

The Cottage, Glendaruel, Colintraive, Argyll & Bute

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The Cottage

Glendaruel, Colintraive, Argyll & Bute, PA22 3AE

Colintraive 9 miles, Strachur 12.5 miles, Dunoon 18 miles,
Glasgow Airport 42 miles, Glasgow City 53 miles

A beautiful fully refurbished detached west highland cottage providing an excellent principal, holiday bolthole or income producing self-catering accommodation.

Ground Floor:
Spilt stable door to entrance porch/vestibule/cloaks, open plan reception area to very comfortable sitting room, comfortable snug or TV room, double hardwood doors leading to newly fitted fully integrated kitchen with central island unit open plan to formal dining/breakfasting area, French doors to rear gardens. Doorway to inner hallway with general purpose store leading to bath and shower room with Velux windows and down lighters.

First Floor:
Neat dressed oak hardwood staircase with ¾ landing split, leading to bedrooms 1 & 2 with front facing dormer windows and Velux windows, second split to bedroom 3 (master) with Velux windows and separate wc and wash hand basin room.

Gardens:
Stock gate to gravel surfaced driveway and vehicle hard standing. Stone wall at the front with personal gate to front door. Gardens mainly to grass with spring bulbs and ancient trees. Close board fence ensuring privacy at the rear. Further gravel terrace to the side and neat pathway around the house.

Outbuildings:
Timber garden shed, vented log store, boiler house with boiler and pressurised hot water tank.

About 0.37 acres

Situation

The Cottage is situated in a location of great natural scenic beauty. The house is set in woodland gardens in the heart of the scenic glen of Glendaruel. The house faces due west and there are views out over adjacent farmland and woodlands of Glendaruel towards the river Ruel and onwards to the craggy heather covered moorlands and mountains which surround it.

The Cowal Peninsula area is famous for its stunning natural scenic beauty with deep and narrow sea lochs and high-sided 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 (9 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. 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.

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, golfing, 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; and a range of High Street multiples, plus an IKEA superstore. Marks & Spencer, 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

The Cottage has origins dating back to c 1788 and is a delightful west highland cottage which enjoys a situation of great natural scenic beauty in the high sided glen that is Glendaruel. The house is set on level, mature and easily tended gardens and it has an ancient Oak tree in the grounds with an impressive canopy, and which is protected by a TPO.

The house is of white painted stone and dark grey painted detailing at the front and white painted harling to the newer extension at the rear. Most of the property is under a slated roof with detailed and leaded mansard roof at the rear. Internally the house is well finished with dressed exposed natural hardwoods, and ancient exposed beams have been retained as a feature.

Ground Floor
Spilt stable door to entrance porch/vestibule/cloaks, with slate tile floor, fine open plan reception area to very comfortable sitting room with feature exposed and pointed stone wall with multi fuel stove at its heart, useful under stairs store, comfortable snug or TV room, double hardwood doors leading to newly fitted fully integrated kitchen with central island unit open plan to formal dining/ breakfasting area, French doors to rear gardens. Doorway to inner hallway with general purpose store leading to bath and shower room with Velux windows and down lighters.

First Floor
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Outbuildings
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Gardens
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Services
The Cottage is served by mains water, drainage is by private septic tank, LPG central heating supported by log burner, double glazing.







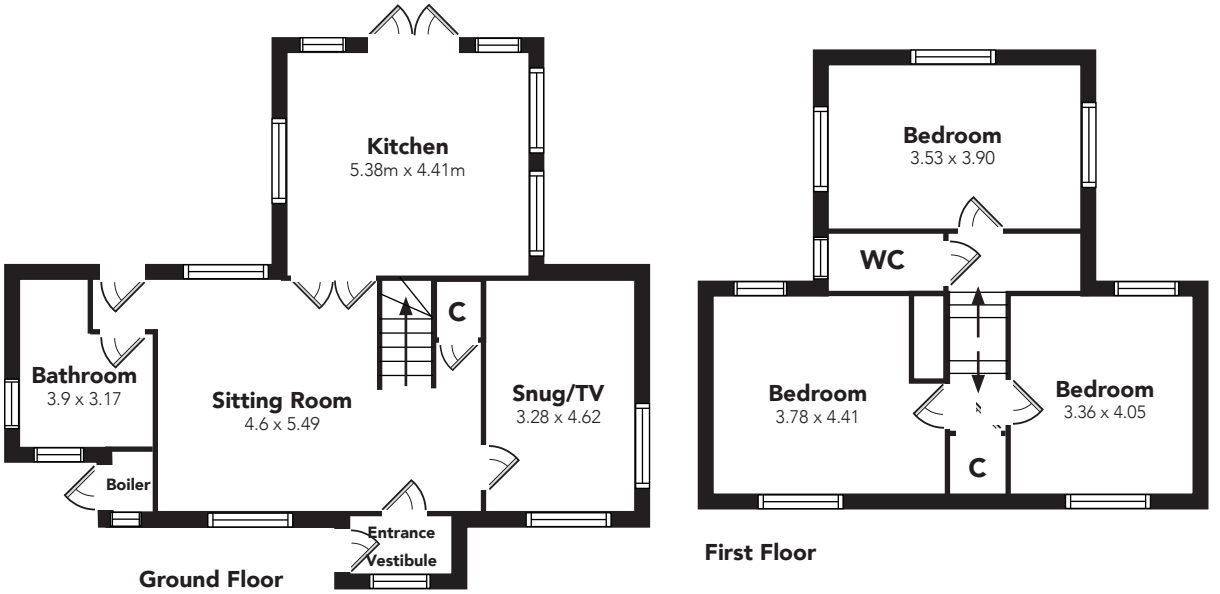






Floorplan and Site Location

The Cottage, Glendaruel





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
The Cottage Band is D and the amount of council tax payable for 2026/2027 is £2,085.28p excluding mains water and excluding sewage.

EPC
Rating F

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 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 to the seller.



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NOT TO SCALE

Travel Directions

Whats3words///sprinter.elbow.moons

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 4.3 miles turning left to see the Glendaruel Village Hall, turn right to find The Cottage 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.

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 October 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.

ROBB RESIDENTIAL

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