



The Manse, Inveraray, Argyll & Bute  
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# The Manse

Inveraray, Argyll & Bute, PA32 8XT

Lochgilphead 23 miles, Oban 37 miles, Dunoon 38 miles,  
Glasgow Airport 54 miles, Glasgow 61 miles

A prominently sited traditional Scottish Manse with uninterrupted and spectacular waterscape views across Loch Fyne.

## Ground Floor:

Outer portico, outer storm door, entrance vestibule/cloaks, welcoming entrance hallway, formal sitting/drawing room. Dining room, under stair store, library/study. Cloaks area, wc, good sized kitchen cum informal breakfasting and dining area, walk in pantry, rear hall to utility room/wc, boiler room/workshop, door to rear gardens.

## First Floor:

Original staircase, bedroom 1, en suite shower room, shallow cupboard housing mains switch gear, bedroom 2, en suite shower room, family bathroom with overhead shower, walk in linen cupboard, bedroom 3 (master) with dual aspect windows overlooking front gardens and beyond up and down Loch Fyne, bedroom 4.

## Second Floor:

Door to secondary carpeted staircase, window overlooking rear gardens, velux window, good sized linen cupboard, walk in store. Bedrooms 5 & 6 with cupboard, and window overlooking side gardens.

## Outbuildings:

Attached outbuildings which include, 4 x general purpose store, 1 x coal store, all of which are in white painted render finish and have their own personal timber access doors presented under a dark grey slated roof. Open front timber log store, detached outhouse comprising of 1 x general purpose store, 1 x workshop and garage with twin leaf timber doors, light and power.

## Gardens:

Front stone wall with bell mouth entry, twin leaf steel gates to private gravel drive leading to sweeping vehicular hard standing, parking and turning area. The front gardens at The Manse are broadly laid to a level lawn with various mature beds and bushes at its fringes. The gardens are generous and are bounded by a combination of exposed stone wall, post and rail and close board fencing. A gravel terrace at the front of the property is ideal for alfresco sitting, dining and enjoying evening sundowners. There are two timber personal gates either side of The Manse which provide access to the rear gardens. The rear gardens are broadly laid to a level lawn area with a drying green, all of which is bound by a recently upgraded close board timber fence. The gardens extend to circa 0.89 acres.

About 0.89 acre

## Situation

The Manse is a traditional Scottish Manse located at the southern side of the attractive and popular tourist destination town of Inveraray in the heart of Argyll & Bute. The property is protected by a category 'B' listing and features an abundance of original features making the house brim with character and period charm.

The property is set amid broadly level and mature garden grounds which are set behind the A83 by a substantial stone wall. From both house and gardens there are quite wonderful aspects out across the gardens and beyond to mountains and glens and the waterscape views across the head of Loch Fyne .

Inveraray is a classic 18th century planned town that was built on the site of an early fishing village by the 3rd Duke of Argyll. The town is known as the western gateway to the Highlands and Islands. There is a good range of local shops and provisions stores including a mid-size co-op. There are also boutique type specialist shops, cafés and restaurants including the Samphire Seafood restaurant which sells mainly locally sourced produce. The George Hotel has always drawn people to the area and has an enviable reputation for providing award winning food and drink as well as hosting regular live entertainment at the weekends. Loch Fyne Oysters is also a destination eatery located to the north of the town at the head of Loch Fyne.

Glasgow, about 61 miles away, offers a full range of higher and further education services, as well as all the cultural and professional services normally connected with a major city. The A83 and A82 offer swift access to central Scotland with the closest rail link at Arrochar (23 miles) providing access to the main west coast line to Glasgow. Inveraray is also served by a bus service offering daily direct connections to Glasgow and to Campbeltown on the Mull of Kintyre; and daily to Oban.

The locality of Loch Fyne-side offers much in the way of outdoor pursuits. The forest tracks around Inveraray offer lovely country walks and safe off-road cycle routes.

Inveraray has a 9-hole golf course, the nearest 18 hole course is at Lochgilphead.

Mid-Argyll presents some of the most dramatic seascapes and landscapes on the West Coast of Scotland. Sea, river and loch fishing are easily available, as are a number of organised private and commercial low ground shoots as well as deer-stalking. There are excellent opportunities for boating/yachting on Loch Fyne, leading not only to the Clyde estuary but also to the Crinan Canal across the Mull of Kintyre to the Hebrides and the Atlantic.



## Description

The structure is broadly completed in white painted harling with exposed natural smooth ashlar at window mullions, quoins and doors as well as a feature projecting stone pillar portico entrance and the whole is under a slated roof.

Internally, the accommodation is generous and there has been the sensitive preservation of many period features including ornate cornicing and astragal windows with functioning internal shutters.

### Ground Floor

Projecting pillared outer portico, outer storm door to entrance vestibule/cloaks, inner front door to welcoming entrance hallway, formal sitting/drawing room with window overlooking front gardens, original fireplace (capped), enclosed Edinburgh press. Dining room with original fireplace, original arch feature, window overlooking rear gardens, under stair store, library/study, fitted shelving, window overlooking front gardens, warming log burning stove. Cloaks area, wc, good sized kitchen cum informal breakfasting and dining area, laundry pulley, walk in pantry, rear hall to utility room/wc, boiler room/workshop, door to rear gardens

### First Floor

Via an original staircase with stair runner, floor to ceiling window overlooking rear gardens, bedroom 1 with window to rear gardens, en suite shower room, shallow cupboard housing mains switch gear, bedroom 2 with window to front gardens, en suite shower room, family bathroom with overhead shower, heated towel rail, window overlooking rear gardens, walk in linen cupboard, bedroom 3 (master) with dual aspect windows overlooking front gardens and beyond up and down Loch Fyne, warming log burning stove, bedroom 4 with window to rear gardens.

### Second Floor

Door to secondary carpeted staircase, window overlooking rear gardens, velux window, good sized linen cupboard, walk in store. Bedrooms 5 & 6 with cupboard, and window overlooking side gardens.



### Outbuildings

Attached outbuildings which include, 4 x general purpose store, 1 x coal store, all of which are in white painted render finish and have their own personal timber access doors presented under a dark grey slated roof. Open front timber log store, detached outhouse comprising of 1 x general purpose store, 1 x workshop and garage with twin leaf timber doors, light and power.

### Gardens

Front stone wall with bell mouth entry, twin leaf steel gates to private gravel drive leading to sweeping vehicular hard standing, parking and turning area. The front gardens at The Manse are broadly laid to a level lawn with various mature beds and bushes at its fringes. The gardens are generous and are bounded by a combination of exposed stone wall, post and rail and close board fencing. A gravel terrace at the front of the property is ideal for alfresco sitting, dining and enjoying evening sundowners. There are two timber personal gates either side of The Manse which provide access to the rear gardens. The rear gardens are broadly laid to a level lawn area with a drying green, all of which is bound by a recently upgraded close board timber fence. The gardens extend to circa 0.89 acres.







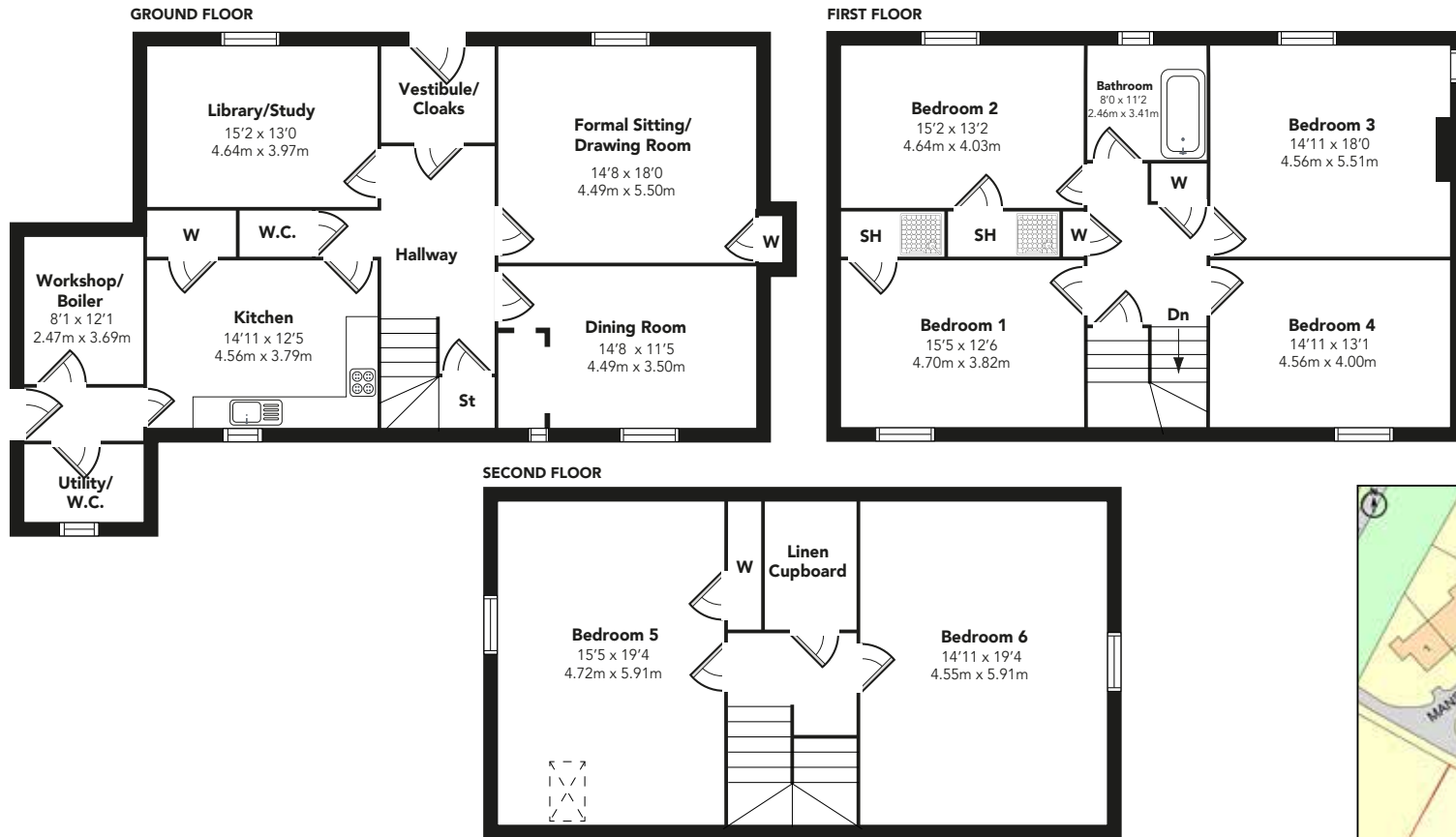






# Floorplan and Site Location

## The Manse



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  
PA31 8RT  
Tel: 01546 602 127.

## Services

Mains water supply, mains drainage, oil fired central heating supported by log burning stoves, single glazing.

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

## Council Tax

The Manse is in Band G, and the amount of council tax payable for 2022/2023 is £3556.22 including water and drainage charges.

## EPC

EPC Rating E

## Viewing

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

## Possession

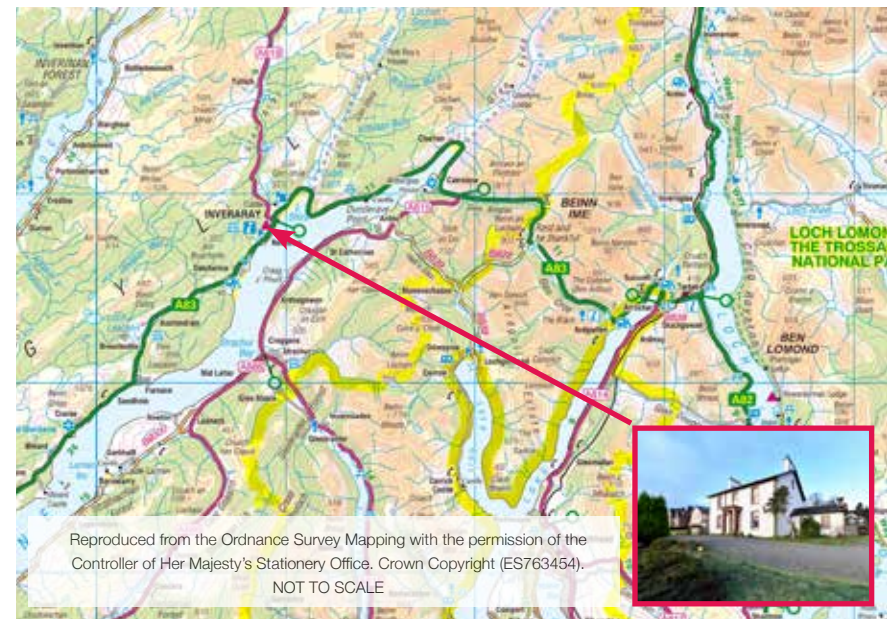
Vacant possession will be given on completion.

## Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St Vincent Street, Glasgow, G2 5SG. 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.

## 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.



## Travel Directions

From Glasgow, proceed west on the M8 to Junction 30 and the Erskine Bridge. Turn left off the bridge onto the A82 and continue for about 25 miles to Tarbet. Go straight on (becomes A83) signposted for Lochgilphead, for a further 24 miles around Loch Long and the end of Loch Fyne to Inveraray. Continue through Inveraray, The Manse is on the A83, 2 properties past the Loch Fyne Hotel, heading west.

## 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.

**ROBB**  
RESIDENTIAL

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