



Willow Cottage, Clachan, By Tarbert, Argyll & Bute

www.robbresidential.com







Willow Cottage

Clachan, By Tarbert,
Argyll & Bute, PA29 6XL

Tarbert 10 miles Lochgilphead 23 miles Campbeltown 26 miles Campbeltown
Airport 26 miles Glasgow Airport 99 miles Glasgow city centre 110 miles

A beautifully finished cottage set within
the pretty Argyllshire hamlet of Clachan.

Ground Floor:

Outer front door, entrance hallway, storage cupboard, bedroom 1, formal sitting room cum dining room, with cupboard for additional storage and boiler, Family bathroom, bedroom 2, kitchen with window and door to rear gardens. Access to loft from hallway.

Outbuildings:

Coal Store.

Gardens:

The gardens are mainly to the southern side of Willow Cottage and are low maintenance by design and laid to gravel flanked with an area of lawn with an alfresco sitting and dining area all of which is bound by a pretty burn (Allt Mor burn), which runs through the rear of the gardens.

There is a pedestrian servitude right of access over the rear gardens of Willow Cottage in favour of the neighbouring property.

Land:

There is a strip of land located due North of Willow Cottage on 'The Rigg' which is within the title of Willow Cottage and could lend itself perfectly for soft fruit and vegetable planting.

Situation

Willow Cottage is situated in the pretty hamlet of Clachan on the west coast of the Kintyre peninsula, about 10 miles to the southwest coast fishing harbour town of Tarbert.

The house is among pretty traditional cottages in the small village centre and a pretty stream runs through the rear gardens.

Tarbert town centre is only 10 miles to the north and the A83 makes it easily accessible by car or excellent Citylink bus service.

The village of Clachan has a petrol station where it is possible to buy some everyday provisions. Tarbert is a pleasant west coast small fishing and yachting harbour town with local shops and services easily catering for everyday needs and requirements. There are a number of friendly harbour pubs and restaurants. Tarbert is also renowned for hosting the annual Scottish Series Yachting Event, and for its seafood and folk festivals.

Everyday shopping is available in the town where there is a well-stocked Co-op midi market, fuller weekly shopping is available at Lochgilphead and Campbeltown.

The district primary school is in Clachan and secondary schooling is available in Tarbert 10 miles North-East.

Leisure facilities are diverse. Lochgilphead (23 miles) has a local swimming pool and sports centre. A thriving marina is in the sheltered inner part of Tarbert harbour and scenic inshore sailing is available in surrounding sea lochs and the Kyles of Bute. The Crinan Canal that connects Loch Fyne at Ardrishaig with Loch Crinan to Mull and on to the Hebrides is always active with craft moving back and forth.

As with most parts of Scotland one is never too far from a golf course and there are challenging courses at both Lochgilphead and Tarbert. To the south, Machrahanish links golf course offers one of the top golfing destinations in the UK and attracts international golfers.

Productive sea fishing from shore and boat can be had on the loch 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. Westport extensive sand beach (6miles) offers multiple water leisure facilities with both surfing and sea kayaking proving very popular.



Description

Willow Cottage is a very pretty end of terrace cottage type property of white painted render exterior with olive green and black detailing, all under a dark grey slate roof. The house provides, light, and bright accommodation laid out across one easily managed level all set within very pleasant, low maintenance by design, garden grounds.

Clachan is an area of great natural scenic beauty and while the property represents an excellent principal private residence, it is also perfectly located and well set up as a second or holiday home, or an income producing self-catering investment property.

Outer front door to entrance hallway, electrical switch gear, storage cupboard, bedroom 1 with window to front, cum dining room, with cupboard for additional storage and boiler, exposed Edinburgh press, multi fuel burner, cupboard housing the boiler. Rear hall to family bathroom with overhead shower, bedroom 2 with window to rear, kitchen with window and door to rear gardens. Access to loft from hallway.

Outbuildings

Coal store.

Gardens

The gardens are mainly to the southern side of Willow Cottage and are low maintenance by design and laid to gravel flanked with an area of lawn with an alfresco sitting and dining area all of which is bound by a pretty burn (Allt Mor burn), which runs through the rear of the gardens.

There is a pedestrian servitude right of access over the rear gardens of Willow Cottage in favour of the neighbouring property.

Land

There is a strip of land located due North of Willow Cottage on 'The Rigg' which is within the title of Willow Cottage and could lend itself perfectly for soft fruit and vegetable planting.

Services

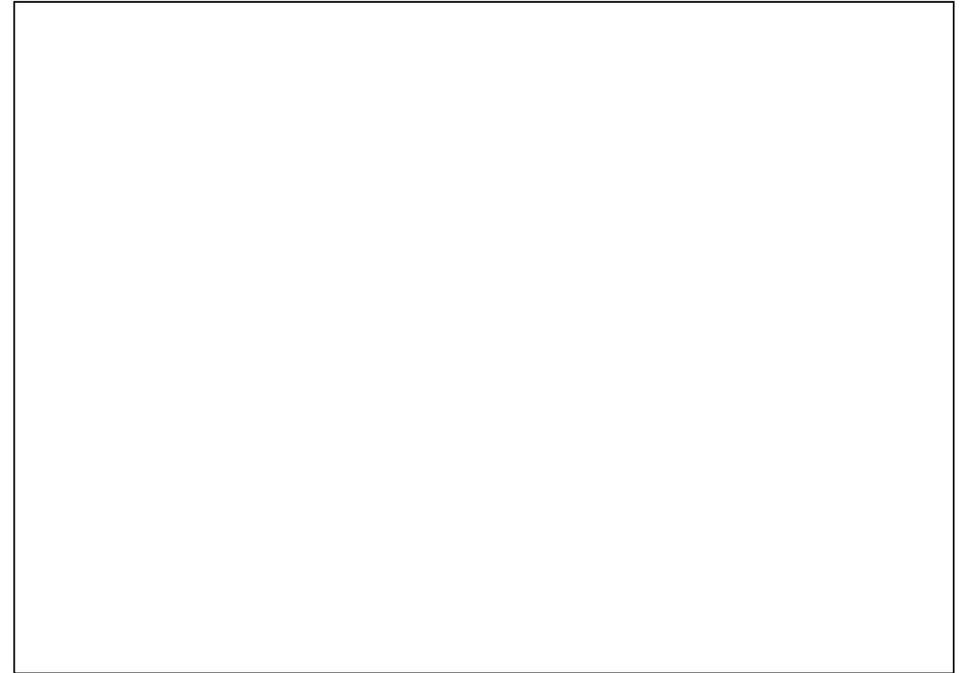
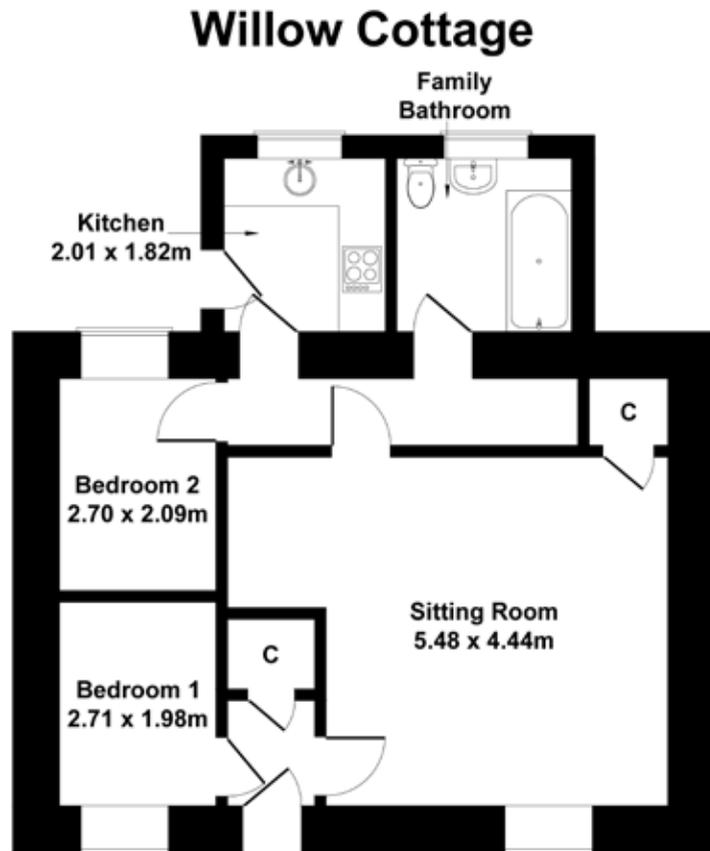
Mains water supply, mains drainage, electric night storage heating assisted by the multi fuel burner, part double glazing.

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





Floorplan and Site Location



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: 01546-602127.

Council Tax

Willow Cottage has a rateable value of £1600.

EPC

EPC rating X.

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, 150 St. Vincent Street, Glasgow, G2 5NE. A

Travel Directions

From Glasgow city centre travel in a westerly direction on the M8 motorway. Leave the motorway at J30 following signs for Erskine Bridge. Proceed over bridge turning left on to the A82. Remain on the A82 for 25 miles going up Loch Lomond side. Bear left at Tarbet on to the A83. Remain on the A83 for 61 miles passing through Inveraray,

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.

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 may be available to a purchaser in addition, by separate negotiation.

If you require this publication in an alternative format, please contact this office on 0141 225 3880.

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.



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright (ES763454).
NOT TO SCALE

Furnace, Minard, Lochgilphead and Ardrishaig before arriving in Tarbert. At Tarbert continue south on the A83 for a further 10 miles to reach the small hamlet of Clachan.

After the filling station, take the second turning on the right into the village to find Willow Cottage immediately 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.

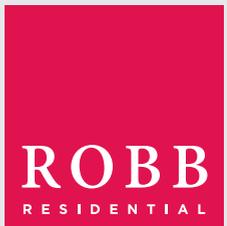
IMPORTANT NOTICE

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 August 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