



Fairhaven, Toward, Argyll,  
[www.robbsresidential.com](http://www.robbsresidential.com)







# Fairhaven

Toward, Argyll, PA23 7UE

Dunoon 6.8 miles Glasgow Airport 31.7 miles (via ferry) Glasgow City 40 miles (via ferry)

A rare combination of Georgian character, contemporary eco-conscious living and some of the most spectacular coastal views on the Cowal Peninsula.

## Ground Floor:

Entrance hallway, bedroom 1, contemporary en suite shower room, large utility/laundry room, general purpose cupboard, bedroom 2 (master) with walk-in wardrobe, well-proportioned contemporary en suite bathroom with separate shower and spa bath.

## First Floor:

Staircase to first floor landing to bedroom 3, formal sitting room, contemporary family shower room, dining kitchen, general purpose store/pantry with access to partially floored loft space via Ramsey ladder, bedroom 4.

## Outbuildings:

Wooden workshop, log store, timber lean-to general-purpose covered storage, including pellet boiler room and fuel hopper, detached timber garden shed, timber potting shed.

## Gardens:

Access via farm road to gravel sweep and vehicle hard standing and turning. The gardens are mainly to gently sloping grass, flanked by gravel pathways providing access to lower gardens. There are well maintained bushes and shrubbery at the border with mature trees at the fringes providing privacy and seclusion. The sea views from the gardens are spectacular and can be enjoyed from the al fresco dining area and the dry stone seating area at the foot of the garden. To the side is a herb garden and at the rear, a kitchen garden and second al fresco dining/BBQ area, and fruit trees. Dry stone walls to the front of the property create interest and are planted with flower beds and soft fruit bushes. The gardens are bounded by a stone wall to the front, rear and roadside with natural hedging and deer fencing securing the boundaries to the far side.

About 0.32 acres

## Situation

Fairhaven is situated in a rural setting on the fringe of the ribbon coastal hamlet of Toward, on the Cowal Peninsula in the west coast of Scotland.

The house is set within an elevated position above Toward and from where there are open and uninterrupted views to the south toward the island of Bute, Rothesay Bay, Arran, the Cumbraes and the lower reaches of the Firth of Clyde.

The bustling west coast town of Dunoon is about 6.8 miles to the north. Dunoon is the main town of the Cowal Peninsula and has a complete range of shopping, leisure and professional services. The town has a good range of welcoming pubs, wine bars and restaurants, a theatre, cinema, swimming pool and leisure centre.

The area is well served by reputable primary and secondary schooling including Toward, St Muns and Strone Primary Schools and Dunoon Grammar School.

At Dunoon there are both the Caledonian MacBrayne and Western Ferries terminals from where there are frequent passenger and vehicular sailings across to Gourock. From here, the road and public transport links make it possible to commute on a daily basis to Glasgow and the central belt. Holiday makers to Cowal experience the feeling of apparent mainland detachment created by the pleasant short ferry crossing.

It is also possible to drive to Glasgow via Loch Lomond which takes a little longer but is via some of the most famous and breathtaking countryside in western Scotland.

Dunoon is the gateway to the Loch Lomond and Trossachs National Park and it has some of the most dramatic and picturesque scenery in the west of Scotland.

As with most parts of Scotland one is never too far from a golf course and Dunoon is no exception the district having three challenging courses.

The expanding Holy Loch Marina is nearby with its berthing and associated chandlery services, an excellent base from which to sail and explore the world famous lower Clyde and Kyles of Bute inland sea lochs and waterways.

Sea fishing is available on the Firth of Clyde and it is possible to fish for salmon and sea trout by permit on some of the rivers and lochs of the district.

Some of the local estates can, by arrangement, offer rough and commercial shooting as well as opportunities to stalk for roe, sika and red deer.

The area is renowned for its spectacular scenery and wildlife, there are near endless walks, hill climbs and quiet country roads offering wonderful rambling and cycling country.



## Description

Turning now to the property, Fairhaven is a handsome detached Georgian farmhouse offering light, bright and spacious, flexible accommodation laid out over two levels, with the main living accommodation occupying the first floor to make the most of the stunning sea views. The house has been fully renovated over three phases (2008, 2013, and 2020); these extensive works have transformed the house and have included a new roof, full rewiring and plumbing, insulation and double glazing, and eco additions including a wood pellet boiler (HDG), insulating render, solar PV and solar hot water, and EV charger. The house is of stone construction with slate roof and is set in a private location amidst organic farm and woodland, commanding far reaching views over the Firth of Clyde to the Ayrshire/Renfrewshire coastline adjacent, the Cumbraes and south to the Isle of Bute and Arran beyond.

Fairhaven is an outstanding combination of period craftsmanship and modern comfort, with strong eco credentials, and well set up for principal family living. It is a short walk to the seashore. Toward and Dunoon are well-known west of Scotland holiday and short break destinations and so Fairhaven offers scope as a second or income producing holiday home.

### Ground Floor

Solid hardwood outer door to entrance vestibule with oak herringbone flooring leading to downstairs hallway with under stair storage and gun cabinet. Bedroom 1 is with south facing sea views, multi fuel burner, contemporary en suite shower room. Solid wood back door to rear gardens and parking, large utility/laundry room with solid wood Tri-fold doors to rear gardens, with laundry pulley, plant room (water tanks, solar controllers). Bedroom 2 (master) with south facing window to gardens and sea, walk-in wardrobe with floor to ceiling west facing window to side gardens, well-proportioned contemporary en suite bathroom with spa bath and separate shower.



### First Floor

Staircase to half landing made bright by double height window; full landing; oak flooring throughout. Bedroom 3 with window to rear gardens and farmland. Wonderful formal sitting room with many period features, light and bright with dual aspect windows (south and west) and warming log burner. Contemporary family shower room. Traditional country dining kitchen with dual aspect windows, terracotta style flooring, integrated appliances, beech worktops, range cooker, Belfast sink, Clearview woodburning stove and window seating area which offers spectacular sea views to the south. General purpose store/pantry with access to partially floored loft space via Ramsey ladder. Bedroom 4 with window to rear gardens, fireplace and warming log burning stove (currently set up as snug).

### Outbuildings

Workshop shed, log store, timber pellet boiler shed with fuel hopper, lean-to general-purpose store, detached timber garden shed, timber potting shed.

### Gardens

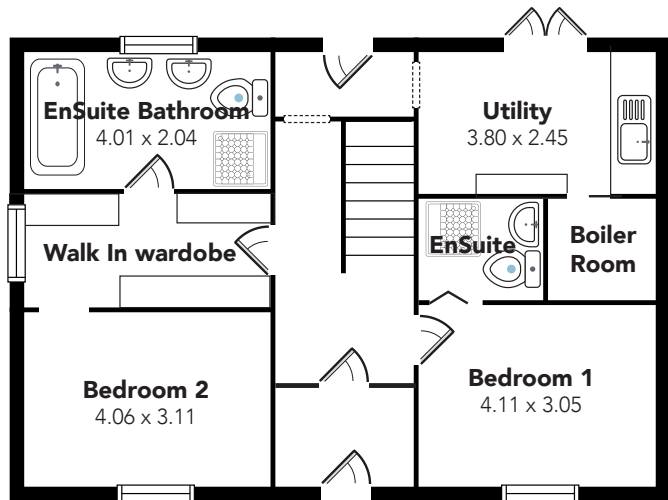
Access via farm road to gravel sweep and vehicle hard standing and turning. Extensive south facing front gardens are mostly laid to grass, with gravelled pathways, and dry stone terracing creating large beds for flowers and soft fruit. Garden is bounded by native hedging, dry stone walls and chestnut pale fencing; mature trees at the fringes provide privacy and seclusion. The south facing sea views from the gardens are spectacular and can be enjoyed from the al fresco dining area and the sheltered dry stone circular seating area at the foot of the garden. To the side is a herb garden and at the rear, a second al fresco dining/BBQ area, a variety of fruit trees, and a working kitchen garden.



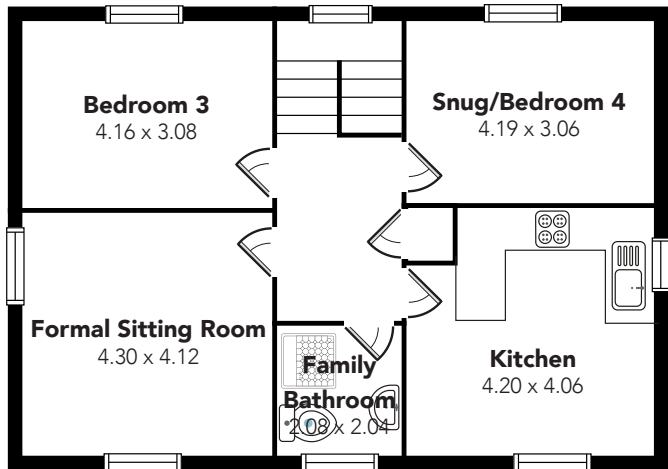


Floorplan and Site Location

Fairhaven

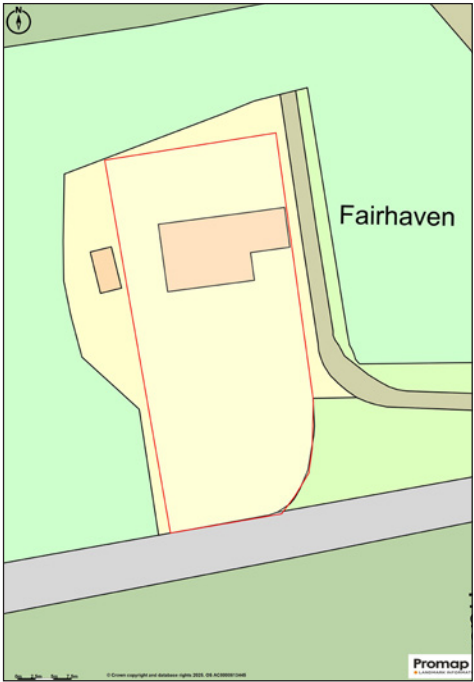


Ground Floor



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 by septic tank, double glazing and biomass eco heating system, EV charging system, solar hot water system, PV solar panels 5KW, the heating system is fully automated with individual internet-controlled thermostats in each room.

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

Council Tax

Fairhaven is in Council tax band E and the amount payable for 2025/2026 is £2712.15 including water and excluding sewage.

## Viewing

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

## Possession

Vacant possession will be given on completion.

## 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

## 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

All items normally known as tenant's fixtures and fittings, However, 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.

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 the Western Ferries terminal at Hunters Quay turn left on the A815 and proceed in a southerly direction through Kirn and Dunoon. Continue for 8 miles to reach Toward. Proceed on the A815 for circa 1 mile, passing Toward Church on your right hand side, proceed on the A815 before taking the second right hand turn at the sign for 'Toward Farm', proceed along the farm track, before reaching Fairhaven which is just beyond Toward Farm.

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.

**ROBB**  
RESIDENTIAL

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