellent feature and backdrop to the immediate rear gardens. Beyond the immediate rear gardens the property is wonderfully screened and privatised by manicured specimen trees and an area of semi ancient woodland, all of which are illuminated at dusk, creating a tremendous and dramatic atmosphere. Due west of Tigh-Na-Creige and across the minor single track road lies an area of foreshore, beautifully maintained and laid predominantly to a level lawn with a mature tree forming the backdrop to a further seating area and firepit, all of which is supported and protected by retaining rock armour and gravel slip offering direct access to the water.

Mooring

A deep-water mooring is immediately offshore in front of the house.

Planning

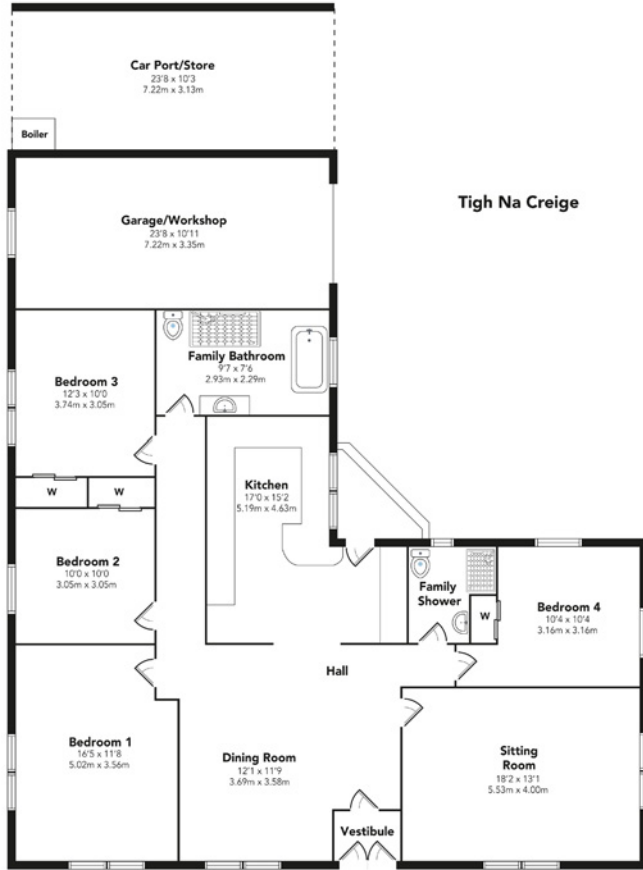
Approved planning permission for the erection of a boathouse/annexe to be built on the foreshore in front of Tigh-Na-Creige.

Planning reference number: 20/01573/PP.





Floorplan and Site Location



Local Authorities
Argyll & Bute Council
Tel: 01546 602 127

Services
Mains water supply, drainage is by private septic tank, double glazing, recently upgraded oil fired central heating.

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

Business Rates
The rateable value for the property is £4,400 however our client qualifies for the small business rates relief scheme and therefore there is no charge.

EPC
EPC rating D

Viewing
Viewings strictly by appointment with Robb Residential. Telephone: 0141 225 3880.

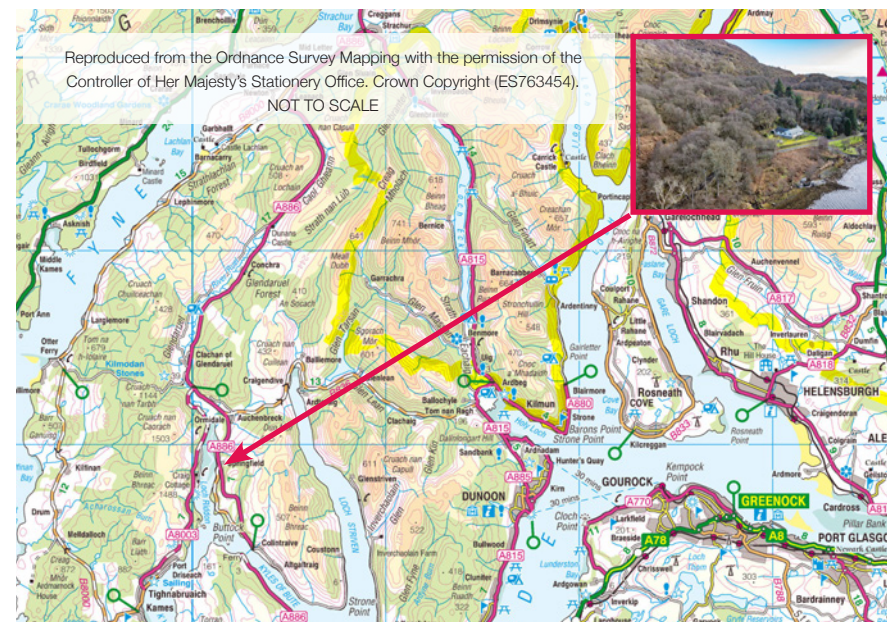
Travel Directions
From Glasgow city centre leave in a westerly direction on the M8 motorway. Continue for 21 miles to arrive at Port Glasgow. Keep going straight (parallel to the shoreline) through the adjoining towns of Greenock and Gourock on the A770 for 8 miles to reach the Western Ferry terminal 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 before turning left on to the A886. Follow signs for Colintraive and travel for 1.9 miles then turn right onto the minor coastal road B866 signposted 'Coastal Route' Continue along the single-track road for 0.4 miles to find the entrance to Tigh Na Creige on the left 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

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.

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.



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 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. Pass through Arrochar. Just before Cairndow turn left on to the A815. At Strachur turn right on to the A886 which takes you to Colintraive. On approach to Colintraive, follow directions onto the single-track coastal road as above.

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.

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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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