



Old School House, Muasdale, Tarbert, Argyll & Bute
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Old School House

Muasdale, Tarbert,
Argyll & Bute, PA29 6XD

Campbeltown 15 miles Tarbert 22 miles Lochgilphead 35 miles
Glasgow 125 miles.

In typical Scottish west highland style,
a detached house in the most sublime
coastal and beachfront setting.

Ground Floor:

Entrance vestibule, reception hallway, well equipped kitchen, open arch to open plan dining room, TV room/Home office/Study or possible 4th bedroom, shelved pantry/general purpose store, inner hallway to shelved stores, shower room, bathroom. Patio doors garden room, sitting room with warming log burner.

First Floor:

Staircase to first floor upper hallway with attic space access hatch, shelved linen store, bedrooms 1 & 2 both with dormer windows to front, bedroom 3 with velux window.

Outbuildings:

Integral triple garage/workshop & store, greenhouse, boiler house, water tanks and garden equipment stores, former poultry house, timber clad store.

Gardens:

Coastal access road from the A83, twin leaf 5 bar timber county gates over concrete apron to gravel surfaced driveway vehicle turning and hardstanding, the gardens are bounded front and side to a neat stone wall inside of which are well stocked beds and borders with mixed shrubs, bushes, and summer flowers, a level lawn is to the front, and a gravel pathway leads via a gravel terrace to the front door. The gravel drive continues to the rear and to the garage. Rear gardens are mainly to mature grass which terminate at the naturally rock armoured foreshore. Private beach access for the launching of light boating craft.

About 0.42 acres in all.

Situation

Old School House is situated on the west coast of the Kintyre peninsula and has a rare and attractive immediate coastal position. Old School House is situated on a coastal spit just off the A83 which is the main coastal road which connects Tarbert in the north and Campbeltown in the south. The access road is adopted and leads to only 4 properties, two cottages, Old School House and the charming A'Chleit church at the end of the minor road.

The gardens of Old School House run at the rear to the beach and foreshore and from its seaside position there are glorious, spectacular and sometimes dramatic sea views across the sound of Gigha to the top of Northern Ireland, the islands of Gigha, Islay and Jura. The Kintyre peninsula benefits from the mild climates created by the Gulf Stream and the western coast of Kintyre has a number of beautiful unspoilt beaches, two of which are literally on the doorstep of Old School House.

Muasdale has a local store which caters for everyday needs and requirements.

The town of Campbeltown is 15 miles to the south and has two supermarkets, a full range of shops and professional services, a secondary school, an A&E hospital, leisure facilities (including a modern swimming pool) and a cinema.

From Kennacraig there are ferry links to Islay & Jura. From Tarbert there are ferry links to Portavadie on Cowal which gives access to an alternative route to Glasgow via Dunoon and Gourock. In addition, from the eastern side of the peninsula, there is a short ferry crossing from Claonaig to Lochranza on the island of Arran.

The ferry to beautiful Gigha from Tayinloan is circa 10 minutes to the north of the property.

For sporting/outdoor enthusiasts, the links course of Machrihanish is of international acclaim and attracts many visitors. An additional 18-hole golf course known as the Machrihanish Dunes Golf Club has also recently opened. Tarbert has a challenging 18-hole course and there are 9-hole courses in Carradale and on the island of Gigha. The 18-hole Dunvaverty Golf Course is at Southend. The 13.6 mile golden beach of Machrihanish Bay is well known for windsurfing and surf canoeing.

World class sailing is available with access to either Loch Fyne at Tarbert or the west coast and the Inner Hebrides from West Loch Tarbert. The Crinan Canal also connects Loch Fyne at Ardrishaig with Loch Crinan and on to Mull and the Hebrides.

Productive sea fishing from shore and boat is available locally and there are trout and salmon opportunities by permit in surrounding rivers and hill lochs.

The countryside is a delight in which to walk or cycle with nearby access to 90-mile circular Kintyre Way, and there is no shortage of scenic routes and places of archaeological and historical interest to visit.



Description

Old School House is a detached house in typical Scottish west highland style. The house is in the perfect coastal setting on the western side of the Kintyre peninsula with gardens and grounds at the rear which extend to and provide access to the beach and foreshore. The house is of wet dash render exterior and the whole is under a slated roof (renewed 1995). The accommodation is well finished and flexible in layout over two light and bright and easily managed levels, it is set amid mature and well stocked gardens and grounds which over the years have been planted up to ensure year-round interest and colour. Internally, many of the doors feature heritage Suffolk latches and there is good use of inset ceiling downlighters.

Ground Floor

Flemish glass outer door to entrance vestibule, opaque glazed door to entrance reception hallway with knotted pine panel to dado height, coat hooks to either side, exposed pine doors, skirtings and facings. Well equipped kitchen with matching base and wall units CDA oven, hob and overhead extractor, front facing window, open arch to open plan dining room with window to rear gardens and waterscape views, TV room/Home office/Study or possible 4th bedroom with front facing window, shelved pantry/general purpose store, Bevel glass door to inner hallway leading to shelved stores, wet wall finish shower room with stainless steel radiator/towel rail, opaque window to side, generously proportioned bathroom with vanity set wash hand basin. Patio doors provide access to glazed garden room under polycarbonate sheet roof, concrete floor and further door to gardens, dual aspect sitting room with warming log burner on curved concrete hearth and slated slips into the fireplace.

First Floor

Staircase to first floor upper hallway with attic space access hatch, walk in shelved linen store, bedrooms 1 & 2 both with dormer windows to front and fine southerly coastal views, bedroom 3 with velux window to rear and fitted wardrobe/hanging rail.

Outbuildings

Integral triple garage/workshop & store with concrete floor, up and over roller door, light & power, greenhouse, boiler house, water tanks and garden equipment stores with front personal door and rear up and over door. Former poultry house, timber clad store.

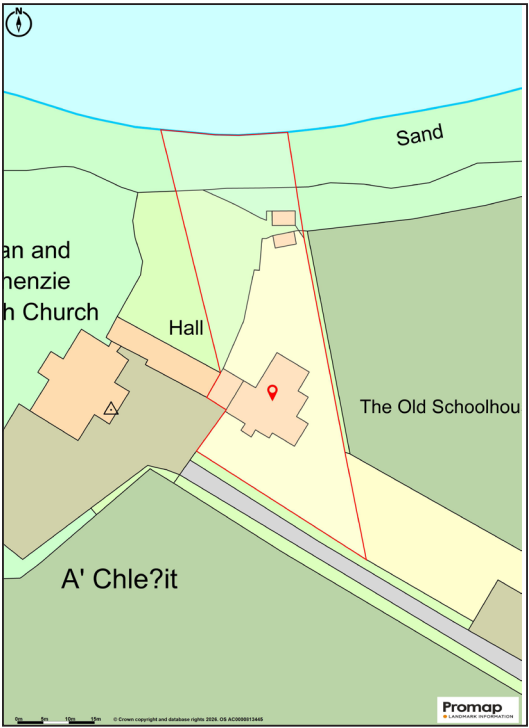
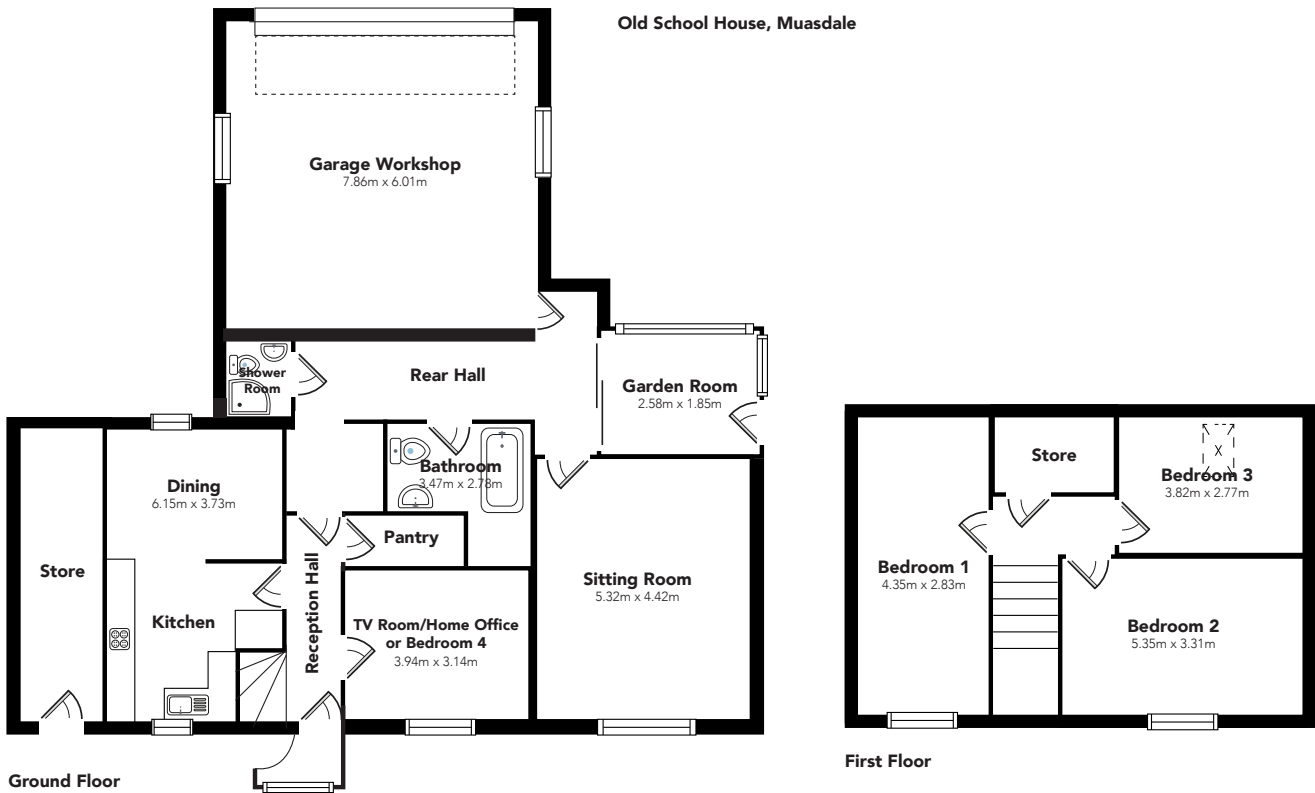
Gardens

Adopted road surface from the A83 exclusively to two cottages, Old School House and A'Chleit Church, twin leaf 5 bar timber county gates over concrete apron and leading to a gravel surfaced driveway vehicle turning and hardstanding, the gardens are bounded front and side to a neat stone wall inside of which are well stocked beds and borders with mixed bushes, annuals, perennials and summer flowers all carefully planted to ensure year round interest and colour, a level lawn is to the front with well-defined concrete kerbing. A gravel pathway leads via a gravel terrace to the front door. The gravel drive continues to the rear and to the garage. Rear gardens are mainly to mature grass which terminate at the naturally rock armoured foreshore. Private beach access allows for the launching of light boating craft.





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

Tel: 01546 602127.

Services

Mains water supply, drainage is by private septic tank, double glazing, oil fired central heating, (boiler replaced 2011).

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

Council Tax

Old School House is in Band D and the amount of council tax payable for 2026/2027 is £1783.33 excluding water and sewage.

EPC

EPC rating D

Viewing

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

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

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.

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



Travel Directions

From Glasgow take the A82 and A83 to reach the west coast town/port of Tarbert. Take the A83 out of Tarbert following signs for Campbeltown. After about 21.2 miles you will find the entrance to A'Chleit Church on the right hand side. Continue down the minor access road past the two cottages and Old School House is on the left hand side before the church.

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.



The Beacon
176 St Vincent Street
Glasgow
G2 5SG

sales@robbresidential.com

Tel: 0141 225 3880