



North Lodge, Glendaruel, Colintrave, Argyll & Bute

www.robbrresidential.com







North Lodge

Glendaruel, Colintrave,
Argyll & Bute, PA22 3AF

Colintrave 8.1 miles, Dunoon 17.2 miles, Rothesay 17.3 miles, Strachur 17.3 miles,
Glasgow Airport 40.5 miles, Glasgow City 48.6 miles

North Lodge is a delightfully pretty cottage type home which enjoys an idyllic location in Glendaruel

Ground Floor:

Entrance hallway, bedroom 1, formal sitting room, open plan to breakfasting and dining cum kitchen, door to rear porch, door to gardens. Family bathroom with overhead shower, bedroom 2 (master).

Outbuildings:

General purpose timber shed.

Gardens:

North Lodge has well maintained gardens, predominantly to lawn. There is a strip of lawn at the front of the property, with a personal gate access at the side leading to a gravel path leading to property's back door. Either side of North Lodge lie well maintained lawns which are bounded by a post and wire fence and shallow exposed stone wall. The rear boundary is formed by a very pretty stream. The gardens are low maintenance by design and from each corner there are wonderful rolling countryside views.



About 0.2 acres

Situation

North Lodge is a very pretty cottage type property of exposed stone construction and part white painted render, all very neatly presented under a dark grey slate roof. The property has been completely renovated and whilst the original period features of North Lodge have been sensitively retained there is a wonderful blend of features old and new. The cottage is situated in a rural location with stunning open countryside views.

North Lodge was once the gatehouse for Ormidale House and the cottage has been recently refurbished. The refurbishment programme is sensitive to the original architecture of North Lodge and its surroundings and includes high quality finishes. The house is perfect and well set up for those looking to enjoy an exclusive home; Glendaruel is also a well-known west of Scotland holiday and short break destination and so North Lodge also offers scope as a second or income producing holiday home.

The house enjoys a prime rural location at the southern end of Glendaruel in a situation of great natural scenic beauty at the fringe of Lochs Riddon & Ruel which are just to the north of the pretty coastal ribbon settlement of Colintrave.

The area is famous for its stunning natural scenic beauty with deep and narrow sea lochs and high-sided glens providing a boating route through from the Clyde estuary to Arran, Loch Fyne and the fishing village of Tarbert and on through the Crinan Canal to the Western Isles.

Colintrave (circa 8.1 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 Colintrave 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 Glendaruel 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 47.6 miles to Arrochar through some of the most dramatic and picturesque 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 47 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 10 minutes (in normal driving conditions) from the ferry terminals.

The city of Glasgow is 51 miles by ferry and provides extensive retail, commercial, cultural, higher educational and leisure services.



Description

Twin leaf storm doors to entrance hallway, bedroom 1 with exposed Edinburgh press and windows to the front, formal sitting with room log burning stove, window to front and rear gardens, open plan to breakfasting and dining cum contemporary kitchen, door to rear porch, door to gardens. Family bathroom with overhead shower, bedroom 2 (master) with window to front and rear gardens.

Gardens

North Lodge has well maintained gardens, predominantly to lawn. There is a strip of lawn at the front of the property, with a personal gate access at the side leading to a gravel path leading to the property's back door. Either side of North Lodge lie well maintained lawns which are bounded by a post and wire fence and shallow exposed stone wall. The rear boundary is formed by a very pretty stream. The gardens are low maintenance by design and from each corner there are wonderful rolling countryside views.

Outbuildings

General purpose timber shed.

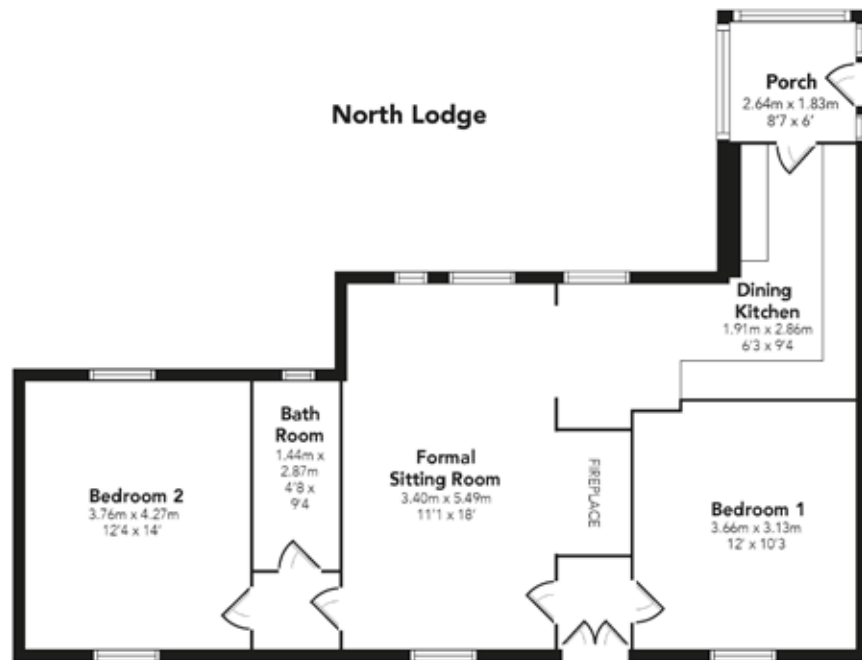
Moornig

A boat mooring is at Ormidale Pier on Loch Riddon which is approximately 2 miles to the South, and is to be included in the sale.





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

North Lodge is in council tax band D and the amount of council tax payable for 2022/2023 is £1400.00.

Services

Private water supply from Ormidale Estate, drainage is by private septic tank, oil fired central heating.

Viewing

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

Possession

Vacant possession will be given on completion.

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,

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 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.



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 11 miles then turn right at the junction with the A886. Continue on the A886 taking the left hand turn off the A886 onto the A8003, proceed over the bridge crossing over River Ruel to find North Lodge located circa 1 mile on the right.

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 January 2023.

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.



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