



The Old School House, Rhunahaorine, Tayinloan, Argyll & Bute

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# The Old School House

Rhunahaorine, Tayinloan,  
Argyll & Bute, PA29 6XG

Tarbert 16.7 miles   Campbeltown 20.6 miles   Lochgilphead 30.2 miles  
Glasgow 119 miles

A recently upgraded detached home sitting within good garden grounds with views towards Gigha, Jura and Islay.

## Ground Floor:

Outer front door to entrance vestibule, inner front door to welcoming entrance hallway, formal sitting room with warming multifuel burner, windows overlooking front gardens. Formal dining room with windows overlooking front gardens, walk in store with window to gardens, WC, utility/boot room with door to gardens, kitchen cum informal breakfasting and dining area, 3 x Velux windows, windows and sliding door to gardens.

## First Floor:

Via carpeted staircase to half landing with window to side gardens, first floor landing with window to rear gardens and countryside views, bedroom 1 with window to rear, bedroom 2 & 3 with windows to front gardens and waterscape views, family bathroom with overhead shower and views to the water.

## Outbuildings:

Detached general purpose workshop and general purpose store.

## Gardens:

Via twin leaf wrought iron gates set into an exposed stone wall leading to ample vehicular hard standing, parking and turning area located at the front of the property. The gardens at The Old School House are laid to lawn with an assortment of flower beds, bushes and specimen trees at its border. To the rear there is a concrete terrace area which is ideal for alfresco sitting, dining and entertaining guests. The gardens are relatively low maintenance by design and bounded by a combination of stone walls and rylock fencing.

About 0.24 acres

## Situation

The Old School House is situated on the west coast of the Kintyre peninsula within a very pretty hamlet known as Rhunahaorine. From its prominent position there are sublime views over surrounding countryside and from the slightly elevated rear gardens there are views towards the Sound of Gigha, to Islay and Jura.

Kintyre is an area of exceptional natural scenic beauty. On this westerly coastline next to the Atlantic, artists come for the special quality of the light while others are drawn by the mild climate created by the Gulf Stream. The land where The Old School House sits has been designated by the local council as an Area of Panoramic Quality. Evening sunsets can be spectacular.

An abundance of wildlife can be seen from the property including a variety of birds such as migrating greylag and white-fronted geese, herons, wading curlews, oyster catchers and murmurations of starlings.

A short drive due South of The Old School House lies the award winning Muasdale village store selling local and international produce.

The town of Campbeltown is 20.6 miles to the south and has two supermarkets, a full range of shops and professional services, a secondary school, an A&E hospital, and a modern swimming pool. The Art Nouveau style Campbeltown Picture House is one of the earliest purpose built cinemas in UK.

The ferry in Tayinloan runs hourly from Tayinloan to the island of Gigha. Crossings take twenty minutes. Gigha has good eateries, beautiful beaches, and other attractions such as Achamore gardens and the annual music festival.

From Kennacraig there's the ferry to Isaly, and the Tarbert to Portavadie ferry gives access to an alternative route to Glasgow via Dunoon and Gourrock.

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 9 hole course and there are further 9-hole courses in Carradale and on the island of Gigha. The 18-hole Dunvaverty Golf Course is at Southend. The 3 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. For walkers, the 90 mile Kintyre Way passes the gate of The Old School House. There is no shortage of scenic routes and places of archaeological and historical interest to visit. South of the property and a short walk away are the ruins of Rhunahaorine Castle.



## Description

The Old School House is a recently upgraded detached property completed in white pebble dash, neatly presented under a dark grey slate roof, the accommodation is laid out over two easily managed light and bright levels with all rooms enjoying completely uninterrupted rolling countryside views and, in the distance, waterscape views over the sound of Gigha and on to the Island of Jura.

It is our opinion that The Old School House will suit many, it is a home that is well suited to principal private residence occupation as well as lending itself suitable as a second or holiday home or, indeed as a secure income producing self-catering holiday letting investment property.

### Ground Floor

Outer front door to entrance vestibule, inner front door to welcoming entrance hallway, formal sitting room with warming multifuel burner, exposed Edinburgh press, windows overlooking front gardens. Formal dining room with windows overlooking front gardens, walk in store with window to gardens, WC, utility/boot room with door to gardens, kitchen cum informal breakfasting and dining area, 3 x Velux windows, windows and sliding door to gardens.



### First Floor

Via carpeted staircase to half landing with window to side gardens, first floor landing with window to rear gardens and countryside views, bedroom 1 with window to rear, bedroom 2 & 3 with windows to front gardens and waterscape views, family bathroom with overhead shower and views to the water.

### Attic Space

Via a retractable ladder to floored and lined attic space with Velux windows to waterscape views.

### Outbuildings

Detached general purpose workshop and general purpose store.

### Gardens

Via twin leaf wrought iron gates set into an exposed stone wall leading to ample vehicular hard standing, parking and turning area located at the front of the property. The gardens at The Old School House are laid to lawn with an assortment of flower beds, bushes and specimen trees at its border. To the rear there is a concrete terrace area which is ideal for alfresco sitting, dining and entertaining guests. The gardens are relatively low maintenance by design and bounded by a combination of stone walls and rylock fencing.

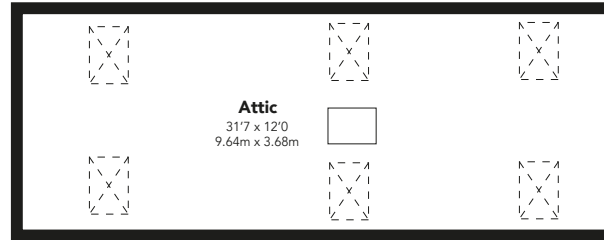
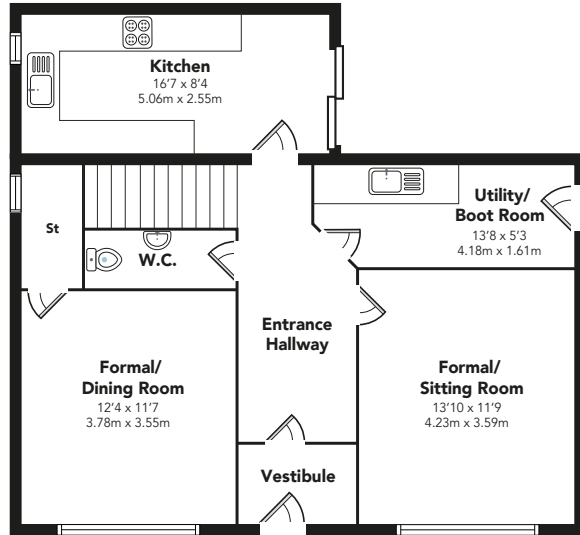




# Floorplan and Site Location

## The Old School House

### GROUND FLOOR



### FIRST FLOOR



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 shared septic tank, oil fired central heating supported by a warming multi fuel burning stove, double glazed.

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

## Council Tax

The Old School House is in Council tax band E and the amount payable for 2024/2025 is £2,211.20 including mains water supply and excluding sewage.

## EPC

Rating E

## 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

Moveable items, such as rugs, furniture and garden ornaments, are specifically excluded from the sale. However, certain items may be available to a purchaser 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.



## 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 16 miles, upon arrival into Rhunahaorine, you will find The Old School House on the left hand side just off the A83 beyond the primary school.

Alternatively, there is a regular bus service to and from Glasgow, and twice daily flights between Glasgow and Campbeltown airports, flying time 25 minutes.

## 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 November 2024.

## 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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