



Shield Cottage, Strachur, Argyll
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Shield Cottage

Strachur, Argyll, PA25 8AZ

Strachur 5 miles Dunoon 23 miles Glasgow Airport 53 miles, Glasgow 61 miles

A pretty detached west highland cottage with aspects to loch Fyne and Inveraray hills, together with flexible outbuildings, offshore mooring and lapsed planning consent.

Ground Floor:

Entrance vestibule, reception hallway, sitting room/dining room, under stairs stores cupboard, 'L' shaped kitchen, rear hallway with door to gardens, shower room and wc, family/tv room/possible bedroom 1.

First Floor:

Bedroom 2 with fitted wardrobe, bedroom 3 (principal) with fitted wardrobes and en suite shower room.

Outbuildings:

Outbuildings include attached stone lean to and wood store, stone detached outhouse/workshop with additional shed at rear, two stores formed by former stables, with cobble stone flooring.

Gardens:

Gravel surfaced driveway opening to sweep with space for vehicle turning and the hardstanding of second vehicles, trailers, boats. Front gardens are neat, level and laid mainly to grass, gravel pathway leading to house and outbuildings. There are dry stone walls and borders stocked with shrubs and small bushes. Small paved terrace to the front flanked by close board fencing. The rear gardens have tiered stone beds, small gently sloping lawn and a stone retaining wall overplanted with rhododendrons and mixed shrubs and bushes, steps lead up to a convenient vehicle carpark on the side of the A815.

Mooring:

A 5-ton mooring suitable for the mooring of small boating craft is just offshore to the front of Shield Cottage.

About 0.354 acres

Situation

Shield Cottage is situated in a small cluster of coastal homes close by the pretty loch Fyneside settlement of St Catherines.

The house can be easily accessed from the old coastal road and a gravel resurfaced driveway, but it is also convenient to easily access at the rear from a lay bay on the A815 from where there are steps and railings which lead down to the cottage.

From its near coastal situation there are good south and west facing waterscape views over the head of Loch Fyne towards Inveraray as well as the imposing and often dramatic hills and glens that surround the loch.

St Catherines is on the eastern shore of Loch Fyne and is about 5 miles away from the pretty and popular Loch Fyneside village of Strachur where there are local shops and services that cater for most everyday needs and requirements.

Primary schooling is available at Strachur and secondary schooling which enjoys an excellent reputation is available at Dunoon Grammar (23 miles). There is a regular school bus run both to the primary and secondary schools. The nearest independent school is in Helensburgh at 34 miles.

Inveraray is almost adjacent (15 miles around the loch) and also has good local shops and services. Inveraray is a former royal burgh, the traditional county town of Argyll and the ancestral home to the Duke of Argyll.

Glasgow is about 61 miles and offers a full range of higher and further educational services as well as all the cultural and professional services normally associated with a major city. Glasgow Airport is easily accessible and approximately one hour's drive away.

The A83 & A82 offer swift access to central Scotland.

Arrochar (18 miles) has a main line rail station with a regular enough service to and from Glasgow city centre and a sleeper service to London. The frequent western ferry service between McInroy's Point and Hunters Quay provides alternative travel to Glasgow and the west of mainland Scotland.

The area offers much in the way of outdoor pursuits including cycle routes, challenging hill climbs, walks and several golf courses. The recently established Cowal Way stretches from Portavadie in the West and travels eastwards for 31 miles through some of the most dramatic and picturesque sea and landscapes in the west coast.

Sea, river and loch fishing are also available in the area as are a number of commercially run shoots. Some of the local estates allow stalking by arrangement.

For sailors, the sea lochs of the west of Scotland offer safe anchorages as well as spectacular coastal sailing; there are marina and chandlery services at Rhu, Inverkip, Portavadie and Dunoon.



Description

Shield Cottage enjoys a slightly elevated position from the coast and foreshore and from where there are excellent vantage points to enjoy the lochs, glens, sea and landscape scenery.

Shield Cottage is of white painted rough cast finish under a mainly slated and part tiled roof. It provides accommodation laid out over two light and bright and easily managed levels.

Ground Floor

Outer front porch with half glazed door entrance vestibule with rustic timber seats, half Flemish glazed door to reception hallway, laminate flooring and new staircase, sitting room/dining room with window box seating, under stairs stores cupboard and warming multi fuel stove inset on a slated hearth and burr elm fireplace, refitted 'L' shaped kitchen with click tile effect flooring, rear hallway with door to gardens and access to attic space, refitted shower room and wc, wet wall panelling to dado height and distressed timber effect linoleum floorcovering, family/tv room/possible bedroom 1 on the ground floor with box window seating, new timber staircase leading to;

First Floor

Bedroom 2, triple aspect room with fitted wardrobe and laminate flooring, bedroom 3 (principal) with fitted wardrobes, laminate flooring and en suite shower room with wet wall splashback at shower.

Outbuildings

A useful refurbished and dry set of outbuildings including, attached stone lean to and wood store, stone detached outhouse/workshop with additional shed at rear of painted finish under box profile steel roof, two stores formed by former stables, cobble stone flooring, painted stone finish under box profile steel roof.

Gardens

Generous gravel surfaced driveway opening to sweep with good space for vehicle turning and the hardstanding of second vehicles, trailers, boats. The front gardens are neat and level and laid mainly to grass with a black gravel pathway leading to house and outbuildings. There are dry stone walls and borders stocked with shrubs and small bushes. A small, paved terrace is at the front flanked by close board fencing. The rear gardens have been largely cleared and there are tiered stone beds a small gently sloping lawn and a stone retaining wall overplanted with rhododendrons and mixed shrubs and bushes, steps lead up to a layby on the side of the A815.

Planning Permission

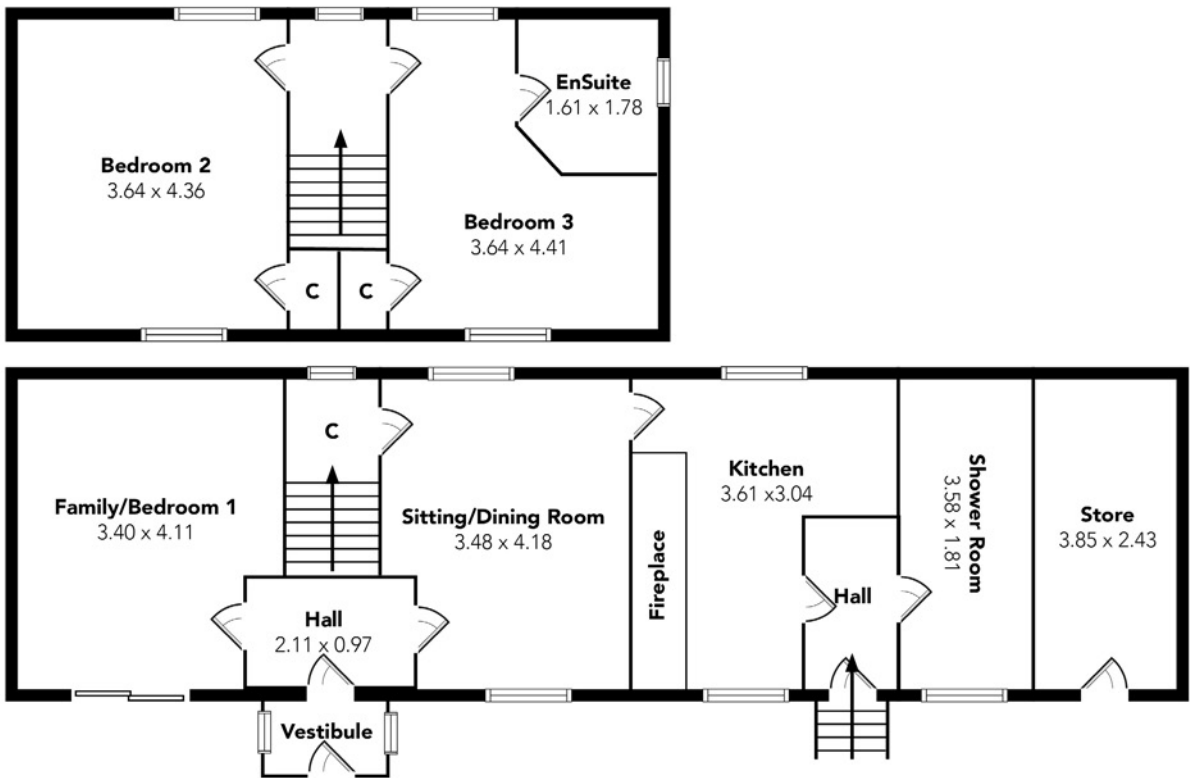
Lapsed planning permission to erect a single dwelling to the southern side of Shield Cottage had been approved. The question of waste water treatment remains unresolved and will be a matter entirely for an intending buyer to have approved, should they wish to activate the planning consent. (Lapsed Planning Reference 16/02580/PP).





Floorplan and Site Location

Shield Cottage



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

Shield Cottage is served by a mains water supply, drainage is by private septic tank, heating is by LPG heating.

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

Council Tax

Shield Cottage is in Band D and the amount of council tax payable for 2026/2027 is £2085.28 including water and excluding sewerage.

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, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture, curtains and blinds may be available to a purchaser in addition, by separate negotiation.

Overseas Purchasers

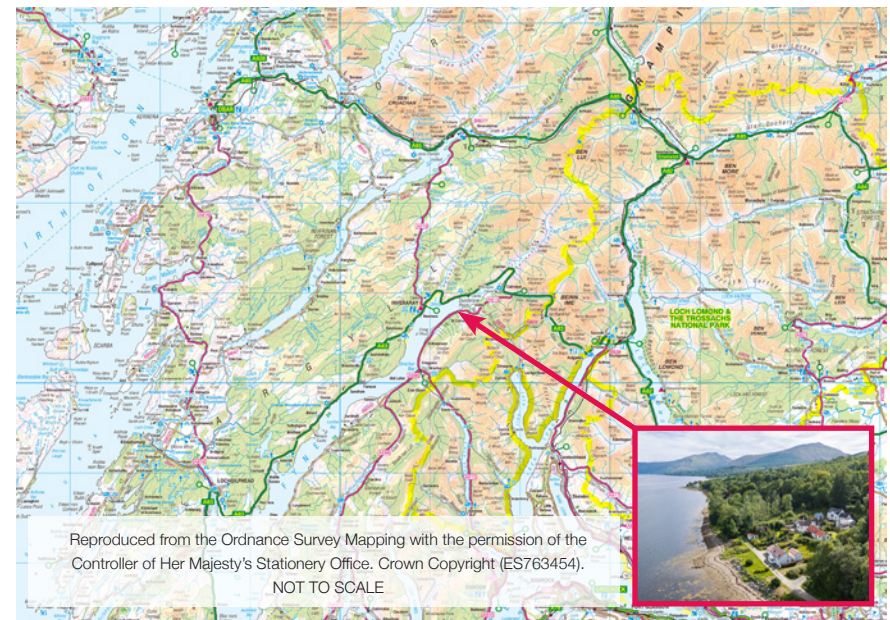
Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

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 Glasgow proceed in a westerly direction on the M8 motorway for about 15 miles taking junction 30 onto the Erskine Bridge. Turn left off the bridge on the A82 and continue for about 25 miles to reach Tarbet. Continue to the left at Tarbet onto the A83 and proceed through Arrochar for a further 13 miles. Turn left onto the A815 and travel for about 4.3 miles. Before reaching St Catherines look out for a layby on the right-hand side at the rear of which there are black railings and steps which lead directly to Shield Cottage.

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 August 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
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The Beacon
176 St Vincent Street
Glasgow
G2 5SG
sales@robbresidential.com
Tel: 0141 225 3880