



Rhubaan Lodge, Tighnabruaich, Argyll & Bute

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# Rhubaan Lodge

Tighnabruaich, Argyll & Bute, PA21 2ED

Portavadie Marina 4 miles, Dunoon 23 miles, Glasgow Airport 47 miles (via ferry), Glasgow city centre 55 miles (via ferry). Glasgow city centre 85 miles

A fine period detached coastal home overlooking the sheltered anchorage and moorings at Rhubaan, and with wonderful views to the world-famous sea and landscape of the Kyles of Bute.

## Ground Floor:

Outer door to conservatory, twin leaf storm doors to vestibule, reception hallway, under stairs store, sitting room, formal dining room, family/TV room or study, kitchen, utility room, shower room.

## First Floor:

Period staircase, stained glass window at half landing, upper hallway, bedroom 1, bedroom 2, bathroom, bedroom 3 (principal) with en suite bathroom, bedroom 4.

## Outbuildings:

Dilapidated garage, bothy at the rear providing stores for garden equipment and machinery, summer house.

## Gardens:

Stone gate piers with black painted iron gate, stone wall with ornamental railings, ribbed concrete driveway with centre grass strip fringed with well stocked beds. A stone retaining wall supports further stocked beds, gravel terrace at the front of the house, with steps down to a sheltered patio. Stocked soft fruit beds, path fringed with rhododendrons, camelias and hostas leading to rear gardens, sloping lawn with drying green with curved dwarf decorative stone wall. Steel trellis arch to further sloping gardens at the rear stocked with many rhododendron species and tall mature trees.

About 0.351 acres



## Situation

Rhubaan Lodge is sited in the picturesque coastal village of Tighnabruaich on the west coast of Scotland. The house is situated in the coastal ribbon southern part of the village in an area known locally as Rhubaan. It enjoys an immediate foreshore setting with only the minor access road in front of the house.

From its immediate foreshore situation, there are quite spectacular and often dramatic outlooks to the Island of Bute and the highly picturesque and world-famous Kyles of Bute.

Tighnabruaich is a well-known sheltered anchorage with moorings that are always lively with the comings and goings of pleasure boating and yachting craft. One of its highlights must surely be the regular berthing of the famous Waverley, reputed to be the world's last sea going paddle steamer. Always a sight to behold as she berths at Tighnabruaich pier with day trippers.

The village centre is a comfortable short level walk and offers a doctor's surgery and local amenities that cater for everyday needs. A bus service runs from Tighnabruaich to both Portavadie and Dunoon.

The city of Glasgow is 55 miles distant (via a pleasant boat crossing to Gourock) and has numerous retail districts and all the higher educational, cultural and leisure services normally associated with a major international centre.

Tighnabruaich has a reputable and award winning primary school and secondary is available at Dunoon Grammar.

The area is famous for its dramatic natural scenic beauty; yachtsmen and women the world over sail through the scenic Kyles from the Clyde marinas and on through the Crinan canal and out to the Hebridean islands. A marina and restaurant complex at Portavadie is 4 miles to the west and offers facilities such as a leisure centre with indoor and outdoor infinity pool and beauty treatment rooms. Portavadie also hosts facilities supporting great mountain bike trails in the area.

The area offers much in the way of relaxing outdoor pursuits. Kyles of Bute Golf Club is a scenic and challenging 9-hole golf course. Shinty is also played in the village, Kyles Athletic Shinty Club was founded in 1896. There is a village tennis court and a famous sailing school.

Tighnabruaich lies on "Argyll's Secret Coast", which stretches from Strachur at the top of Loch Fyne round the coast to Colintrave. It is an area of stunning natural beauty where there are countless opportunities to discover peaceful locations. Nearby activities include walks in forests or along the coast, fishing, kayaking or sailing and enjoying the wildlife.



## Description

Rhubaan Lodge is a fine period detached home in a sublime setting at Rhubaan at the northern side of Tighnabruaich. The front elevation is tooled exposed natural honey coloured stone, the side and rear elevations to cream painted stone. The whole is under a re-slatted roof with finial topped dormer projections. Internally there has been the sensitive retention of period features including entablature and corbels at the front door, intricate cornice work and feature Victorian fireplaces. The addition of the conservatory at the front provides the sense of 'being in' the landscape with the wonderful views out across the sheltered anchorage at Rhubaan and the highly picturesque west Kyles of Bute. The house is set amid generous gardens and grounds which have been strategically stocked with a large number of rhododendrons providing a riot of colour when in bloom in the springtime.

### Ground Floor

Outer door leading to fine bow ended conservatory with terra cotta tile floor, arched stone entrance to twin leaf storm doors and vestibule, half glazed door with fan light leading to broad welcoming reception hallway, under stairs store, sitting room with bay window formation showcasing the views, white painted Victorian fireplace with intricate detail and cast iron slips on a slated hearth with warming open fire, open Edinburgh press, formal dining room with white painted fireplace, cast iron slips and slated hearth, closed Edinburgh press, family/TV room or study with rear facing multi glazed window, white fireplace with stone slips on a terra cotta tile hearth, kitchen with pine base units and pine floor, shelved larder and electric three oven Aga range cooker in black enamel, door to utility room with door to rear gardens, pine lined and red painted concrete floor, door to shower room and wc also completed in pine lining.

### First Floor

Period staircase with wood turned banister and white painted decorative spindles, stained glass window at half landing flooding natural light onto lower and upper hallways, upper hallway leading to dual aspect bedroom 1 with dormer and gable windows, bedroom 2 with front facing dormer window, bathroom with arched dormer window, painted wood panel to dado height, cast iron radiator with stainless teal towel rail and plumbed shower over bath with glass screen, bedroom 3 (principal) with bay dormer window to front, decorative white fireplace with cast iron slips, en suite bathroom with side gable window and airing cupboard with slatted shelving, bedroom 4 with dormer window to rear and access to insulated and part floored attic space.

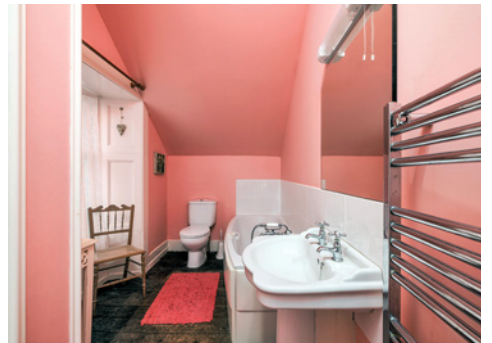
### Outbuildings

Dilapidated garage to side with twin leaf access doors, bothy at the rear providing stores for garden equipment and machinery, summer house.

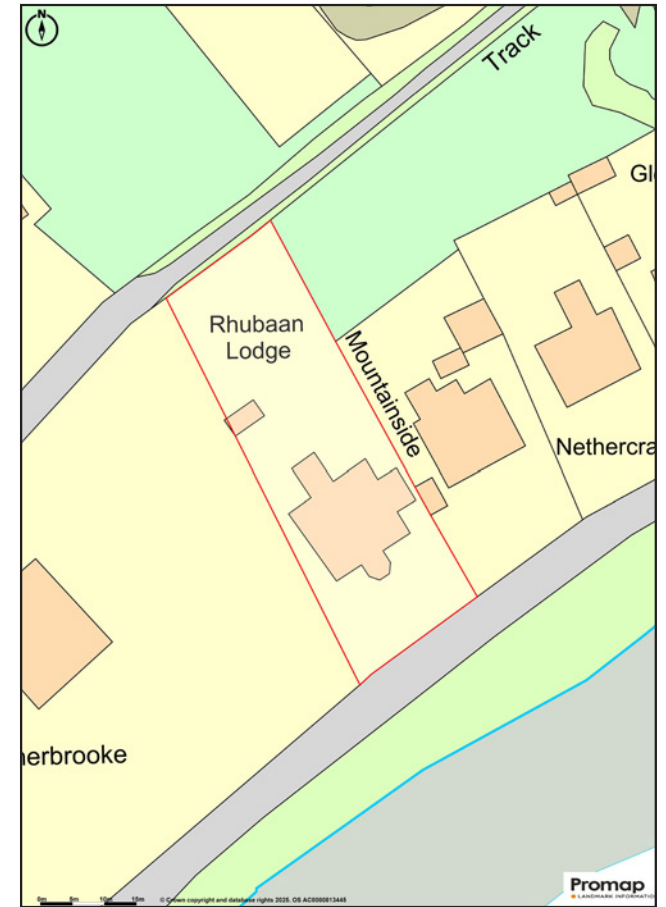
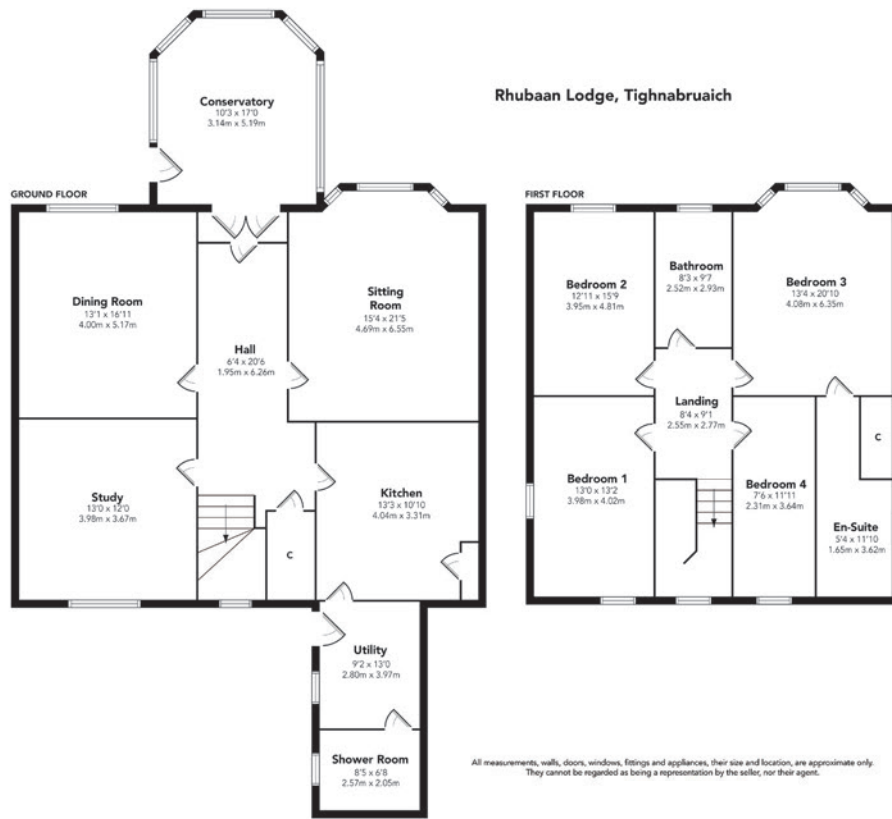
### Gardens

Stone gate piers with black painted iron gate, stone wall at the front with ornamental railings, ribbed concrete driveway with centre grass fringed with heavily stocked beds with ground cover plantings and summer flowers. A stone retaining wall supports further well stocked beds and a gravel terrace at the front of the house, steps lead down to a sheltered patio providing space for alfresco dining and sundowner drinks. To the side, stocked soft fruit beds with flourishing currant and raspberry canes. A path fringed with rhododendrons camelias and hostas leads to the rear gardens leading to a sloping lawn with drying green and curved dwarf decorative stone wall. A steel trellis arch leads to further sloping gardens at the rear which are heavily stocked with many rhododendron species and tall mature trees at the extreme rear.





# Floorplan and Site Location



## Local Authorities

Argyll & Bute Council  
Kilmory  
Lochgilphead  
Argyll  
PA31 8RT  
Tel: 01546-602127.

## Services

Mains water supply, drainage is by direct outflow. Mains electricity, oil fired central heating, some double glazing.

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

## Council Tax

Rhubaan Lodge is in council tax band F and the amount payable for 2025/2026 is £3,043.11.

## EPC

EPC rating F.

## 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 Gourrock on the A770 for 8 miles to reach the Western Ferry terminal at McInroy's Point. Take the ferry to Hunters Quay, Dunoon. Leave the terminal and turn right on the A815 through Sandbank. After 3.5 miles turn left on to the B836. Travel for 11 miles before turning right on to the A886. Travel for 1.5 miles then turn left onto the A8003. Travel for 7 miles to reach Tighnabruaich. On arrival in the village proceed to the end of the road where it meets the sea. Turn left onto the coastal road, proceed through the village and after 1.2 miles to find Rhubaan Lodge 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

## Viewing

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

## Possession

Vacant possession will be given on completion.

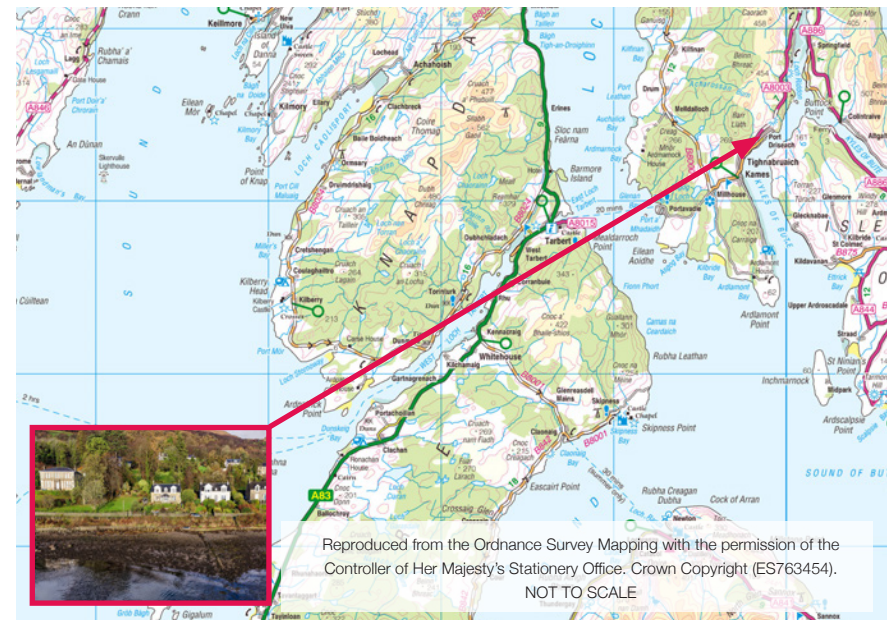
## Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, The Beacon, 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.

If you require this publication in an alternative format, please contact this office on 0141 225 3880.

## 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.



Alternatively from Glasgow proceed in a westerly direction on the M8 motorway for about 15 miles taking junction 30 onto the Erskine Bridge. Turn left off the bridge on the A82 and continue for about 25 miles to reach Tarbet. Continue to the left at Tarbet onto the A83 and proceed through Arrochar for a further 13 miles. Turn left onto the A815 and travel for 10 miles to Strachur. At Strachur turn right onto A886 and travel for 15 miles. Turn right on to the A8003. Travel for 7 miles to reach Tighnabruaich. On arrival in the Village, follow directions 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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