



Ruel Steading & Ruel Cottage, Glendaruel, Colintrave, Argyll & Bute

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Ruel Steading & Ruel Cottage

Glendaruel, Colintrave,
Argyll & Bute, PA22 3AD

Colintrave 14.2 miles, Strachur 9.9 miles, Dunoon 26.6 miles,
Glasgow Airport 63 miles, Glasgow City 70 miles

A sensitively refurbished former steading with versatile and partially refurbished attached buildings set in a wonderful West highland glen in southern Argyll & Bute.

Ruel Steading

Disabled access ramp to outer front door, glass fronted corridor, open plan dining room to sitting room, kitchen, utility Room, bathroom, bedroom 1, bedroom 2 (principal) with en suite shower room, bedroom 3 with en suite shower room.

Ruel Cottage

Partially redeveloped, picked and pointed stone externally, box profile steel roof, windows and doors are fitted to the entire structure which is to two main rooms both with concrete flooring

Outbuildings

Integral double garage with 2 x up and over doors, personal doors to front and rear, private water filtration and UV lamping gear, concrete floor, light and power, box profile steel roof. 2 x 5 bay polytunnels.

Gardens:

Servitude right of access via tree lined access driveway across feature 'A' listed stone bridge crossing the river Ruel. Two by full width galvanised steel gates secure the property at the front and provide access to a level gravel apron in front of the house which provides good vehicle turning and hardstanding. The gardens are bounded by post and rylock wire fencing and a new drystone wall. A gravel terrace is at the northern side with drystone walls supporting areas of grass with pine trees and small animal/poultry enclosures.

About 0.667 acres

Situation

Ruel Steading & Ruel Cottage are situated in a location of great natural scenic beauty in Glendaruel in Argyll & Bute in the southern Scottish Highlands.

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

Colintraive has the Inver restaurant and rooms award winning fine dining 8 miles away and (12.5 miles to the south) has a Hotel with a friendly bar and an enviable reputation for gastro pub and restaurant cuisine; an everyday provisions shop, post office, heritage centre, community garden and an all-weather bowling green. 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 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.

Strachur is about 8.5 miles to the north where there is a village store and a petrol station with a well provisioned store..

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.

The area offers much in the way of relaxing outdoor pursuits; including yachting and boating, golfing, 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 70 miles (albeit including a short ferry crossing over the Clyde) and has Marks & Spencer and Sainsbury's anchor stores; and 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 ferry terminals.

The city of Glasgow is 70 miles by ferry and provides extensive retail, commercial, cultural, higher educational and leisure services.



Description

Ruel Steading & Ruel Cottage were at one time the sawmill structure to neighbouring Dunans Castle with which Ruel Steading has a servitude right of access over the driveway. Within the driveway is the historic Dunans Bridge, an A-listed structure, designed by Thomas Telford in 1815 and constructed to commemorate the battle of Waterloo by John Fletcher.

Ruel Steading has a servitude right of access via the driveway lined with tall semi ancient native and specimen trees terminating at a gravel apron in front of the house. The house is of solid hewn stone which has all been painstakingly picked and re-pointed. Historic fenestration has been carefully preserved and there are feature crow stepped gables and central pediments with ball top finials. Externally, a new contemporary styled glass corridor connects the ground floor rooms and juxtaposes well with the historic original structure. The whole is under a new slated roof, the garage section and Ruel Cottage are under a roof of box profile steel

Internally, Ruel Steading is effectively a new home inside an historic outer shell. Throughout there is good use of engineered oak hardwood doors and floors as well as deluxe range large slab marble ceramics, there is exposed hardwood skirtings, facings and doors all complimented by good quality stainless steel ironmongery. The house is warmed by under floor heating supported by a 14Kw

output Clearview log burner in the main sitting room. Modern day building regulations and insulation materials, and quality Velfac triple glazing ensure high levels of thermal efficiency.

Plumbing is laid into the sitting and dining room to accommodate the kitchen thus providing a 'three rooms into one' option. The current kitchen would then offer scope to form a 4th bedroom complete with an en suite formed by the current utility room.

Ruel Cottage has been partially well developed and now provides new owners with the flexibility of completing to their own requirements, additional garaging or workshop, enlarging the principal home, the creation of an income producing or extended family overspill cottage, or business from home space.

The property is situated in a classic west highland glen setting amid mature trees which provide a combination of shelter, amenity and a sense of establishment. The hill behind Ruel Steading was at one time a Sitka Spruce timber plantation. It has been clear felled in recent times and replanted with mixed native broadleaf trees which in due course will provide interest, amenity and a wildlife habitat which will become rich in bio diversity The nearest village is Strachur where there is a local store providing for everyday needs and requirements.



Ruel Steading

Disabled access ramp to outer front door to sleek glass fronted corridor with feature natural exposed stone wall and large marble tile ceramics, impressive open plan formal dining room to grand sitting room with full height vaulted ceiling, 6 x velux rooflights, open fronted stone fireplace with 14Kw output Clearview log burner inset on a raised stone raised hearth, French doors to rear gardens, (plumbing here for possible kitchen fitout), preserved arrow slit windows, Kitchen with base and wall units and Belfast sink, set in hardwood butchers block worktops with Metro splashback tile and large slab marble floor tile, French door to gardens, low level lighting, vaulted ceiling. Utility room with marble floor tile, underfloor heating coil tails, central heating boiler. (The Kitchen and utility room lend themselves toward a 4th bedroom with en suite bathroom if the kitchen were relocated into sitting & dining rooms) Bathroom with deluxe marble floor and splashback tile, bedroom 1 with part exposed stone wall and original inset fireplace with neat custom made corner shelving, vaulted ceiling and velux window, bedroom 2 (principal), a dual aspect room with feature arched windows, en suite shower room with vaulted ceiling, three quarter height marble splashback and slate floor tile, large shower with glass enclosure, bedroom 3 a triple aspect room with feature arch window in gable, French doors to gardens, en suite shower room with slate shower tray and glass enclosure and marble splashback.

Ruel Cottage

Partially redeveloped, picked and pointed stone externally, box profile steel roof, all windows, front and rear doors are fitted to the entire structure which is to two main rooms both with concrete flooring.

Outbuildings

Integral double garage with 2 x up and over doors, personal doors to front and rear, private water filtration and UV lamping gear, concrete floor, light and power, box profile steel roof. 2 x 5 bay polytunnels.

Gardens

Servitude right of access via tree lined access driveway across feature 'A' listed stone bridge crossing the river Ruel. Two by full width galvanised steel gates secure the property at the front and provide access to a level gravel apron in front of the house which provides good vehicle turning and hardstanding. The gardens are bounded by post and wire rylock wire fencing and a new drystone wall. A gravel terrace is at the northern side with drystone walls supporting areas of grass with pine trees and small animal/poultry enclosures.

Land Plan

The area outlined in red on the attached land plan is in the ownership of Ruel Steading. Ruel Steading has a servitude right of access over the area outlined in blue on the land plan.

Services

Private water supply treated by UV lamping and filtration, LPG fired under floor wet coil central heating, triple glazing, drainage is by private septic tank.

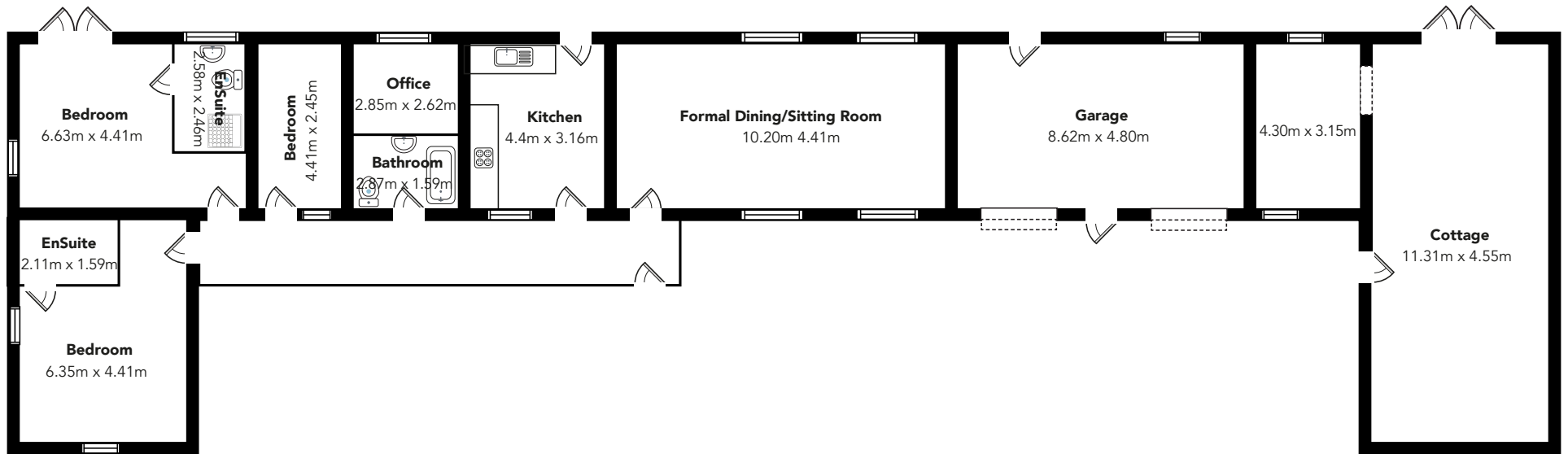






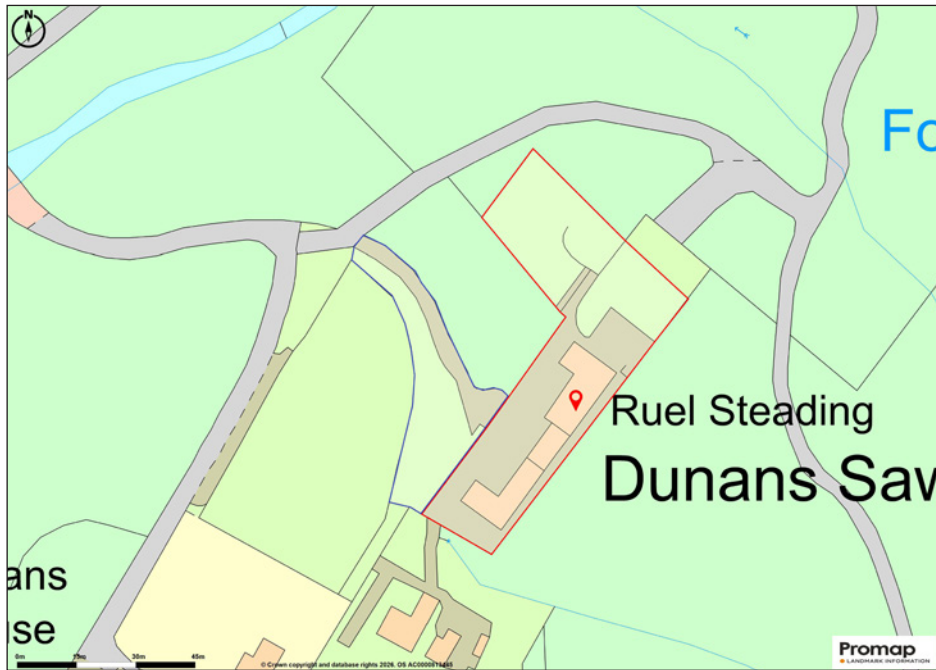


Floorplan



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.

Site Location



Land Plan

The area outlined in red on the attached land plan is in the ownership of Ruel Steading. Ruel Steading has a servitude right of access over the area outlined in blue on the land plan.

Travel Directions

Whats3words/// emotional.enlighten.king

By Road.

From Glasgow city centre leave in a westerly direction on the M8 motorway for 11 miles taking junction 30 signposted Erskine Bridge. Continue over the Erskine Bridge turning left onto the A82. Continue in a northerly direction on the A82 for 24.5 miles to reach Tarbert. Continue on this road which becomes the A83. Continue on the A83 for 12.6 miles then turn left onto the A815 signposted Dunoon. Continue on the A815 for 9.5 miles to reach Strachur. Once in Strachur, turn left onto the A886 signposted Colintraive. Continue on the A886 for 8.6 miles to find the entrance to Ruel Steading on the left hand side. Proceed through the gates, continue over the historic bridge and bear left to find Ruel Steading and Ruel Cottage at the end of the tree lined driveway.

By Boat

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 Gourrock 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 7.6 miles to find the entrance to Dunans Castle, Ruel Steading & Ruel Cottage on the right hand side. Proceed through the gates, continue over the historic bridge and bear left to find Ruel Steading and Ruel Cottage at the end of the tree lined driveway.

By Road.

From Glasgow city centre leave in a westerly direction on the M8 motorway for 11 miles taking junction 30 signposted Erskine Bridge. Continue over the Erskine Bridge turning left onto the A82. Continue in a northerly direction on the A82 for 24.5 miles to reach Tarbert. Continue on this road which becomes the A83. Continue on the A83 for 12.6 miles then turn left onto the A815 signposted Dunoon. Continue on the A815 for 9.5 miles to reach Strachur. Once in Strachur, turn left onto the A886 signposted Colintraive. Continue on the A886 for 8.6 miles to find the entrance to Ruel Steading on the left hand side. Proceed through the gates, continue over the historic bridge and bear left to find Ruel Steading and Ruel Cottage at the end of the tree lined driveway.

Local Authorities

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

Council Tax

Ruel Steading & Ruel Cottage are in band F and the amount of council tax payable for 2026/2027 is £2897.91 excluding mains water and excluding sewage.

EPC Rating

C

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880

Possession

Vacant possession will be given on completion.

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

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 will probably 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.

Fixtures and fittings

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture may be available to a purchaser in addition, by separate negotiation.

Overseas Purchasers

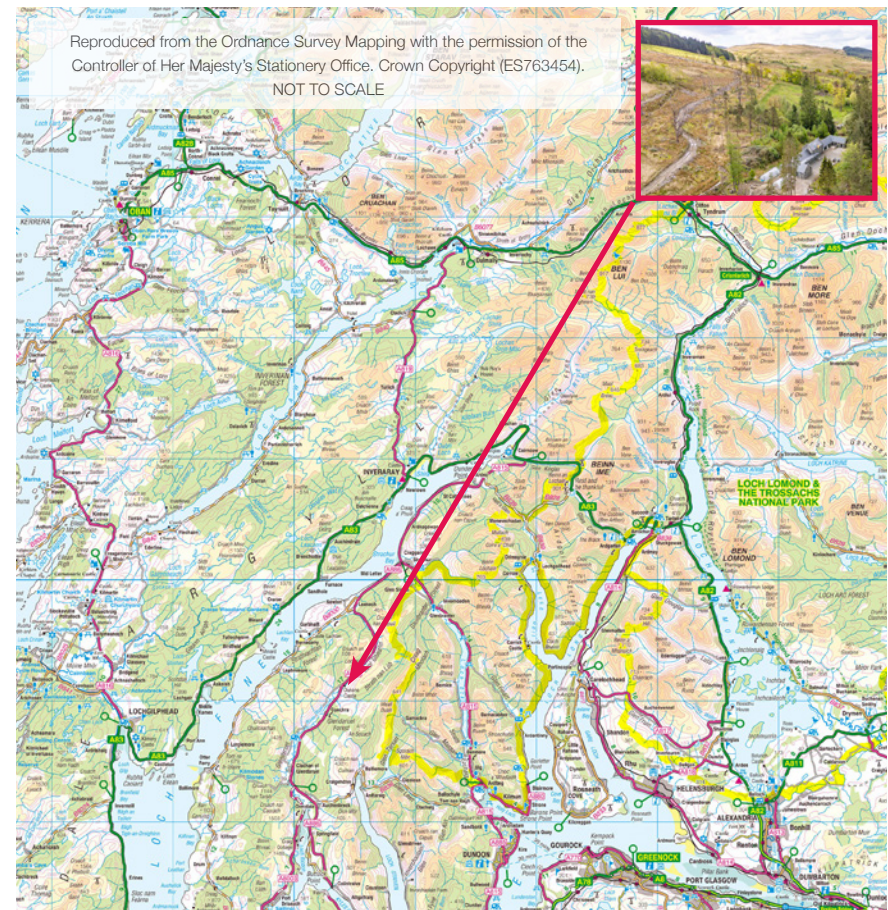
Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

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



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 May 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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