



BRIDGE HOUSE

TARBERT, PA29 6XG

OFFERS OVER £194,995

Don't miss the chance to own a piece of Kintyre's coastal magic. Whether you're dreaming of morning coffee by the riverbank, sunset walks on the beach, or a stylish retreat with nothing left to do but move in, Bridge House delivers it all.

Arrange your viewing today to experience this perfect blend of traditional charm and modern riverside living first hand.

Stewart Balfour & Sutherland

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BRIDGE HOUSE

- Beautifully renovated home both inside and out
- Cozy countryside living room and 3 double bedrooms
- Finished to an exacting standard throughout
- Private driveway and gardens to the front and rear
- A short stroll to sandy beaches
- Early viewing a must

Bridge House: A Charming Riverside Sanctuary on the Kintyre Peninsula

Nestled in the heart of the idyllic hamlet of Tayinloan, Bridge House is a quintessential example of traditional Scottish coastal architecture. This one-and-a-half-storey cottage, constructed from beautiful natural exposed stone under a classic slate roof, sits in a commanding yet peaceful position beside a rustic stone bridge. Having recently undergone a comprehensive programme of renovation and improvement, the property perfectly balances its historic character with a fresh, contemporary finish. Whether you are searching for a permanent family residence, a manageable second home, or a high-end investment for the holiday-letting market, Bridge House is presented in immaculate, "walk-in" condition.

The heart of the home is the inviting ground-floor sitting room, designed for relaxation and warmth. Centred around a charming log-burning stove, this room provides a cosy sanctuary during the winter months, while French doors offer a seamless transition to the rear gardens during the summer. The ground floor layout flows effortlessly from the entrance hall into a well-equipped, modern kitchen that has been designed for ease of use. Additionally, the ground floor features a spacious principal double bedroom complete with its own en-suite shower room, offering the convenience of single-level living if required. Ascending the staircase from the sitting room, you are greeted by an impressively large first-floor landing. This bright, airy space is far more than just a hallway; it serves as a versatile "extra room," making it the perfect location for a home office, study, or creative studio. From here, you access two further well-appointed bedrooms, both of which are flooded with natural light thanks to a combination of dormer and Velux window formations. These rooms share access to a stylishly fitted family bathroom, ensuring the upper floor is as functional as it is charming.

The outdoor spaces at Bridge House are truly exceptional and have been designed to celebrate the property's unique riverside setting. To the front, a neat gravel driveway provides convenient off-street parking, bordered by an easily maintained lawn and secure fencing. To the rear, the garden transforms into a private oasis. Level lawns lead directly down to the banks of the Tayinloan Burn, where the gentle sound of running water creates a peaceful backdrop. A particular highlight of the property is the inclusion of two delightful summerhouses—one in the front and one in the rear—providing enchanting spots to enjoy the garden and the fresh Kintyre air throughout the day.

The location of Bridge House offers a lifestyle defined by natural beauty and outdoor adventure. A short, leisurely stroll from your front door leads to the local beach, where you can enjoy panoramic vistas across the Atlantic to the islands of Cara, Gigha,Islay, and Jura and if your lucky enough you may well spot a dolphin or two. A short stroll inland takes you into ancient woodlands where a stunning range of flora and fauna can be seen. The Kintyre Peninsula is renowned for its mild climate, influenced by the Gulf Stream, making it a haven for gardeners and walkers alike. For those who enjoy the Great Outdoors, the area is home to world-class golf courses at Machrihanish, exceptional sailing waters, and the famous 90-mile Kintyre Way walking route. And if that's all not a good enough reason to visit, then why not pop into the village shop in the neighbouring village of Maudsdales which is the winner of the Best Village Shop in 2025.

While Bridge House offers a sense of escape, it remains well-connected to essential services. The vibrant town of Campbeltown lies 18 miles to the south, offering supermarkets, a modern leisure centre, and a historic cinema, while the picturesque harbour village of Tarbert to the north provides further dining and shopping options. With the Gigha ferry terminal just moments away and easy road access back to Glasgow via the scenic A83, Bridge House represents the perfect marriage of rural tranquillity and modern convenience. GARDEN IMAGES TAKEN SUMMER 2025





Add some narrative here



NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not rely upon any statement, whether oral or written, made by the agents.

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