



Ardentinn House, Ardentinn, Argyll & Bute
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Ardentinny House

Ardentinny, Argyll & Bute,
PA23 8TR

Dunoon 12.2 miles, Glasgow Airport 35.8 miles (via ferry),
Glasgow City 43.7 miles (via ferry)

A fully refurbished category 'B' listed linked villa over three levels with direct shore access and spectacular views over Loch Long.

Ground Floor:

Outer projecting canopy porch, entrance vestibule, entrance reception hallway, sitting room, open plan dining and breakfasting room via coffee island to kitchen, hallway to cloaks/wc and shower room, bedroom 1, general purpose store.

First Floor:

Turret staircase to first floor upper hallway, general purpose store with central heating boiler and plumbing for white goods, bedroom 2 with en suite bath and shower room, bedroom 3 with en suite shower room, bedroom 4 with en suite shower room, bedroom 5 en suite shower room.

Second Floor:

Door to concealed staircase leading to second floor, level 'L' shaped room, fully floored, lined and carpeted space suitable for further conversion, heated and plumbed for kitchen and bathroom.

Garden:

Cobbled area directly in front of Ardentinn House, landscaped rear gardens with cobble pathway, gravel inserts and circular cobbled roundel with rowan tree. Raised pergola and sleeper beds with summer flowers and clematis trained on privacy timber fencing. Path to rocky outcrop and steps to fenced deck which provides an excellent viewpoint over Loch Long to the adjacent Roseneath peninsula. Gate and steps provide direct access to the gravel beach and foreshore.

Parking:

Parking for 4 vehicles on a gravel courtyard immediately adjacent to Ardentinn House.

Mooring:

Available by separate negotiation.

About 0.079 acres in all.

Situation

Ardentinny House is located in the pretty coastal hamlet of Ardentinny, an historic and very pretty coastal ribbon strip community on the western side of Loch Long in the west of Scotland.

Ardentinny House enjoys a fine shoreside coastal setting with uninterrupted seascape aspects out across Loch Long and towards the land mass of the Roseneath peninsula adjacent. A fascinating variety of pleasure, sailing boats and ships pass the property on a daily basis.

The nearest church is at Strone. Ardentinny village has a popular bistro and bar named The Ardentinny and there is a lively café/restaurant with gift shop at nearby Blairmore. The nearest well stocked local provisions and convenience store is at Cot House at the head of the Holy Loch. The nearby coastal hamlet of Kilmun has a historic church and mausoleum.

Dunoon, 12.2 miles away, has more extensive facilities including supermarkets, as well as a library, hospital, leisure centre and swimming pool. Gourock/Greenock, (by ferry crossing), is about 19.8 miles, and the Braehead retail village at 33 miles, offers many of the major high street multiples.

There is a regular bus service to Dunoon and a frequent car & passenger ferry service from Dunoon with trains from Gourock to Glasgow.

Primary schooling is at Strone and both further primary and secondary schooling is available in Dunoon. Some children in the area attend the independent school of St Columba's in Kilmacolm and a private bus service is in operation from Gourock.

Set within the Lomond & Trossachs National Park and the Argyll Forest Park, Ardentinny House is a short drive from the towering Californian redwoods at Benmore Botanic Gardens and the stunning beauty of the freshwater Loch Eck. Salmon and sea trout run the nearby River Eachaig.

The area is renowned for its great natural scenic beauty with many miles of quiet roads, coastal walks, forest trails and hillside tracks.

For sailing enthusiasts, the Firth of Clyde offers some of the most scenic sailing in Western Europe and there are marina and chandlery services at The Holy Loch, Port Bannatyne, Portavadie, Inverkip and Largs. A deep water mooring immediately offshore from Ardentinny House can be made available by separate negotiation.

As with most parts of Scotland one is never too far from a golf course and Ardentinny House is no exception. The Blairmore and Strone Golf club are a short way along the coast from Ardentinny.



Description

Ardentinny House, is a beautifully restored category 'B' listed linked villa situated in the lovely little hamlet of Ardentinn. The front of the house is to painted stone with contrasting light grey painted smooth ashlar at window mullions and doors, the rear of the house is to white painted harling and the whole is under a slated roof with leaded skewes. The gardens which are enclosed and mainly to the rear have been landscaped with a raised deck and steps leading to the beach and foreshore. In recent times Ardentinn House has been subject to a total programme of refurbishment, upgrading and insulation the results of which have created an exceptionally well finished, efficient home laid out over three levels, the house makes for an excellent principal or second home as well as the prospect of an income producing holiday rental investment opportunity.

Internally there is extensive good use of oak effect hardwood laminate flooring, the doors are to white oak with stainless steel ironmongery, kitchen and bathroom ware is deluxe range all completed with metro style splashback tiling and, in the bathrooms, upright stainless-steel radiator/towel rails. The radiators in the house are contemporary styled and finished in charcoal grey powder coated paint.

On the second-floor level, which is fully floored, lined and fitted, there is scope for further development as additional letting or living accommodation together with the option to create owner managers dedicated living space. The house is completed in a pleasant neutral palette of decoration all very nicely teamed with quality soft furnishings.

Ground Floor

Outer projecting canopy porch under leaded roof to half glazed outer door to entrance vestibule with coat hooks and outerwear stores, half bevel glass door with full drop glazed side screens to open plan entrance reception hallway, twin leaf glazed doors to dual aspect and comfortable sitting room with feature painted traditional fireplace with inset 12Kw multi fuel stove with dressed stone slips and slated hearth, twin leaf glazed doors to stylish open plan dining and breakfasting room and via coffee island to well-equipped shaker style kitchen with matching base and wall units finished with stainless steel ironmongery and white marble and grey vein marble worktops, window to front and second character porthole window, inner hallway leading to cloaks/wc and shower room with vanity set wash hand basin with mirror splashback, bedroom 1 (currently set up as music room) with double fronted fitted wardrobe, useful general purpose store.



First Floor

Feature turret staircase to first floor upper hallway with neat circular architecture, general purpose store with central heating boiler, large capacity sealed system hot water tank and plumbing for white goods, bedroom 2 with window to front, fitted wardrobe and en suite bath and shower room with French roll top bath and corner shower enclosure, vanity unit sink set and opaque glazed window to front, bedroom 3 with window to front, double fronted fitted wardrobe and en suite shower room with vanity unit sink set, bedroom 4 with window to rear, single fronted fitted wardrobe and en suite shower room with vanity unit sink set, bedroom 5 with side window, fitted wardrobe and en suite shower room with vanity unit sink set.

Second Floor

Door to concealed staircase leading to second floor level of a generous 'L' shaped fully floored, lined and carpeted space suitable for further conversion, heated and plumbed for kitchen and bathrooms, 2 dormer windows to front, 3 skylights to rear, exposed beams, the rear section has painted exposed beams and a dormer and a skylight window.

Garden

A small, cobbled area is directly in front of Ardentinnny House, the rear gardens have been landscaped and include a cobble pathway fringed with gravel inserts terminating at a circular cobbled roundel with rowan tree. There is a raised pergola and sleeper beds with summer flowers and clematis trained on timber privacy fencing. The path leads via a natural rocky outcrop to a fenced deck which provides an excellent viewpoint over Loch Long to the adjacent Roseneath peninsula, this is a delightful spot for alfresco dining and sundowners. A gate and steps provide direct access to the gravel beach and foreshore.

Parking

Parking for 4 vehicles on a gravel surfaced courtyard immediately adjacent to Ardentinnny House.

Mooring Buoy

A mooring buoy immediately offshore to the rear of Ardentinnny House can be made available by separate negotiation.





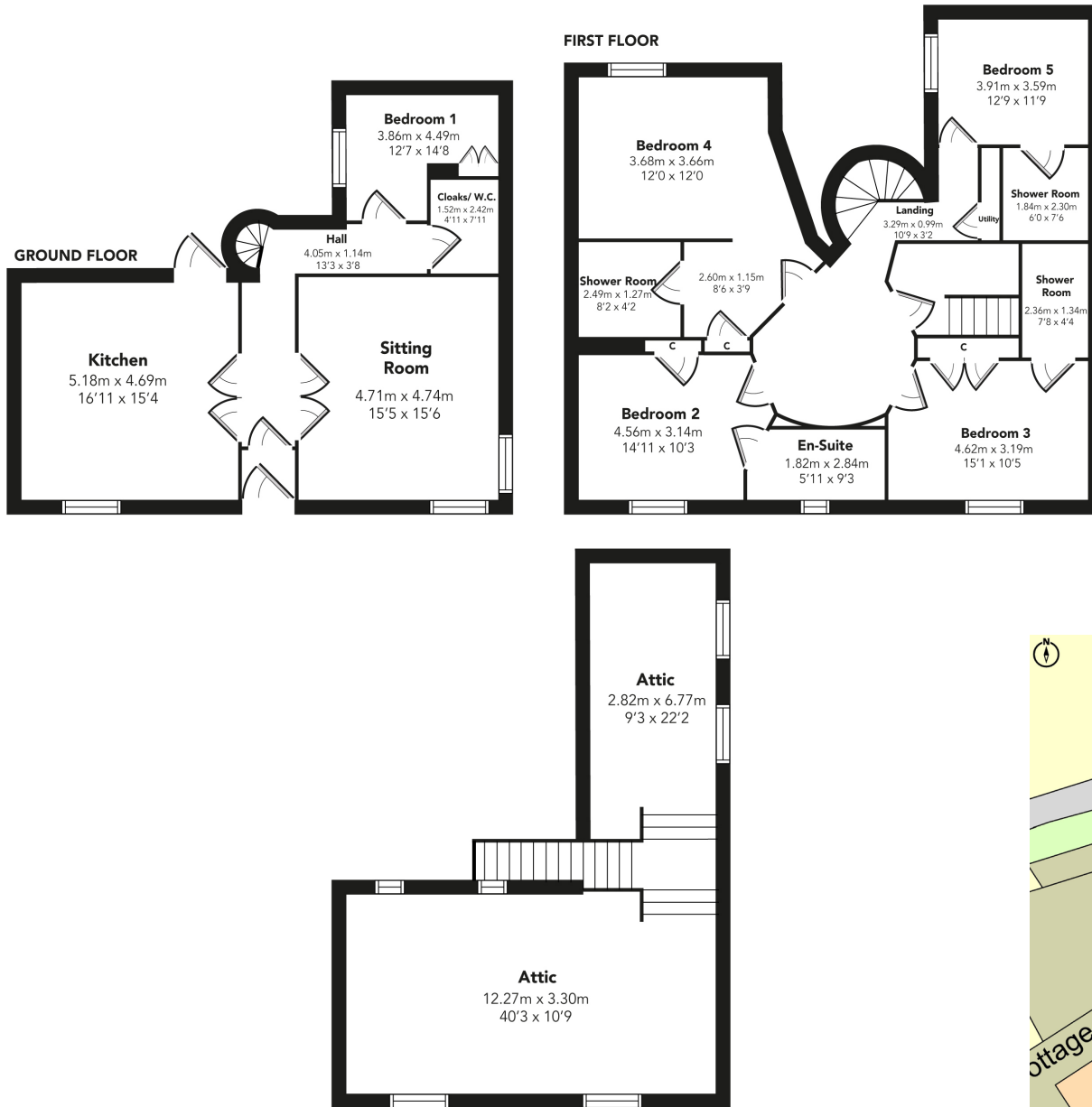




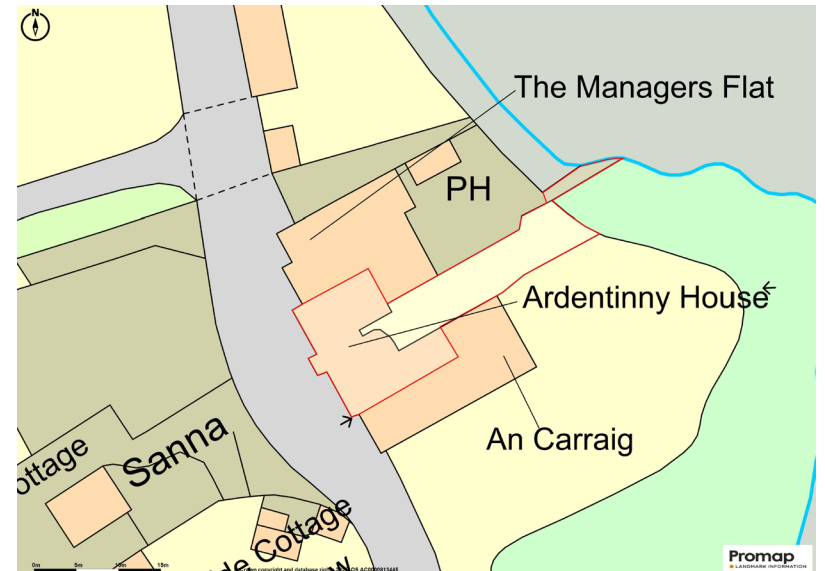


Floorplan and Site Location

Ardentinny House



Floorplans are indicative only - not to scale



Local Authorities

Argyll & Bute Council
Tel: 01546 602 127.

Services

Mains water supply, drainage is by shared septic tank, LPG fired central heating from shared and metered subterranean tank, double glazing.

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

Council Tax

Ardentiny House is in Council tax band F and the amount payable for 2025/2026 is £3,043.11 excluding sewerage.

Viewing

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

Possession

Vacant possession will be given on completion.

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 Ferries terminal at McInroy's Point. Take the ferry to Hunter's Quay Dunoon. Leave the terminal and turn right on the A815 through Sandbank. Turn right on to the A880 signposted Kilmun. Continue through Kilmun towards Strone. Proceed through Strone & Blairmore and continue along the coastal road until reaching Ardentiny. Ardentiny House is on the right-hand side immediately before 'The Ardentiny'.

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, 150 St. Vincent Street, Glasgow, G2 5NE. 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 and white goods 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



An alternate route by car from Glasgow is as follows: from Glasgow proceed in a westerly direction on the M8 motorway for about 15 miles taking junction 30 onto the Erskine Bridge (M898). 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, continue on the A815 22.8 miles before turning left onto the A880 following directions as above.

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 2025.

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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