



Old School House, Millhouse, Tighnabruaich, Argyll & Bute

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Old School House

Millhouse, Tighnabruaich,
Argyll & Bute, PA21 2BW

Kames 1.2 miles Tighnabruaich 2.2 miles Portavadie Marina 2 miles
Dunoon 28 miles, Glasgow Airport 51 miles (via ferry),
Glasgow city centre 59 miles (via ferry).

Old School House is a delightful and completely renovated detached former school house located within a very pretty location within Millhouse.

Ground Floor:

Outer front door to welcoming entrance porch/cloaks, inner front door to welcoming entrance hall. Formal sitting room, stylish integrated kitchen, wc, formal dining room, door to rear gardens, utility/laundry room.

First Floor:

Via carpeted staircase to half landing, family bathroom with overhead shower. First floor landing with landscape picture frame window to rear gardens, bedroom 1 (master) with 2 sets of double fitted wardrobes, bedroom 2, bedroom 3 with ample fitted wardrobes.

Gardens:

Set within a pretty stone wall lies a personal wrought iron gate that provides access to the property's front door, private driveway to ample vehicular hard standing and parking. The gardens at the Old School House wrap around the extent of the property and are mainly laid to a level lawn with an assortment of trees and shrubs at its fringes, further bounded by a stone wall. Cellar housing hot water tank and providing storage.

About 0.37 acres



Situation

Old School House is situated in an area of great natural scenic beauty in the very pleasant little settlement of Millhouse which is located midway between Kames and Portavadie at the Ardlamont peninsula on the west of Scotland.

About 1.2 miles and 2.2 miles respectively to the east of Old School House are the conjoined coastal villages of Kames and Tighnabruaich. The villages are a well-known sheltered anchorage with moorings that are always lively with the comings and goings of boating and yachting craft. One of its highlights is 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.

Kames has a well-stocked local provisions store and at the centre of Tighnabruaich there are further shops as well as a doctor's surgery and other local amenities that cater for everyday needs. A bus service runs from Tighnabruaich to both Portavadie and Dunoon.

Portavadie Marina is 2 miles away to the west and has in recent years seen significant investment in creating a modern state of the art Marina infrastructure and offers facilities such as a leisure centre with indoor and outdoor infinity pools, beauty treatment rooms, accommodation and restaurant facilities. Portavadie also hosts facilities supporting great mountain bike trails in the area.

Tarbert is 6.9 miles to the west and there is a ferry service from Portavadie direct to Tarbert.

The city of Glasgow is 59 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 for secondary education, pupils have the option of attending Dunoon Grammar School or Tarbert Academy.

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.

The area offers much in the way of relaxing outdoor pursuits. The Kyles of Bute Golf Club is a scenic and challenging 9-hole golf course. There is tennis and inevitably, a famous sailing school.

Sea, river and loch fishing are also available in the area, as are a number of commercially run shoots. Some of the local estates allow stalking by arrangement.

Tighnabruaich lies on "Argyll's Secret Coast", which stretches from Strachur at the top of Loch Fyne round the coast to Colintraive. 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

Old School House is a delightful detached former school house located within a very pretty location within Millhouse. The property is laid out over two light and bright easily managed levels, with all rooms completed to a stylish contemporary finish. Externally, the property is of exposed stone construction with light grey painted stone entrance porch, all neatly presented under a brand new dark grey slate roof. The property sits within very pretty level garden grounds which are bound by an original stone wall.

The property is perfect and well set up for principal family living; Millhouse is also a well-known west of Scotland holiday and short break destination and so offers scope as a second or income producing holiday home.

Ground Floor

Outer front door to welcoming entrance porch/cloaks with modern floor tiles, inner front door to welcoming entrance hall, electrical switch gear. Formal sitting room with warming log burning stove, window with window seat to front gardens and rolling countryside. Stylish integrated kitchen, hob with zone induction venting, central island unit offering informal breakfasting and dining, window with window seat to front gardens. w/c, formal dining room with refreshments fridge, window and door with glass insert to rear gardens, utility/laundry room with pulley, windows to gardens.

First Floor

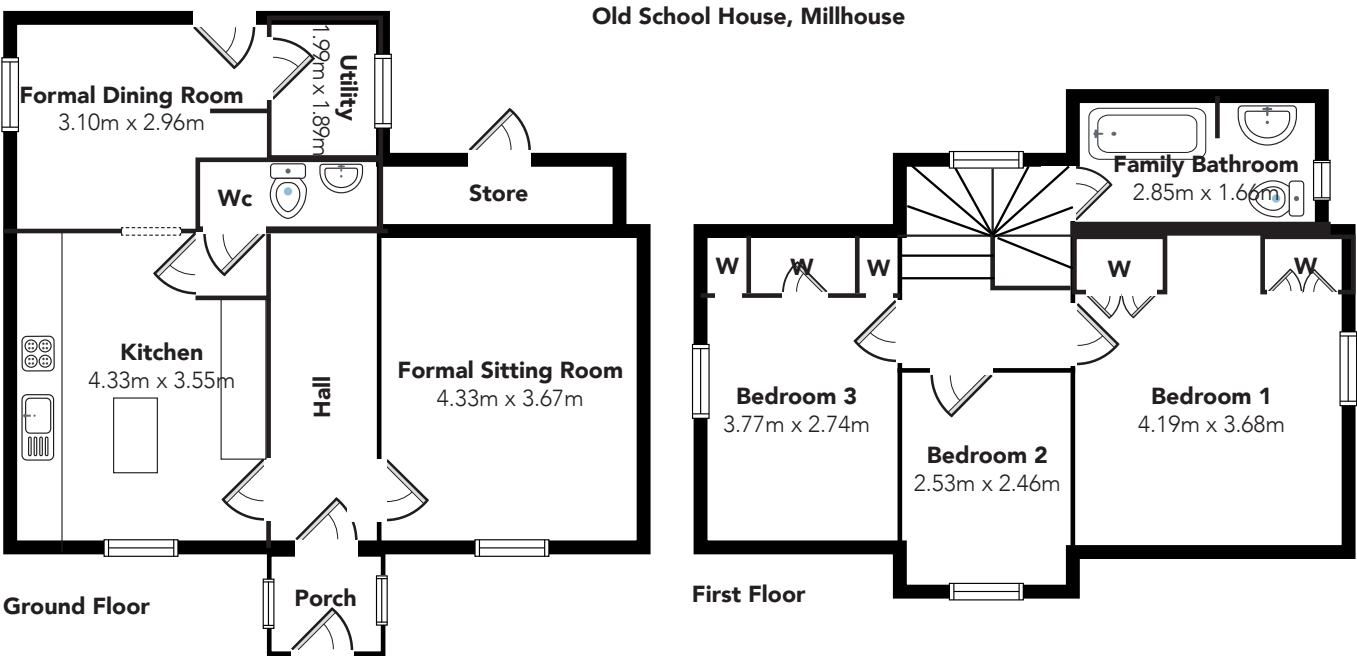
Via carpeted staircase to half landing, original tongue and groove panelling to family bathroom with overhead shower, heated towel rail. First floor landing with landscape picture frame window to rear gardens, bedroom 1 (master) with 2 sets of double fitted wardrobes, window to side gardens, bedroom 2 with window to rolling countryside view, bedroom 3 with ample fitted wardrobes and window to rolling countryside.

Gardens

Set within a pretty stone wall lies a personal wrought iron gate that provides access to the property's front door, private driveway to ample vehicular hard standing and parking. The gardens at the Old School House wrap around the extent of the property and are mainly laid to a level lawn with an assortment of shrubs and trees at its fringes, further bounded by a stone wall. The gardens enjoy sunshine until late in the evening. Cellar housing hot water tank and providing storage.



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 Authorities

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

Council Tax

Old School House is in council tax band E and the amount payable for 2026/2027 is £2,712.15.

Services

Mains water supply, drainage is by shared septic tank, electric heating assisted by a log burning stove, double glazing.

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

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 Gourock 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 turn right onto the B8000, continue along the coast through the next village of Kames, turning right at the post office remaining on the B8000 for a further 1.2 miles to reach the hamlet of Millhouse. At the cross roads proceed straight remaining on the road for Portavadie, and the Old School House is on your 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 resile 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.

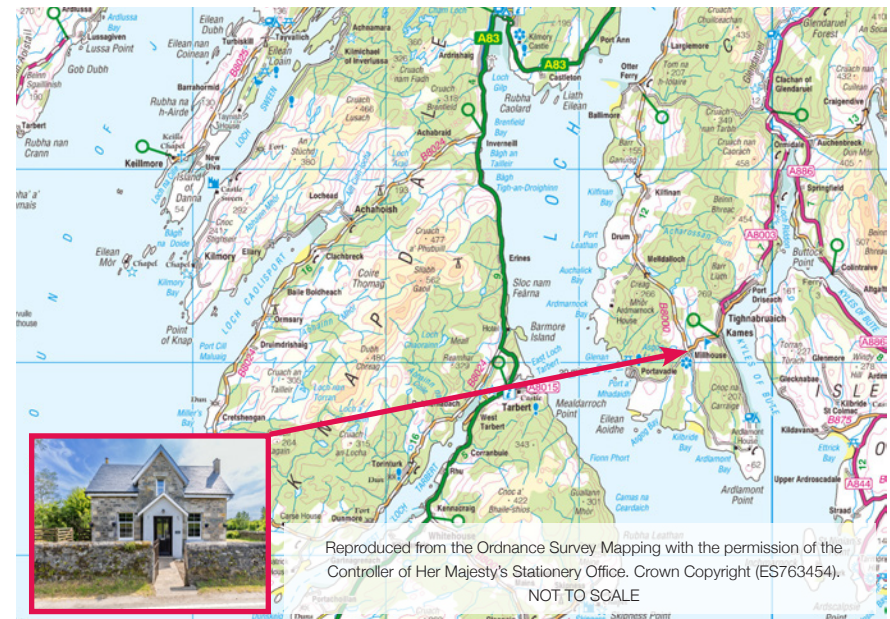
Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 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 of any closing date that may be fixed.

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 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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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 July 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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