



Cumladden Parish Church, Furnace, Inveraray, Argyll

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Cumladden Parish Church

Furnace, Inveraray, Argyll, PA32 8XU

Inveraray 8.3 miles, Lochgilphead 16.3 miles, Oban 45.3 miles,
Glasgow Airport 63.1 miles, Glasgow 71.7 miles

A unique, prominent and handsome former church in a fine south facing position with outstanding views across Loch Fyne.

Ground Floor:

Outer twin leaf doors to entrance vestibule with tiled flooring, church bell cord, inner twin leaf doors to church hall with 4 x arch church windows, 2 x stained glass windows, coffee/meeting room with windows to gardens and waterscape views, kitchen with window to gardens, rear hall with wc, door to gardens.

Gardens:

Tarmac drive to ample gravel vehicular hard standing, parking and turning area. The gardens at Cumladden Parish Church are low maintenance by design and laid to a combination of gravel parking, monobloc and level lawns which extend due west of the church. The gardens are beautifully maintained with an assortment of mature trees, all of which is bounded by a shallow stone wall.

About 0.80 acres

Situation

Cumlodden Parish Church is set on the edge of Loch Fyne at the southern edge of the coastal ribbon settlement of Furnace in Argyll & Bute.

Furnace is located on the A83 which connects Inveraray and Lochgilphead. Furnace has a shop/post office and a weekend bar in the Village Hall. Medical services are provided from the medical centre in Inveraray, which covers residents of Furnace and Minard. Inveraray (8.3 miles to the north-east) and Lochgilphead (16.3 miles to the south-west) provide an excellent range of further local amenities, shops and professional services. The district is well served by both primary and secondary education with a reliable bus service.

Glasgow, about 71.7 miles away, offers a full range of higher and further education services, as well as all the cultural and professional services normally connected with a major city. The A83 and A82 offer swift access to central Scotland with the closest rail link at Arrochar (34 miles) providing access to the main west coast line to Glasgow. The village is also served by a bus service offering daily direct connections to Glasgow and to Campbeltown on the Mull of Kintyre; and daily to Oban via Inveraray or Lochgilphead.

The locality of Loch Fyne-side offers much in the way of outdoor pursuits including cross-country cycle routes, hill walks and challenging climbs; Brainport Heritage Trail and Solar Alignment just a short walk along the shores of Loch Fyne towards Minard Castle; the famous Crarae National Trust Gardens; events and entertainment in Minard and Furnace village halls; a cross-country drive to Loch Awe; and Auchindrain Museum reached by the River Leacainn Walk out of Furnace.

The area is very well supplied with golf courses. The nearest are the 9-hole course at Inveraray and full courses at Lochgilphead, Oban and, an hour and a half away, near Campbeltown on the Mull of Kintyre, two major courses: the Old Tom Morris designed Machrihanish course and the Machrihanish Dunes course, an ecologically sensitive challenge and the first ever to be built on a Site of Special Scientific Interest.'

Mid-Argyll presents some of the most dramatic seascapes and landscapes on the West Coast of Scotland. Sea, river and loch fishing is easily available, as are a number of organised private and commercial low ground shoots as well as deer-stalking. There are excellent opportunities for boating/yachting on Loch Fyne, leading not only to the Clyde estuary but also to the Crinan Canal across the Mull of Kintyre to the Hebrides and the Atlantic. The Lochgair and Minard Moorings Group offer mooring opportunities for prospective boat owners.



Description

Cumlodden Parish Church is a very quaint category 'C' listed Parish Church located on the fringe of the pretty ribbon settlement of Furnace. The church is of stone construction neatly presented under a dark grey slate roof and built in c1841 by local mason, David Crow, to a design by James Nairn of Balloch. Interior redesigned in c1894 contains an early Christian cross-shaft showing a bearded figure, 8th or 9th century, removed from Killevin Burial Ground, stained glass c1924 by William Meikle & Sons, Glasgow.

From its slightly elevated position, Cumlodden Parish Church enjoys far reaching and breath-taking views out across Loch Fyne and beyond.

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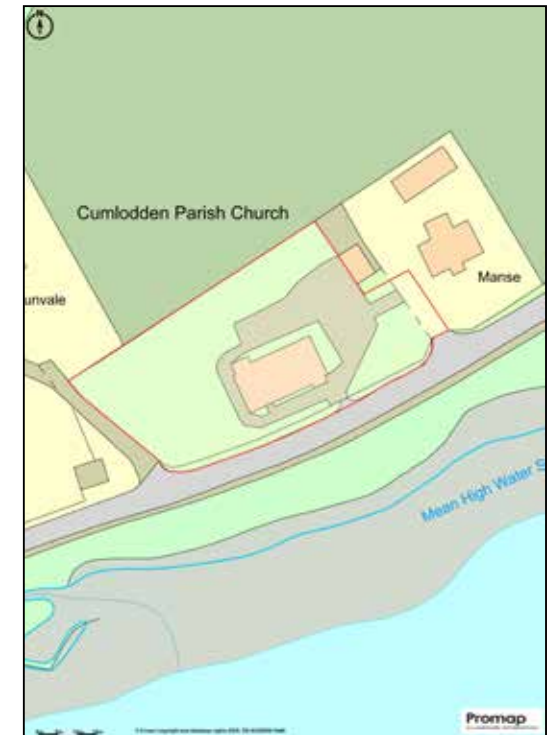
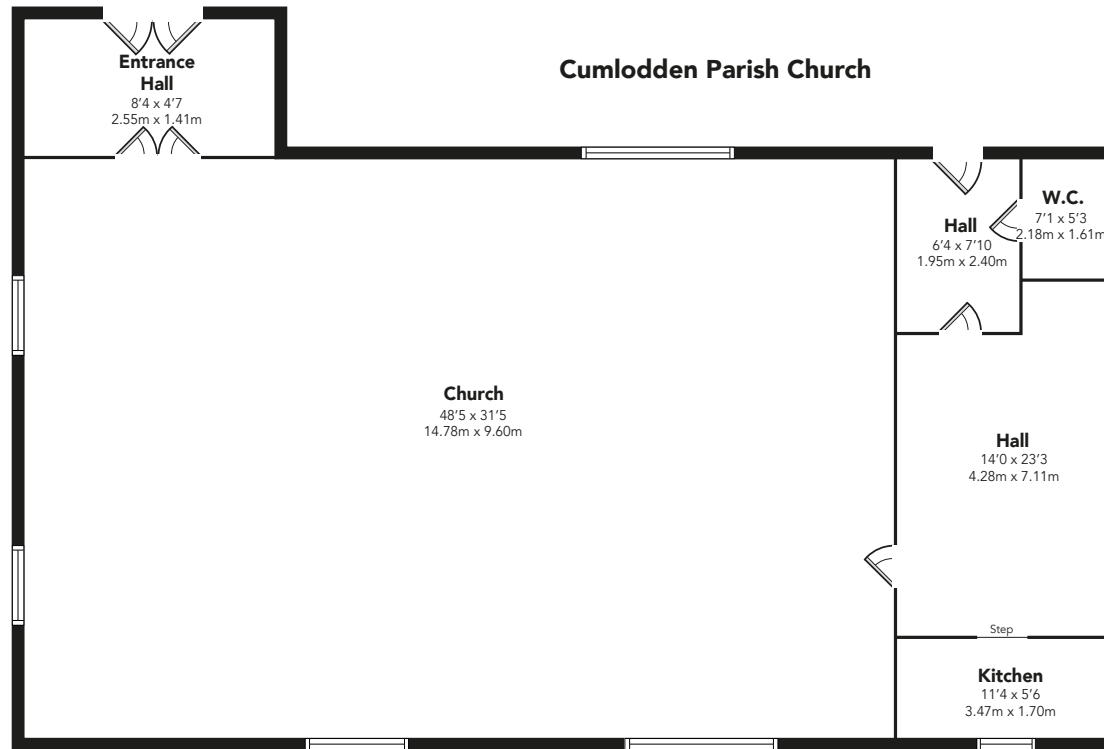
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Floorplan and Site Location



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
PA31 8RT
Tel: 01546-602127.

Services

Mains water supply, drainage by direct outflow, electric heating, single glazing.

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

Rateable Value

Cumlodden Parish Church has a rateable value of £6,600.

Viewing

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

Possession

Vacant possession will be given on completion.

Fixtures and fittings

All items normally known as tenant's fixtures and fittings, including Liturgical items might be excluded from the sale.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, The Beacon, 176 St. Vincent Street, Glasgow, G2 6SG. 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.



Travel Directions

From Glasgow, proceed west on the M8 to Junction 30 and the Erskine Bridge. Turn left off the bridge onto the A82 and continue for about 25 miles to Tarbet. Then go straight on (becomes A83) signposted for Lochgilphead, for a further 24 miles around Loch Long and the end of Loch Fyne to Inveraray. Continue on the A83, to reach Furnace. On arrival in Furnace, continue through the village on the A83, leave the main centre part of the village and after about 450 metres you will find Cumlodden Parish Church 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 November 2025.

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
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