



Lochhead Cottage, Glendaruel, Colintrave, Argyll & Bute

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Lochhead Cottage

Glendaruel, Colintrave,
Argyll & Bute, PA22 3AF

Colintrave 8.5 miles, Dunoon 16.5 miles, Rothesay 15 miles, Strachur 16 miles,
Glasgow Airport 40 miles (Via Ferry) Glasgow City 51 miles (Via Ferry)

In typical west highland style a pretty cottage in a woodland setting and with views over the river Ruel and the tidal head of Loch Ruel.

Ground Floor:

Outer door with stained and leaded glass detail to entrance reception hall, breakfasting fitted kitchen, sitting room, bedroom 1, shower room.

First Floor:

Stairs up to first floor to floored and lined attic room with general-purpose store at the gable end.

Outbuildings:

Polycarbonate sheet covered canopy, general purpose and freezer store under Coraline sheet roof, garden shed/workshop and equipment store under Coraline sheet roof, second general purpose store, small timber garden shed.

Gardens:

A gate leads to a gravel surfaced driveway and to a vehicle turning and hardstanding area to the front and the side of the house. Within the gardens are semi ancient native trees, rhododendrons and exposed natural rocky outcrops, small front lawn with views to the River Ruel and the head of the tidal Loch Ruel. A screen of evergreens is at the northern side with post and wire fencing forming the boundaries. A further lawn is at the rear which backs adjacent semi ancient native woodlands providing shelter and pleasant amenity. Wood fired hot tub. An EV charging point has also been installed for added convenience.

About 0.634 acres



Situation

Lochhead Cottage is situated in a location of great natural scenic beauty at the end of the small south Argyll ribbon settlement and little known hamlet of Stronafian.

Stronafian is situated at the junctions of the B836 & the A836 at the head of Loch Riddon.

The house is set in private and mature woodland grounds which extend to about 0.634 acres. From its slightly raised vantage point there are wonderful southerly aspects with spectacular views south over Loch Riddon, the Kyles of Bute, the Island of Bute and then beyond to Goat Fell and the high tops of Arran.

Lochhead Cottage is at the southern end of scenic Glendaruel on the Cowal Peninsula. The area is famous for its stunning natural scenic beauty with deep and narrow sea lochs and high-sided mountains and 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 (8.5 miles to the south) has a hotel with a friendly bar and an enviable reputation for 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 or alternatively a ferry from Wemyss Bay on Clyde Coast. 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. The picturesque village of Tighnabruaich, approximately 7 miles away, has two pubs, restaurants and local amenities, with the famous Waverley paddle steamer docking there during the summer months. Excellent local medical services are delivered from Tighnabruaich.

Nearby Portavadie Marina and Spa provides a luxury leisure destination with marina facilities, restaurant, bar, spa and heated outdoor infinity pool overlooking Loch Fyne.

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, 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.

Local bus services run to Tighnabruaich, Rothesay, Dunoon and Inveraray.

The Braehead retail village to the west of Glasgow is only 47 miles (albeit including a short ferry crossing over the Clyde) and has Marks & Spencer and Sainsbury's anchor stores, a range of High Street multiples, plus an IKEA superstore. Marks & Spencer, Tesco and Morrisons each have large outlets in Greenock, about 8 miles from the ferry terminals or reached overland via Helensburgh and the Rest and be Thankful A83 road

The city of Glasgow is 51 miles by ferry and provides extensive retail, commercial, cultural, higher educational and leisure services.



Description

Lochhead Cottage is a delightful, detached cottage in typical west highland style in a situation of great natural scenic beauty. The house enjoys a lovely peaceful location at the head of Loch Ruel near to Glendaruel, Colintnaive and Tighnabruaich. The house is of white painted harled exterior and under a Coraline sheeted roof. The property is set amid mature and woodland gardens with neighbouring woodlands forming a sheltered backdrop.

Ground Floor

Double glazed outer door with stained and leaded glass detail to entrance reception hall, with electrical switchgear, breakfasting fitted kitchen with windows to front and rear, base and wall units with butchers block worktops and projecting coffee and breakfasting bar, LPG boiler, door to rear gardens, sitting room with windows to front and rear, timber effect laminate flooring, exposed stone chimney breast with warming log burner inset on a terra cotta tiled hearth and timber fireplace, upright slimline radiator, access hatch to attic. Bedroom 1 with front facing window, timber effect laminate floor and open Edinburgh press. Shower room with smoked glass enclosure and wet wall finish, window to rear, tiled floor and vanity set wash hand basin.

First Floor

Stairs up to first floor, and open plan, floored and lined attic room with 2 x front facing dormer windows and general-purpose store at the gable end.

Outbuildings

Polycarbonate sheet covered canopy over flagstones, general purpose and freezer store under Coraline sheet roof, garden shed/workshop and equipment store under Coraline sheet roof, second general purpose store, small timber garden shed.

Gardens

A gate leads to a gravel surfaced driveway and to a vehicle turning and hardstanding area to the front and the side of the house, Within the gardens are semi ancient native trees, rhododendrons and exposed natural rocky outcrops, small front lawn with views to the River Ruel and the head of the tidal Loch Ruel. A screen of evergreens is at the northern side with post and wire fencing forming the boundaries. A further lawn is at the rear which backs adjacent semi ancient native woodlands providing shelter and pleasant amenity.

Mooring

The current owner presently has a mooring on Loch Riddon and understands that, subject to enquiry and availability through the local mooring association, it may be possible for a purchaser to obtain a mooring in the area.

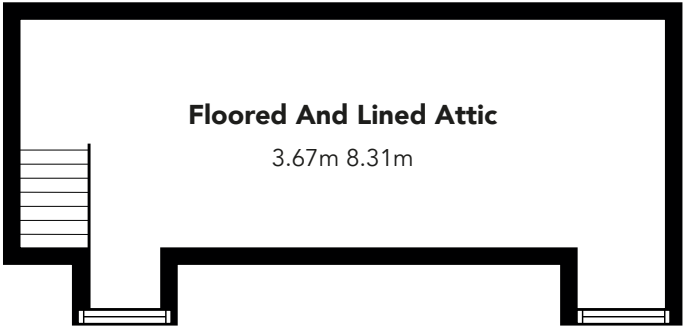
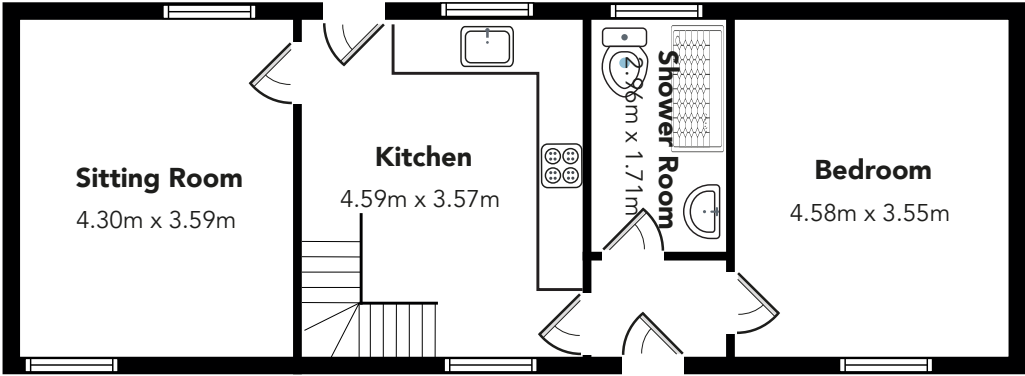
Services

Private UV lamped and filtered water supply, drainage is by private septic tank, LPG heating, double glazing. EV charger point. Electric trace underfloor heating in the shower room. Wood fired hot tub.

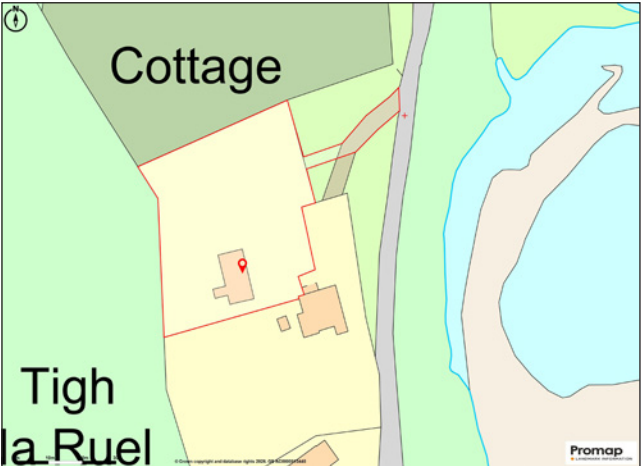


Floorplan and Site Location

Lochhead Cottage



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
Kilmory, Lochgilphead
Argyll PA31 8RT
Tel: 01546 602 127.

Council Tax

Band D amount payable for 2026/2027 is
£1783.33 Excluding mains water and sewerage.

Viewing

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

Possession

Vacant possession will be given on completion.
House is available fully furnished as a turnkey
by negotiation.

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,

Offers

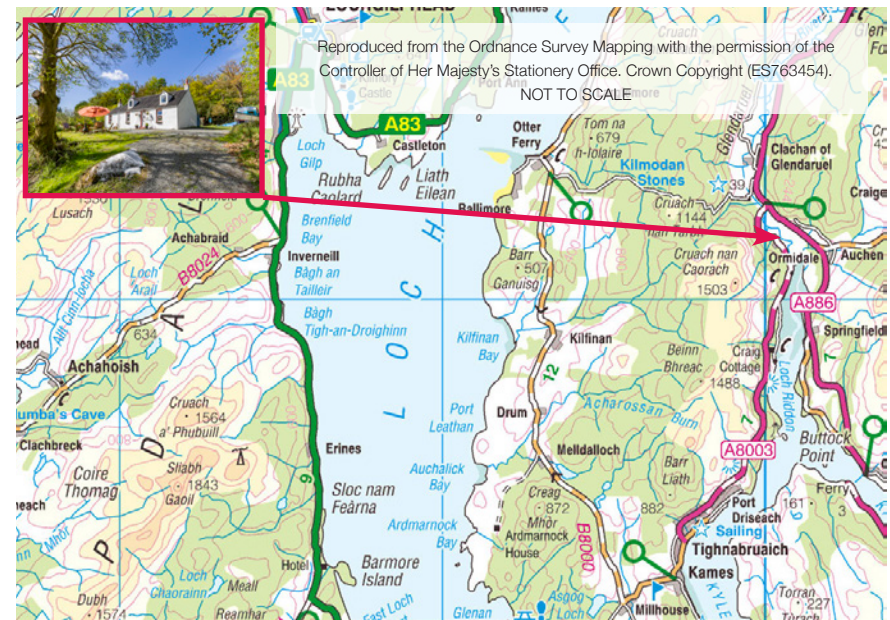
Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. A closing date for offers will probably be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed 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



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 about 11 miles to meet the junction with the A886. Turn right onto the A886 and travel for 1.3 miles then turn left onto the A8003. Continue on the A8003 for 1.6 miles to find the entrance to Lochhead Cottage 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

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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