



Tigh-Na-Leven Cottage, Dunmore, Tarbert, Argyll & Bute

[www.robbresidential.com](http://www.robbresidential.com)







# Tigh-Na-Leven Cottage

Dunmore, Tarbert, Argyll & Bute, PA29 6XZ

Tarbert 7 miles Lochgilphead 24 miles Campbeltown 40 miles  
Glasgow Airport 96 miles Glasgow City 103 miles

A historic and delightful coastal cottage with wonderful views across West Loch Tarbert

## Ground Floor:

Outer front door to glazed entrance porch, entrance reception hall, cloaks cupboard, inner hallway to sitting room, galley style kitchen utility room, box room, wc, bedroom 1, bathroom.

## Attic Level:

Floored and insulated attic space with two separate access hatches.

## Outbuildings:

Covered canopy at rear, garden shed.

## Gardens:

Main gardens fronted by a drystone wall, with mown edges to the road side. Woodland gardens at Eastern side with rhododendrons, montbretia, and many mixed shrubs and bushes. Further lawn at the front, extending to western side to woodland gardens with well stocked beds and borders featuring hostas, rhododendrons, summer flowers, fuchsias, and azaleas, further west there are fruit bearing apple trees, semi ancient native woodlands and exposed natural rocky outcrops.

To the southern side of the minor road, a delightful wild grass and flower meadow which extends to the beach and rocky foreshore.

## Moorings:

Offshore mooring

About 1.48 acres

## Situation

Tigh-Na-Leven Cottage is situated in the small hamlet of Dunmore which is about 7 miles due west of the Argyllshire harbour town of Tarbert. The house is set amid country and coastal gardens from where there are sublime views out across West Loch Tarbert towards Kilchamaig and the land mass which forms the northern end of the Mull of Kintyre.

The location is extremely peaceful, with wonderful wildlife and the house is just off the minor single-track road which leads to Kilberry.

Tarbert is a picturesque West of Scotland fishing harbour town situated on the sheltered eastern side of the Kintyre peninsula, about 14 miles to the south of Lochgilphead and about 36 miles to the north of Campbeltown.

Tarbert has a number of friendly harbour side pubs and restaurants. It is renowned for hosting the annual Scottish Series Yachting Event and its seafood and folk festivals. Tarbert has primary and secondary schooling as well as a range of specialist shops and a midi sized Co-op supermarket all of which combine to provide for most daily needs and requirements.

From Tarbert there is a ferry link to Portavadie, which gives access to an alternative route to Glasgow via Dunoon and Gourock.

18 miles away to the east is the picturesque little ferry port of Claonaig, by Skipness, which connects Lochranza on the island of Arran to the Kintyre peninsula, whilst the Kennacraig ferry is 10 miles east, just off the A83, and connects the Kintyre mainland with Islay, Jura and Colonsay. The Caledonian Ferries are always a pleasant sight as they move back and forth across West Loch Tarbert.

The A83 leads to Lochgilphead and Campbeltown (24 and 40 miles respectively) both offering fuller shopping and professional services. The latter is the main shopping town for the peninsula and provides a further range of facilities including supermarkets, garages, the award winning 'Aqualibrium' leisure centre and library, a hospital, and a cinema. The hospital has an air-ambulance service to the Southern General hospital in Glasgow for emergencies.

Campbeltown holds an annual regatta, a week-long music festival and the Mull of Kintyre half marathon.

For sporting/outdoor enthusiasts, the links course of Machrihanish is of international acclaim and attracts many visitors. A new 18-hole golf course known as the Machrihanish Dunes Golf Club has also recently opened. Tarbert has a challenging 18-hole course and there are 9-hole courses in Carradale and on the island of Gigha. The beach of Machrihanish Bay is well known for windsurfing and surf canoeing.

Some of the most scenic sailing in the world is available with access to either Loch Fyne at Tarbert or the west coast and the Inner Hebrides from West Loch Tarbert. The Crinan Canal also connects Loch Fyne at Ardrishaig with Loch Crinan and on to Mull and the Hebrides. Tarbert has its own sheltered marina and moorings and across the Fyne at Portavadie is a recently opened marina; both have associated marina and chandlery services.

Productive sea fishing from shore and boat is available locally and there are trout and salmon opportunities by permit in surrounding rivers and hill lochs. The countryside is a delight in which to walk or cycle and there is no shortage of scenic routes and places of archaeological and historical interest to visit.

The islands of Davaar and Gigha are nearby and are steeped in history, with stunning scenery and landscapes which attract an abundance of wildlife. A long-distance footpath called the Kintyre Way was completed in 2006 and stretches from Tarbert at the north end of the peninsula, to Southend in the south and criss-crosses the peninsula, connecting communities and landscape, people and produce. The Kintyre Way is 89 miles long in total and provides 4 to 7 days worth of walking. There is serious hiking and gentle rambles.



## Description

Tigh-Na-Leven Cottage dates from the late 1800's and is a detached cottage type home of painted stone exterior and under a box profile sheet steel roof. It is set amid mature and well stocked gardens which have a mature woodland backdrop and exposed rocky outcrops as well as a wild grass and flower meadow apron to the front of the house and which extends to the beach and foreshore.

### Ground Floor

Outer front door to pleasant, glazed entrance porch, entrance reception hall, (retractable ladder leading to floored attic), electrical switchgear, cloaks cupboard, inner hallway with exposed floorboards leading to sitting room with warming multi fuel stove set on a slate hearth, exposed floorboards and French doors leading to deck and side gardens, galley style kitchen completed in stainless steel, tiled floor and velux windows. Door to covered rear canopy, utility room, box room (with permissions and consents, could be second bedroom with new window created to provide borrowed light from front reception hallway), wc, bedroom 1 with front and rear windows, painted exposed boards, bathroom with shower over bath, exposed boards and wood panel to dado height.

### Attic Level

Floored and insulated attic space with two separate access hatches.

### Outbuildings

Covered canopy at rear, garden shed.

### Gardens

Main gardens to the house are fronted by a drystone wall, with mown edges to the roadside. Woodland gardens at Eastern side with rhododendrons, montbretia, and many mixed shrubs and bushes. Further lawn at the front, extending to western side to woodland gardens with well stocked beds and borders featuring hostas, rhododendrons, summer flowers, fuchsias, and azaleas, further west there are fruit bearing apple trees, semi ancient native woodlands and exposed natural rocky outcrops.

To the southern side of the minor road, a delightful wild grass and flower meadow which extends to the beach and rocky foreshore.

### Moorings

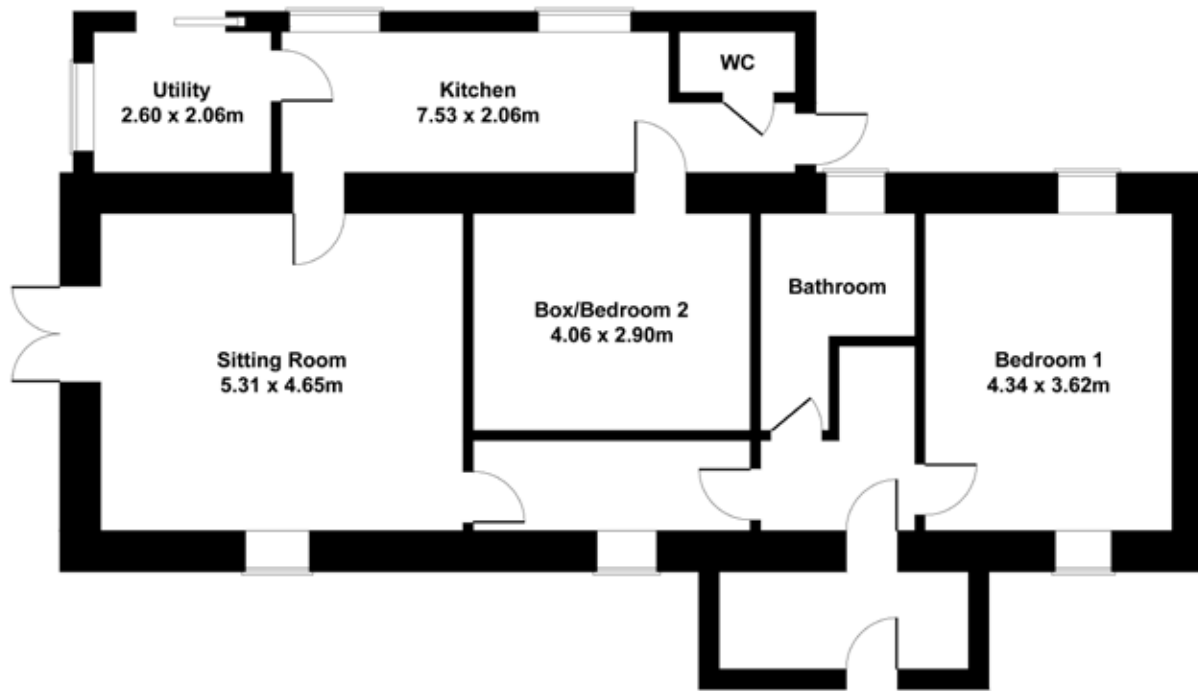
Tigh-Na-Leven Cottage has two registered moorings offshore to the front of the house, both are registered with the Crown Estates office, only one is a functioning mooring at this time.





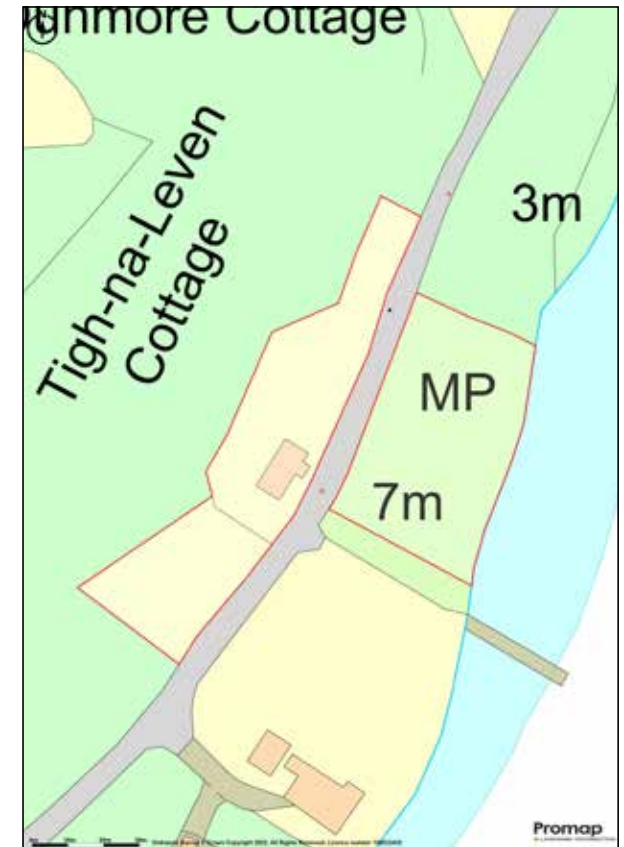
## Floorplan and Site Location

### Tigh-Na-Leven Cottage



#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, 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

## Services

Private filtered water supply, drainage is by private septic tank, oil fired central heating supported by multi fuel stove, double glazing. Note: The services have not been checked by the selling agents.

## Council Tax

Tigh-Na-Leven Cottage is in Band D and the amount of council tax payable for 2022/23 is £1408.76.

## EPC

Band D

## Viewing

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

## 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

## Right of Pre-emption

There exists an agreement of an informal right of pre-emption to buy Tigh-Na-Leven Cottage.

In the event that the right to buy is exercised, the vendors have agreed that legal expenses to a maximum of £350 plus VAT will be re-paid to the would-be displaced buyer.

## Possession

Vacant possession will be given on completion.

## Offers

Offers are to be submitted in Scottish legal terms to the selling agents. 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. The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.

## 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 take the A82 and A83 to reach the west coast town/port of Tarbert. On arrival in Tarbert proceed to the centre of the village with the harbour on the left and the Co-op on the right, bear right on the A83. Continue on the A83 for a further 0.8 miles. Then turn right signposted Kilberry on the B8024. Proceed for 0.4 miles turning left at the signpost for Kilberry. Continue on the B8024 for a further 5.8 miles to find Tigh-Na-Leven Cottage on the right-hand side.

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 2022.

## 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.



150 St Vincent Street,  
Glasgow  
G2 5NE  
sales@robbresidential.com

Tel: 0141 225 3880