

Byre Cottage, Home Farm, Glendaruel, Colintraive, Argyll & Bute

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Byre Cottage

Home Farm, Glendaruel, Colintraive, Argyll & Bute, PA22 3AB

Colintraive 9.5 miles, Strachur 12.5 miles, Dunoon 18 miles, Glasgow Airport 42 miles, Glasgow City 53 miles

A beautifully finished attached 3-bedroom cottage centrally set within the successfully converted farm and steadings at Home Farm Glendaruel.

Byre Cottage

Ground Floor:
Entrance hall, open plan sitting room to open plan dining room to fitted and integrated kitchen, inner hallway with linen and hot tank store, bathroom, bedroom 1, bedroom 2, bedroom 3 with en suite shower room.

Gardens:
Parkland type gardens with designated parking.

For sale as a whole









Situation

Byre Cottage at Home Farm is set in Glendaruel, a classic west highland Scottish glen with its high sided mountains and lower plains which form the banks of the river Ruel, the river which flows through the glen to the sea at Loch Riddon. Cruach Chuilceachan is the craggy rocky high top which forms the backdrop to the west and Cruach Nan Cuilean is the high top to the east. The parcel of assets enjoys a leafy and bucolic situation and are set just off the minor road with passing places, that connects the top and the bottom sides of the glen on its western side.

The location is one of great natural scenic beauty in the valley of the river Ruel. Byre Cottage at Home Farm is about 9.5 miles to the north of Colintraive and about 12.5 miles to the south of Strachur. The location is the very heart of Argyll, on the Cowal Way and are surrounded by rolling valley countryside and woodlands which are rich in wildlife, gloriously unspoilt and with some of the most spectacular scenery in Scotland.

Byre Cottage is one of only nine beautifully converted farmhouse and steadings properties which are set just off a minor single-track road in a pleasant clearing and under the shelter of semi ancient native woodlands which are on the eastern side of the minor road.

The Cowal Peninsula area is famous for its stunning natural scenic beauty with high-sided mountains and glens together with its deep and narrow sea lochs which provide a boating route through from the Clyde estuary to Arran, Loch Fyne and the fishing village of Tarbert and onwards through the Crinan Canal to the Western Isles.

Colintraive (9.5 miles to the south) has a hotel with a friendly bar and an enviable reputation for pub and restaurant cuisine, 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. 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. Excellent local medical services are delivered from Tighnabruaich. The village of Strachur is about 12.5 miles to the north and where there are further local shops and services.

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, field sports, 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 and Dunoon.

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.Tesco and Morrisons each have large outlets in Greenock, circa 10 minutes (in normal driving conditions) from the ferry terminals.

The city of Glasgow is 53 miles by ferry and provides extensive retail, commercial, cultural, higher educational and leisure services.







Description

Home Farm was at one time and until 1984 a working dairy farm providing dairy supply services to Glendaruel, Loch Riddon and the surrounding area. When the farming family member retired there was a strong sentimental connection to the farm and so all of the assets were retained by the family, and the farmhouse and farm steadings repurposed as a self-catering holiday facility. The redevelopment was carried out with great flair and sensitivity to the historic structures carefully preserving the farm's unique character and now allowing guests to enjoy its very special atmosphere.

The properties at Home Farm Cottages have been refurbished and restored to an exceptional and luxurious standard which have secured a 4-5 star rating via Visit Scotland and the Scottish Tourist Board. Rich oak flooring, warming log burners, deluxe range furnishings, high end kitchen and bathroom ware all teamed with designer standard interior décor, quality ceramics and soft furnishings combine to make the properties at Home Farm a most inviting and attractive ownership proposition.

The nine properties are formed by the former farmhouse and steadings buildings; they are in two separate structures and are of white painted harled exterior finish under slated roofs. A particular feature is the former cart sheds which have been beautifully incorporated within the development, the access arches of which now feature immediately appealing fenestration and some with natural exposed stone.

The vendor's original plan was to sell all of the assets as a whole, however a change to the strategic plan now offers Byre Cottage as an individual home.

Many properties in the district are principal private residences as well as second or holiday homes. Glendaruel is a recognised west of Scotland holiday destination and so Byre Cottage lends itself well toward income production via self-catering holiday letting.

Byre Cottage

Ground Floor
Half glazed door to entrance hall, twin leaf doors with electrical switch gear, door to stylish open plan sitting room to open plan dining room to fitted and integrated kitchen, high vaulted ceiling, engineered oak flooring. Inner hallway with linen and hot tank store, leading to bathroom, bedroom 1, bedroom 2, bedroom 3, a self-contained master suite with vaulted ceiling and en suite shower room.

Services
Electric night storage heaters, private water, private drainage, double glazing.

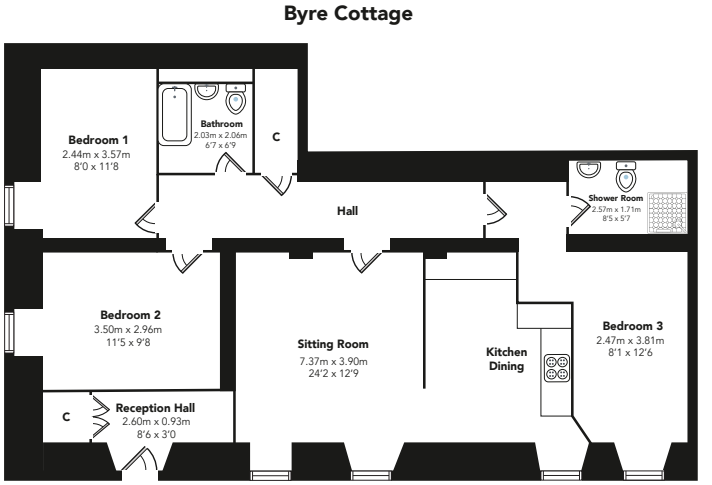
Note
None of the services have not been checked by the selling agents.

Contents
Contents can be made available by separate negotiation.

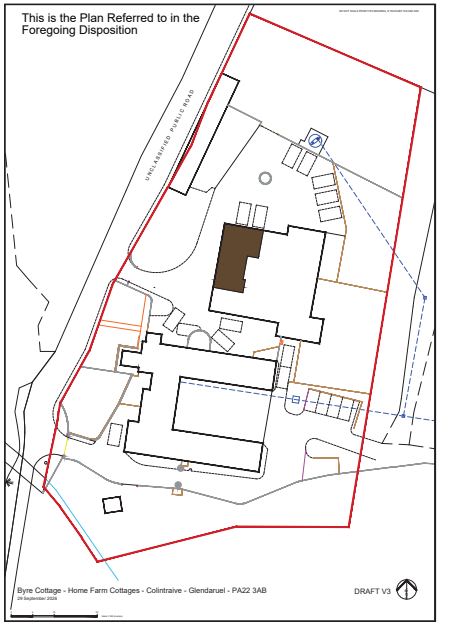
Gardens
The grounds at Home Farm Cottages have been beautifully maintained, mown grass verges are fringed with stone built exterior walls and post and rail fencing. Twin leaf gates at the northern side lead to a generous gravel surfaced yard leading to northern properties and terminating at the range of outbuildings.

Deed of Conditions
The common parts, use of, management and maintenance of the gardens and grounds is dealt with via a deed of conditions which can be made available on request.

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 602 127

Rateable Value
Including bonus relief Glendaruel
Byre Cottage £1,456.65p

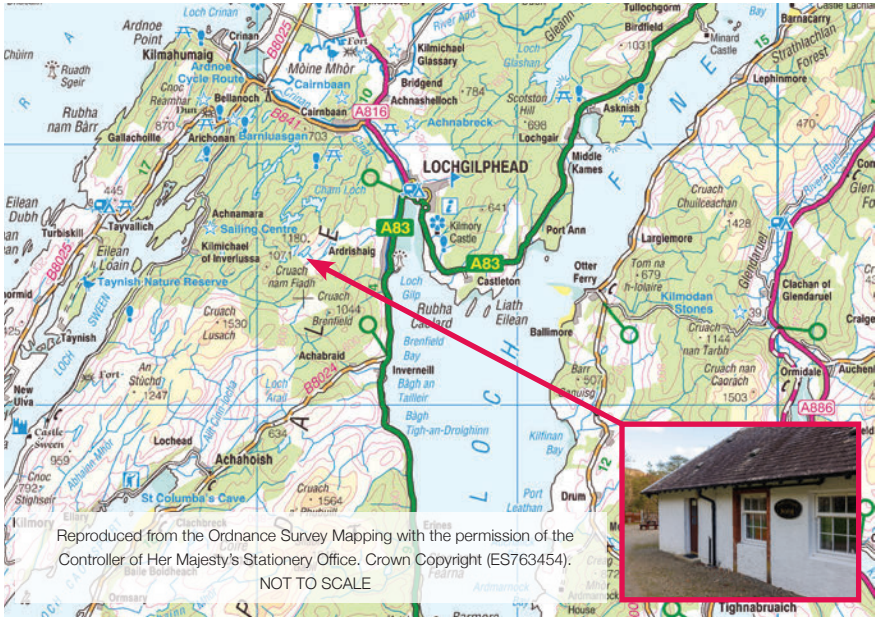
EPC Rating
Byre Cottage E

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

Possession
Vacant possession will be given on completion. Or contents can be available by a separate negotiation.

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.

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.



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NOT TO SCALE

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, 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 11 miles then turn right onto the A886 following signs Strachur. Continue on the A886 for about 2.1 miles then turn left (signposted Kilmodan Carved Stones) into Clachan of Glendaruel. Continue through the village then turn lest left onto the single track road. Continue in a northerly direction for 2 miles to find the entrance to Home Farm Cottages on the right 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.

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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.

ROBB RESIDENTIAL

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