



Corrachaive, Glenlean, Dunoon, Argyll and Bute
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Corrachaive

Glenlean, Dunoon,
Argyll and Bute, PA23 8RG

Dunoon 10.2 miles Glasgow Airport 33.3 miles, Glasgow City 41.5 miles

A distinctive, private and fully renovated former farmhouse which sits in a picturesque valley with surrounding land which extends to circa 42 acres.

Ground Floor:

Twin leaf French doors to entrance vestibule, inner front door to welcoming entrance hall, under stair store cupboard, formal sitting room, bedroom 1, bedroom 2 with fitted cupboard, family shower room with heated towel rail, Informal snug/TV room/home office, open plan to light and bright dining area with door to rear gardens, stylish and contemporary integrated kitchen, pantry stores (access to loft), good sized utility room, boiler room/stores, door to gardens.

First Floor:

Via a carpeted staircase to first floor landing, access to property eaves, contemporary family bathroom with walk in shower enclosure, free standing bath, and window to side gardens. Bedroom 3, bedroom 4 (master).

Outbuildings:

Steading ruins, stone barn with 4 horse boxes with part corrugated sheet roof, generous detached corrugated sheet workshop, attached stone built lean to with timber clad and corrugated sheet roof housing the generator for the solar panels, 4,000L water tank and water filtration systems.

Gardens:

Via bell mouth entry to private gravel surfaced driveway, pretty timber bridge over the Little Eachaig and leading to a private steel swing gate, gravel driveway to the property, buildings and land, the land is bounded by deer fencing. Vehicular hard standing and turning at the foot of property with a further gravel driveway wrapping around the rear of the property and returning to entrance, offering easy in-out access. The immediate gardens are to a combination of level lawns, a paved patio area, trees include weeping birch, eucalyptus and laburnum all bounded by deer fencing to dwarf stone walls. Areas of the land at Corrachaive have been planted with hardwood trees under a carbon credit scheme. The rear gardens are fringed with tall evergreen hedging and feature mature sycamore trees and shrubs. At the extreme rear of the gardens further deer fencing and tall mature trees define the gardens from adjacent forestry land.

About 42 acres in all

Situation

Corrachaive is an exceptional parcel of rural property & land assets which are located in a wonderful location circa 7 miles west of Dunoon. The property and land sits within a picturesque valley which provides for a private and rural situation with many opportunities available for an inbound buyer.

Colintraive (10 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, golf, 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 41.6 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 32.6 miles (albeit including a short ferry crossing over the Clyde) and has Marks & Spencer and Sainsbury's anchor stores, a range of High Street multiples, plus an IKEA superstore. Marks & Spencer, Tesco and Morrisons each have large outlets in Greenock, circa 16.9 minutes (in normal driving conditions) from the ferry terminals.

The city of Glasgow is 41.5 miles by ferry and provides extensive retail, commercial, cultural, higher educational and leisure services.



Description

Corrachaive is a completely refurbished and successfully extended detached former farmhouse located in a picturesque glen setting with surrounding land extending to some 43 acres or thereby. The property has undergone significant improvements throughout and is laid across two easily managed light and bright levels. Externally, Corrachaive is completed in white painted stone under a dark grey slate roof. Areas of the land at Corrachaive have been successfully planted with hardwood trees and offers carbon credits to the future inbound buyer.

Corrachaive is a rare parcel of rural property & land assets which are located in a wonderful sheltered rural location at Glen Lean just beyond the pretty little hamlet of Clachaig just off the B836.

The house is set in land extending to about 42 acres and is surrounded by some of Scotland's most attractive forest and mountain and glens scenery.

Ground Floor

Twin leaf French doors to entrance vestibule, tiled flooring, cloaks hook, inner front door to welcoming entrance hall with engineered oak flooring and warming log burning stove, under stair store cupboard, formal sitting room with warming log burning stove and windows overlooking dramatic rolling countryside, bedroom 1 with log burning stove and windows to front gardens and rolling countryside, bedroom 2 with fitted cupboard and window to side gardens. Contemporary family shower room with his and her wash hand basin, his and her walk-in shower, heated towel rail. Informal snug/TV room/home office, open plan to light and bright dining area with windows and door to rear gardens, through to stylish and contemporary integrated kitchen with central island unit with informal breakfasting and dining bar, cupboard housing the electrical switch gear, windows to front gardens and rolling countryside, pantry stores (access to loft), good sized utility room, boiler room/stores, door to gardens.

First Floor

Via a carpeted staircase to first floor landing, access to property eaves, contemporary family bathroom with walk in shower enclosure, free standing bath, heated towel rail and window to side gardens. Bedroom 3 with log burning stove, windows to rolling countryside, bedroom 4 (master) with warming log burning stove and window enjoying uninterrupted countryside views.

Outbuildings

Steading ruins, stone barn with 4 horse boxes with part corrugated sheet roof, generous detached corrugated sheet workshop, attached stone built lean to with timber clad and corrugated sheet roof housing the generator for the solar panels, 4,000L water tank and water filtration systems.

Gardens

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Services

Water via private supply, which is UV lamped and filtered 4 ways, drainage by private septic tank (located within the front gardens), double glazing, oil fired central heating system, biomass boiler, assisted by several log burning stoves. Mains electricity supported by 10 solar panels on the roof.





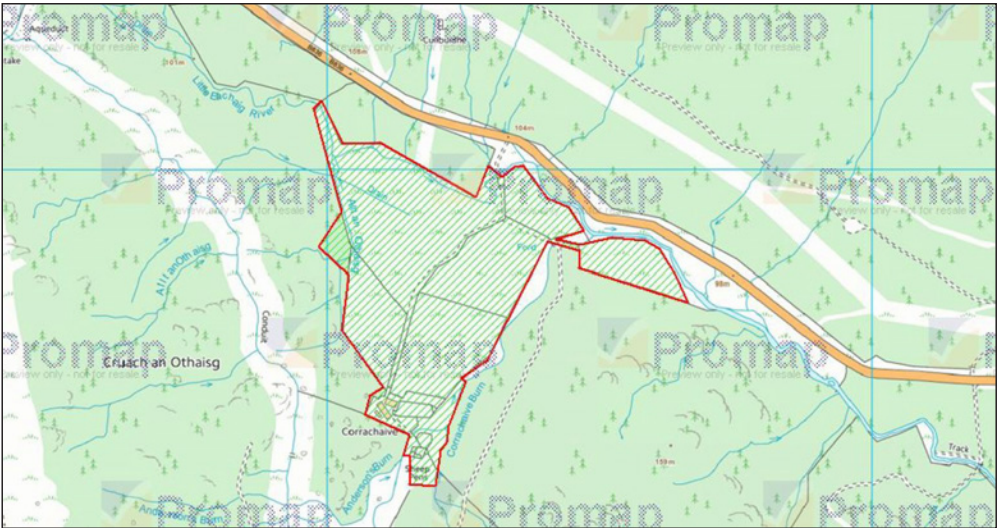
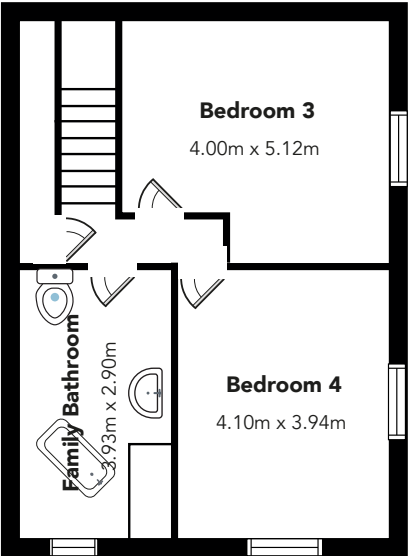
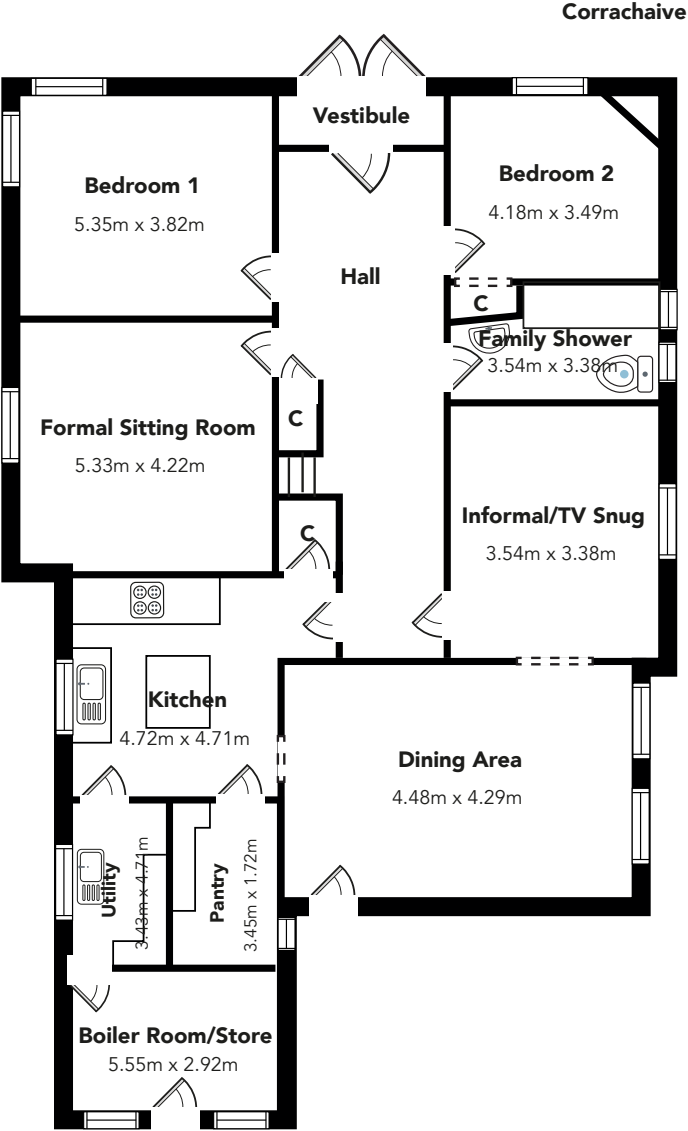








Floorplan and Site Location



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
Argyll
PA31 8RT
Tel: 01546 602 127.

Council Tax

Corrachaive is in council tax band E and the amount of council tax payable for 2026/2027 is £2343.10.

EPC Rating

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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

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.



Travel Directions

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 about 7 miles through Glenlean the entrance to Corrachaive is on the left 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 April 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.

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