



Sealladh Mor, Mealdarroch, Tarbert, Argyll & Bute

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Sealladh Mor

Mealdarroch, Tarbert,
Argyll & Bute, PA29 6YW

Tarbert centre 1.2 miles, Lochgilphead 14.5 miles Campbeltown 37.5 miles
Glasgow Airport 93 miles Glasgow City 102 miles

Arguably one of the finest sited coastal homes on Loch Fyne with spectacular 270-degree panoramic views across the seascape of Loch Fyne.

Ground Floor:

Outer door to entrance reception hall, access door to kitchen, door to sitting room, open plan hallway to dining room, fitted kitchen, ground floor bathroom, bedroom 1, bedroom 2.

First Floor:

Oak staircase to first floor mezzanine level of open plan sitting room, eaves stores, boiler cupboard and general-purpose store. Door to dressing room leading to bedroom 3 (principal) with en suite shower room.

Outbuildings:

Detached double freestanding garage, vented timber log stores.

Gardens:

Tree lined access driveway terminating at the house and garage, driveway bounded by neatly built drystone walls with central stocked alpine bed. Flagstone steps and pathway lead up to and bound the house with several patio areas. Screen of evergreens concealing drying green lawn and the LPG supply tank, before blending into the woodlands. To the front a well-tended and gently sloping lawn once again blends to woodlands beneath the house. To the southern side, further areas of grass are to mown lawns and a series of tiered sleeper edged, gravel filled steps lead down to a hard-core overspill parking area.

Land:

Mainly to amenity semi ancient native woodland underplanted with rhododendrons, large bluebells, with reclaimed grass meadows which have served to create and encourage wildlife. The grounds also feature a stunning dry-stone wall, incorporating an unusual stile, together with dramatic natural rock formations that add character and visual appeal to this exceptional setting.

About 7 acres



Situation

Tarbert is a picturesque West of Scotland fishing harbour town situated on the sheltered Eastern side of the Kintyre peninsula, about 13.4 miles to the south of Lochgilphead and about 37.5 miles to the North of Campbeltown.

Sealladh Mor is about 1.5 miles due east of the centre of the town in an area known as Mealdarroch. The house enjoys a completely private and elevated setting from where there are wonderful 270-degree panoramic views across the length and breadth of the seascape that is Loch Fyne.

Tarbert has a number of friendly harbour side pubs and restaurants. It is renowned for hosting the annual Scottish Series Yachting Event, its seafood and folk and music 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.

11 miles away to the south 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 6 miles South (just off the A83) and connects the Kintyre mainland with Islay, Jura and Colonsay.

The A83 leads to Lochgilphead and Campbeltown (c14 miles and c37 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 18 hole links course of Machrihanish and Machrihanish Dunes attract international acclaim and attract many visitors to the area. Tarbert has a challenging 9-hole course; there are also 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.

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 are serious hiking routes and gentle rambles.



Description

As previously mentioned, Sealladh Mor can easily be described as one of the finest-sited coastal homes in Argyll & Bute. Sealladh Mor is Gaelic for 'Expansive View' and this is especially apt for this home.

It was built in 1976 for the CEO of a Scandinavian oil and gas company and the property is of special architectural interest as a modern iteration of a traditional 'blackhouse'.

The house is little known and enjoys complete privacy and seclusion, from its raised vantage point, the 270-degree views across Loch Fyne are spectacular, often dramatic, and best appreciated first-hand. The house is reached by a tree-lined driveway, Sealladh Mor is a detached home completed in natural stone beneath a composite resin slate-tiled roof with distinctive slab slate sills. A similarly constructed double garage sits off the access driveway, and the house is set amid some 7 acres of gardens and grounds, the formal gardens are immediately surrounding the house, other areas have been reclaimed as grass meadows and the remainder of the land to which is mainly to semi ancient native woodland underplanted with rhododendrons.

Internally, Sealladh Mor provides lovely family and guest accommodation arranged over two levels, the fenestration all designed to showcase the seascape aspects, there are hi vaulted ceilings, exposed beams and roof trusses, a glass balustraded mezzanine gallery, refitted and new bathroom ware with deluxe range ceramics, light fittings by Buster and Punch, Bisque radiators, engineered white oak hardwood doors with mainly black ironmongery and numerous rooms with inset downlighters.

Tarbert is a coastal location of great natural scenic beauty, tourism is a significant part of the local economy, Sealladh Mor lends itself perfect for either principal private residence, holiday home or as an income producing self-catering holiday investment property.

Ground Floor

Georgian bar outer door to entrance reception hall with velux window and coat hooks, access door to kitchen, door to stylish sitting room with 3 x sets patio doors to front, side and rear gardens, glass gable at southern side, vaulted ceiling, stone fireplace with sleeper mantle, slated hearth incorporating warming log burner inset, open plan hallway with bespoke fitted furniture to dining room with patio doors, fitted integrated kitchen with tile splashback and flooring and ample room for informal dining/breakfasting table and chairs, refitted ground floor bathroom with plumbed shower over the bath with glass screen, grey vein marble tiles to bath wall and floor, stainless steel towel rail/radiator and vanity set wash hand basin, bedroom 1 with front facing window, twin leaf door fronted fitted wardrobes, bedroom 2 a dual aspect room with side and rear windows.

First Floor

New Oak staircase to first floor mezzanine level of open plan sitting room with glass balustrade and southerly views via glass gable, vaulted ceiling, eaves stores, boiler cupboard and general-purpose store. Door to fitted dressing room with 4 leaf doors, half vaulted ceiling, door to bedroom 3 (principal) with vaulted ceiling, 4 x velux windows, 1 x gable window, fitted eaves stores, en suite shower room with glass enclosure and grey vein marble ceramics, stainless steel towel rail/radiator, velux window and vanity set wash hand basin.

Outbuildings

Detached double freestanding garage with separate up and over doors, personal door at side, concrete floor, light and power, vented timber log stores.

Gardens

Tree lined access driveway with stone defined grass edges, the driveway terminates at the house and garage and is bounded by neatly built drystone walls with central and well stocked alpine bed, good space for vehicle turning and hardstanding. Flagstone steps and pathway lead up to and bound the house with several patio areas well-conceived for viewpoints, alfresco dining and sundowners. A screen of evergreens conceals a drying green lawn and the LPG supply tank, before blending into the woodlands. To the front a well-tended and gently sloping lawn once again blends to woodlands beneath the house. To the southern side, further areas of grass have been reclaimed and a series of tiered sleeper edged, gravel filled steps lead down to a hard-core overspill parking area to which there is vehicular access to the rear of the garaging.

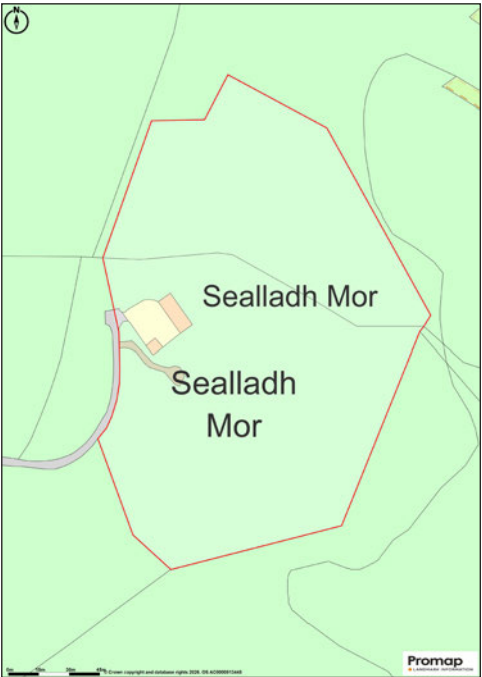
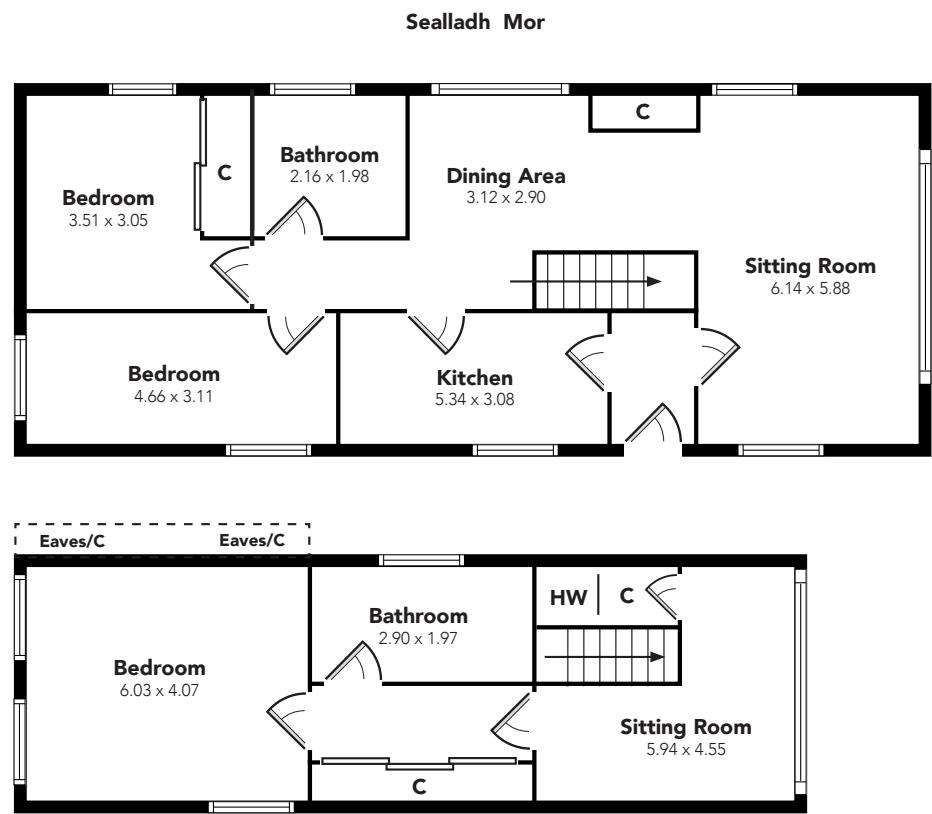
Land

Mainly to amenity semi ancient native woodland underplanted with rhododendrons, large bluebells, with reclaimed grass meadows which have served to create and encourage wildlife. The grounds also feature a stunning dry-stone wall, incorporating an unusual stile, together with dramatic natural rock formations that add character and visual appeal to this exceptional setting. The present owners have enjoyed frequent sightings of pine martins, red squirrels and deer on the property as well as owls and other birds of prey including a pair of white tailed eagles nesting nearby.

Lapsed Planning Permission

Planning permission for another property was granted many years ago (on what is now the field) but this has since lapsed. There may be potential to develop this further with glamping pods or ancillary accommodation subject to planning permission.

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 Authority

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

Council Tax

Sealladh Mor is in council tax band G and the amount payable including drainage and water for 2026/2027 is £4,579.55p

EPC

Rating E

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

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

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.

Services

Mains water supply, mains drainage, LPG central heating supported by log burner, double glazing. In recent times the house has been rewired, replumbed, new gas boiler, new gas supply tank.

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

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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NOT TO SCALE

Travel Directions

whats3words.com/peltingjoys.slug

From Glasgow take the A82 and A83 to reach the west coast town/port of Tarbert. On arrival in the centre of Tarbert, turn left along the harbourside, proceed for 1 mile passing the Caledonian MacBrayne slipway then turn right and proceed up the hill, continue up the hill passing the Mealdarroch Road turning on the left hand side, continue straight up the tree lined avenue which terminates at Sealladh Mor.

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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 September 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.