



The Old Saw Mill, Dalmally, Ardbrecknish, Argyll & Bute
www.robbsresidential.com





The Old Saw Mill

Dalmally, Ardbrecknish,
Argyll & Bute, PA33 1BH

Inveraray 12 miles Oban 30 miles Glasgow 72 miles

A lovely contemporary country house in a situation of great natural scenic beauty close to Loch Awe.

Ground floor:

Entrance vestibule, linen store and airing cupboard with water filtration and UV lamping gear, stylish open plan reception hallway, open to dining room open to well-equipped kitchen, utility room. Ground floor bedrooms 1 & 2, shower/steam room.

First Floor:

Oak hardwood staircase to first floor level, sitting room, bedroom 3 with en suite bathroom.

Gardens:

Gardens designed with low maintenance in mind, chipped granite surfaced driveway vehicle hardstanding and turning area. The chipped granite wraps around both sides of the house, flagstone pathways lead to front and side doors and rear deck. The old mill stream bubbles over the rocks at the rear and a timber bridge leads to further rear woodland gardens. White painted stones define the gardens to the front with some montbretia plantings.

Outbuildings:

UPVC garden shed/general purpose store.

About 0.328 acres

Situation

The Old Saw Mill is in the lovely hamlet of Ardbrecknish on the southern side of Loch Awe. From its bucolic position, there are aspects across adjacent countryside to the mountains and glens beyond and with glimpses of Loch Awe in the distance.

The community in Ardbrecknish is friendly, warm and welcoming, with an active local committee organising a variety of social events throughout the year, including ceilidhs, dance lessons and quiz nights. Monthly church services are also held at St James' Episcopal Church.

Loch Awe is one of Scotland's most spectacular lochs. It is 25 miles long and runs from the village of Lochawe in the north to Ford near the west coast to the south. At its northern end is Kilchurn Castle, a dramatic ruin, and one of Scotland's most famous and most photographed castles. There are a number of islands on the loch including Innishail, which is the burial island of the Dukes of Argyll. Inveraray Castle, the seat of the Dukes of Argyll, is at the head of Loch Fyne.

There is spectacular hill walking, climbing and mountaineering in the area with skiing at Glencoe. The numerous lochs and rivers of mid Argyll provide both salmon fishing and trout fishing, and the opportunity for boating and water sports. There is a variety of fresh water fish in the loch and in 2002 a British record 31lb 12oz wild brown trout was caught. The Ardbrecknish House Restaurant showcases models of these, in its welcoming bar.

Some of the local estates have low ground and rough shoots and it is possible by permission to arrange stalking.

The west of Scotland is well known among the yachting fraternity for its beautiful sailing scenery. There are marina and chandlery services at Oban, Croabh Haven and Ardfern. Ardbrecknish is home to a historic boatyard on the shores of Loch Awe, reflecting the area's long-standing connection with boating and fishing.

As with most parts of Scotland, one is never too far from a golf course, and The Old Saw Mill is no exception. The nearest courses are at Dalmally and Taynuilt.

Lochawe has a small railway station on the Glasgow to Oban line. The village has a post office/general store, the recently totally refurbished destination eatery, Ben Cruachan Inn, village hall, and a beautiful church. Dalmally is slightly larger and has a primary school, doctor's surgery, pharmacy and village store. Oban has a full range of shops and supermarkets, secondary schooling and professional services. Oban is the Caledonian MacBrayne ferry terminal to the Western Isles.



Description

The Old Saw Mill (Seann Mhuileann An T-Sabhaidh) is an imaginatively conceived detached country house (completed in 2007) in a rural situation of great natural scenic beauty close to the banks of Loch Awe in mid Argyll & Bute. The house is set on the site of the historic Ardbrecknish estate sawmill with evidence of the old mill race having been retained. Internally, the house is very tastefully decorated in soft and light neutral tones, the flooring is mainly to engineered solid oak and oiled hardwood, internal doors are also to oiled oak hardwood and completed with distinctive black heritage ironmongery to hinges, and Suffolk latch door furniture. Kitchen and bathroom ware is good range quality finished with complimentary coloured and durable Travertine tiling.

Externally, the house is a combination of white painted smooth render, weather treated red cedar and rustic stone, cleverly recycled from the relics of the historic sawmill. The whole is under a slated roof, and it is set on low maintenance gardens and grounds which feature an extensive sheltered and sunny deck at the rear, the old mill stream, together with a stand of Sitka spruce trees, some semi ancient native trees underplanted here and there with rhododendrons. White painted stones define the gardens to the front with some montbretia plantings. There is a generous chipped granite surfaced driveway, vehicle hard standing and turning areas which wrap around the front and sides of the house.

Given the quiet peaceful rural setting, there is much evidence of wildlife, a myriad of songbirds visit The Old Saw Mill feeders, red squirrels and families of pine martens, red roe and occasional sika deer are on the lands and the area has both golden and sea eagles, the burn that passes through the land has wonderful therapeutic qualities as the sparkling clear waters bubble over the rocks, scattering the sunlight over the grassy banks and trees.

While the Old Sawmill is a perfect principal home, Loch Awe is also a well-known west of Scotland holiday and short break destination and so The Old Saw Mill offers scope to new owners as a second or income producing, self-catered holiday home.

Ground Floor

Solid timber outer door with quarter glass light to entrance vestibule with outerwear coat hooks and honed travertine, slatted shelved linen store and airing cupboard with water filtration and UV lamping gear, door leading to stylish open

plan reception hallway, open to dining room open to well-equipped integrated kitchen with matching base and wall units with hand made splashback tiling and warming red enamel Rayburn stove, fridge and dishwasher. From the dining room a full drop glass door and side screens provide access to the expansive sheltered rear deck. Utility room with honed travertine, integrated freezer, washer & dryer, further solid door with quarter glass light to side gardens, electrical switchgear, base and wall units finished with travertine tile splashback. Ground floor bedrooms 1 & 2 both with side and full drop fenestration to surrounding countryside, shower/steam room glass cubicle, hard wood floor, Flemish glass side window, vanity set wash hand basin, travertine splashback tile, upright chrome radiator/towel rail.

First Floor

Dressed solid oak hardwood staircase to first floor level, fine bright sitting room with warming upright log burner/optional cooker set on a slated hearth, fully glazed southern gable, 4 x velux windows 2 of which feature the velux roof balcony system, bedroom 3 with 2 x velux windows and glazed gable overlooking deck and rear woodlands, attic access hatch, fitted wardrobe, en suite bathroom with 2 x velux windows, hard wood floor, travertine splashback, corner sited turbo spa bath and upright chrome radiator/towel rail.

Gardens

The gardens have been cleverly designed with low maintenance in mind, to the front, a chipped granite surfaced driveway, vehicle hardstanding and turning area. The chipped granite wraps around both sides of the house and flagstone pathways lead to front and side doors and also onto the expansive deck at the rear. At the rear a large, elevated timber deck with timber balustrading offers wonderfully sheltered outdoor space to enjoy wildlife sightings, alfresco dining, summer furniture and quiet sundowners. The old mill stream bubbles over the rocks at the rear and a timber bridge leads to further rear gardens with a stand of Sitka spruce trees, some semi ancient native trees underplanted here and there with rhododendrons. White painted stones define the gardens to the front with some montbretia plantings.

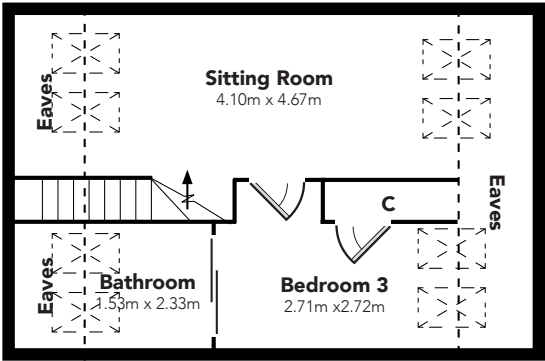
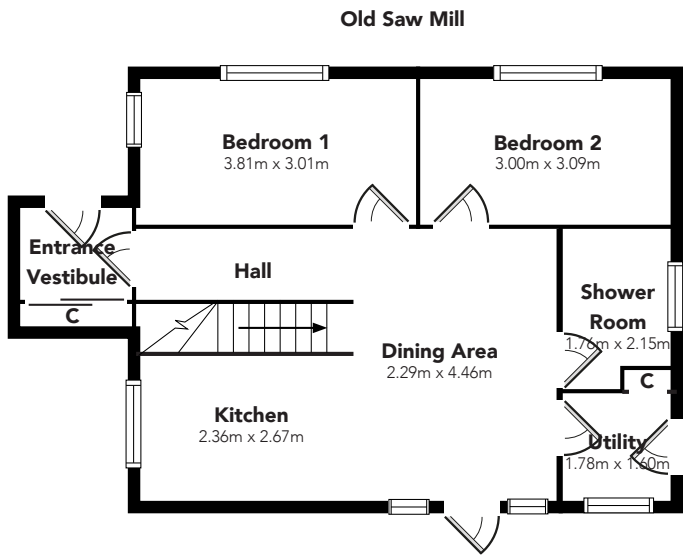
Outbuildings

UPVC garden shed/general purpose store.

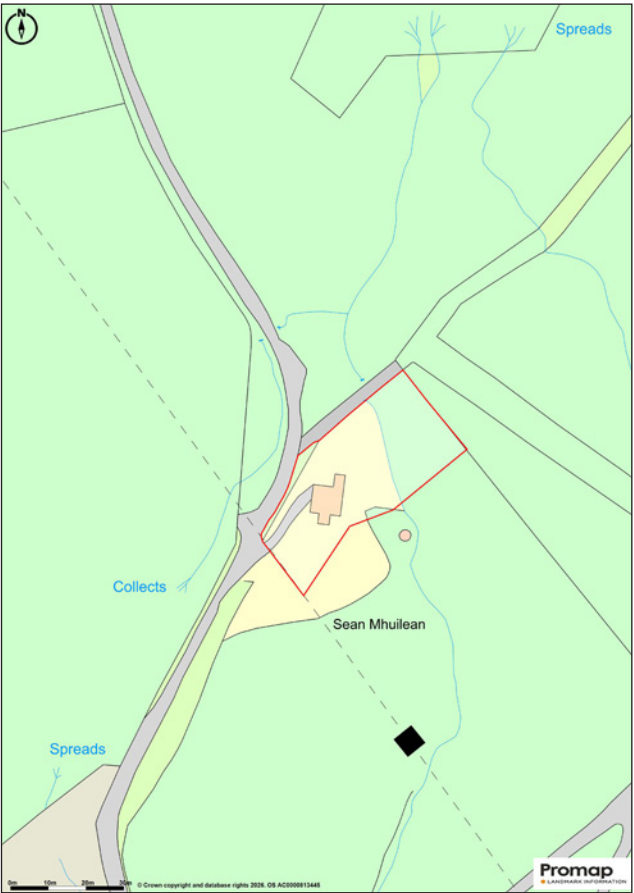




Floorplan and Site Location



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
Lochgilthead
PA31 8RT
Tel: 01546 602127

Council Tax

The Old Saw Mill is in Band D and the amount of council tax payable for 2026/2027 is £1783.33 excluding water and sewerage.

Services

Private, UV lamped and micro filtered water supply, LPG fired Rayburn supplying heating to radiators and hot water (subterranean metred storage tank) double glazing, private septic tank.

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

EPC

EPC rating F

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

Viewing

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

Possession

Vacant possession will be given on completion.

Contents are available via 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 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



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright (ES763454). NOT TO SCALE

Travel Directions

From Glasgow take the A82 Loch Lomond road north to Tarbet. Continue straight through at Tarbet onto the A83, continue on the A83 for 23 miles to reach Inveraray. Turn right in Inveraray onto the A819 and continue for 8.9 miles. Turn left onto the minor road (B840) signposted Claddich, Portsonachan, Eredine Ford, after 0.2 miles turn left again on the B840 and continue for 1.9 miles to Ardbrecknish. Turn sharp right onto the access track/road and continue for 0.2 miles to find The Old Saw Mill on the right-hand side.

ROBB
RESIDENTIAL

The Beacon
176 St Vincent Street
Glasgow
G2 5SG

sales@robbresidential.com

Tel: 0141 225 3880

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.