



South Ferry Cottage, Ardlamont, Kames, Tighnabruaich, Argyll & Bute

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South Ferry Cottage

Ardlamont, Kames, Tighnabruaich,
Argyll & Bute, PA21 2AH

Kames 3.5 miles, Tighnabruaich 4.9 miles, Dunoon 27.8 miles,
Glasgow Airport 58 miles, Glasgow City Centre 60 miles

The southernmost of the 3 Ardlamont Ferry Cottages and set in a most wonderful coastal location of great natural scenic beauty at the southern end of the Ardlamont Peninsula.

Ground Floor:

Outer door to glazed entrance porch, entrance reception hall, access hatch to attic, open plan sitting/dining room, galley style kitchen, rear porch. Bedroom 1, bedroom 2, shower room.

Gardens:

Rear gardens to concrete and gravel path, steps to raised rear gardens of timber edged veg, herbs and soft fruit planters, rear lawn and drying green. Stone wall and privet hedging at the southern side, a range of summer flowers, bushes and mixed plants, eucalyptus tree. The front gardens have a flagstone terrace and pathway to the front door, a gently sloping grass bank to meet with the gravel foreshore.

Outbuilding:

Garden shed and general-purpose equipment store.

Mooring:

There is currently no registered mooring at south Ferry Cottage, however it is understood that an application for a mooring can be submitted to The Crown Estate. The current cost at going to print is approximately £80 pa for a private license.



About 0.422 acres

Situation

South Ferry Cottage is located in an area of great natural scenic beauty in Argyll & Bute, the cottage is at the southern end of the Ardlamont peninsula on the west coast of Scotland. The cottage is situated at the end of an adopted road that serves only The Ardlamont Ferry Cottages, some 0.2 miles from the minor single track public road that runs around the peninsula.

South Ferry Cottage is located immediately on the foreshore and enjoys uninterrupted views across the seascape of the mouth of the West Kyle to Ettrick Bay on the adjacent island of Bute.

North & Mid Ferry cottages are in single ownership and is the only neighbour, the cottages are surrounded by a beautiful seascape, open countryside and farmland and are about 3.5 miles to the south of the coastal ribbon settlement of Kames on the very pretty and famous Kyles of Bute.

The village of Kames sits just to the south of Tighnabruaich, perhaps its rather better known neighbour. Kames has its own hotel, post office and shop which easily cater for everyday needs and requirements.

Tighnabruaich, previously voted the prettiest village in Argyll, Lomond and Stirlingshire, is about 1.5 miles further to the north, and is a well-known sheltered anchorage with moorings that are always lively with the comings and goings of boating and yachting craft, all under the protection of the local lifeboat station.

The village centre offers further shops, a post office, garage, gallery, and hotel or self-catering accommodation. A bus service runs from Kames via Tighnabruaich to both Rothesay and Dunoon.

During the summer months, the internationally renowned sailing school is very popular, as is the PS Waverley, the last seagoing passenger-carrying paddle steamer in the world, which calls at Tighnabruaich Pier on her way to and from Arran.

Portavadie Marina is 6.5 miles away and has in recent years seen significant investment in creating a modern state of the art marina infrastructure, with associated chandlery, restaurant, accommodation, and spa facilities. The marina is fast gaining a reputation among the sailing communities as a must-go-to destination and many drive to the marina for culinary days and evenings out.

Tarbert is 11 miles (by boat) to the west and accessible by a direct ferry service from Portavadie.

The city of Glasgow is 60 miles away via the frequent Western Ferries crossing to Gourrock, or via the scenic 90-mile route via Loch Lomond. Glasgow offers numerous retail districts, and all the higher educational, cultural and leisure services normally associated with a major international centre.

Tighnabruaich has a reputable and award-winning primary school, and secondary schooling is available at Dunoon Grammar or Tarbert via the short crossing from Portavadie.

The area is famous for its dramatic natural beauty; yachtsmen and women around the world sail through the scenic Kyles from the Clyde marinas and on up through Loch Fyne to Ardrishaig through the Crinan canal and out to the Hebridean islands.

The area offers much in the way of relaxing outdoor pursuits beyond the famous sailing school. There is tennis, and Tighnabruaich Golf Club has a scenic and challenging 9-hole golf course.

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.

Tighnabruaich lies on "Argyll's Secret Coast", which stretches from Strachur at the top of Loch Fyne round the coast to Colintraive. It is an area of stunning natural beauty with countless opportunities to discover peaceful locations. Nearby activities include walks in forests or along the coast, fishing, kayaking or sailing and enjoying the wildlife.

Historical Note

The Ardlamont Ferry cottages, South, Mid & North, (Mid & North are both in single separate ownership) were originally part of the Ardlamont Estate and, when a working estate, the cottages provided housing for some of the estate workers. The old sail window, for storing sails during the winter, is still visible in the south gable of the North Ferry, though now inaccessible from outside with the later addition of the Mid Ferry.

Although the Bute crossing went from Blair's Ferry a few miles to the north, the bay by the cottages - called Blindman's Bay - provided enough shelter to allow passengers and post to be taken out to passing steamers.

Description

South Ferry Cottage is a detached coastal cottage in typical west of Scotland architectural style. The house is of pebble dashed wet harled finish under a slated roof. The accommodation which is freshly presented is light and bright and laid out over a single, easily managed level. The property is set amid well established and productive kitchen gardens which slope gently to grass to at the front to reach and meet with the sheltered gravel beach and foreshore.

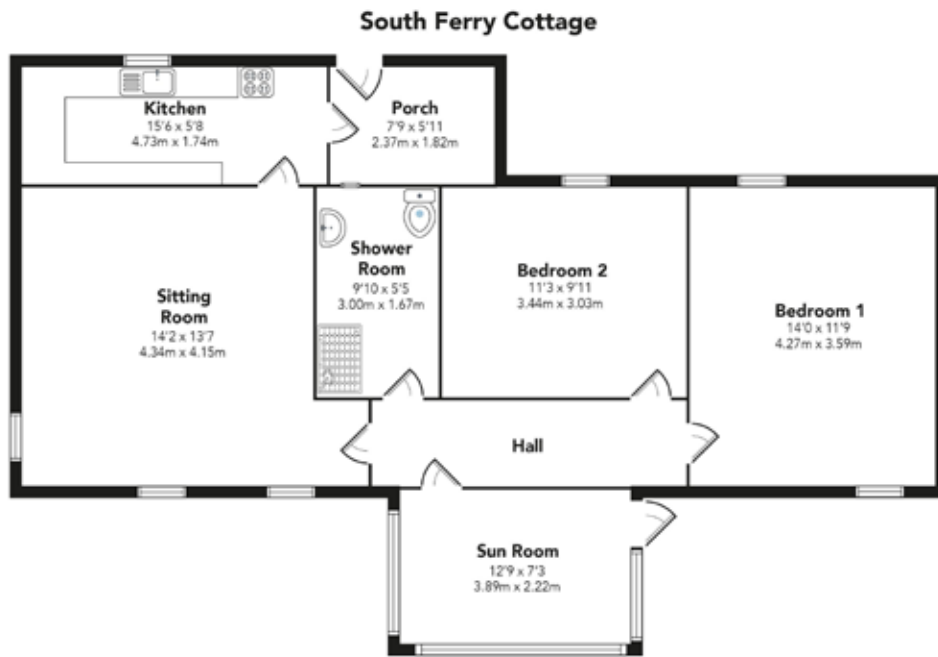
Gardens

Rear gardens to concrete and gravel path, steps to raised rear gardens of timber edged veg, herbs and soft fruit planters, a rear lawn and drying green. The rear gardens have a stone wall and privet hedging at the southern side, a range of summer flowers, bushes and plants and a eucalyptus tree. The front gardens have a flagstone terrace and pathway to the front door, a gently sloping grass bank extends to meet with the gravel foreshore.

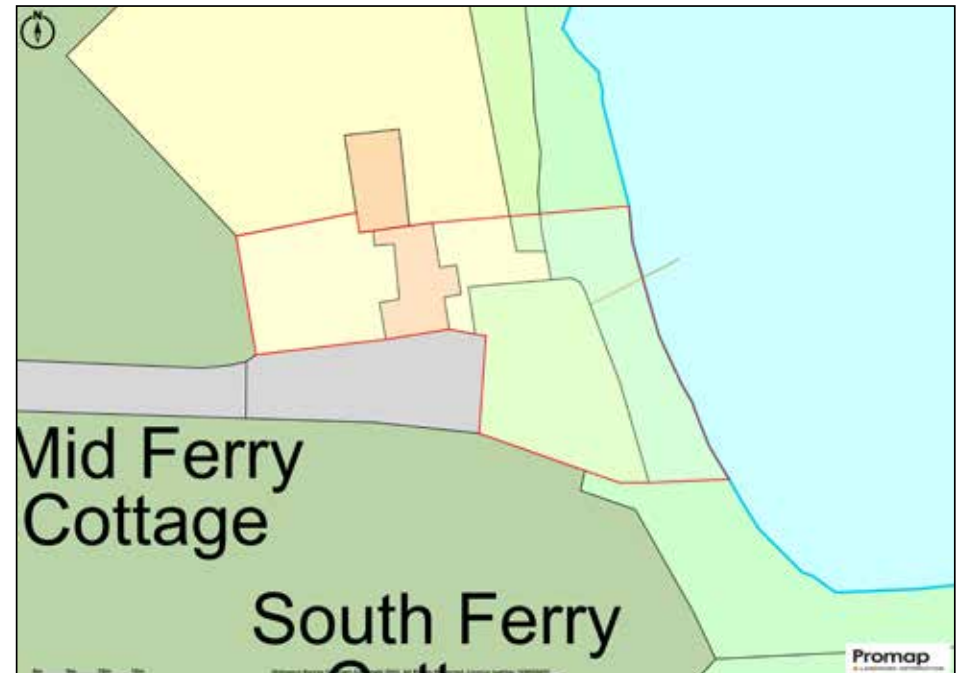




Floorplan and Site Location



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: 01546-602127.

Services

Mains water supply, drainage is by (new) septic tank, electric central heating, partial double glazing.

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

Council Tax

South Ferry Cottage is in council tax band C and the amount payable for 2023/2024 is £1554.68 to include mains water and excluding drainage.

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. Follow signs Greenock and Gourrock on the A770 for 8 miles to reach the Western Ferry terminal at McInroy's Point. Take the ferry to Hunters Quay Dunoon. Leave the terminal and turn right on the A815 through Sandbank. After 3.5 miles turn left on to the B836. Travel for 11 miles before turning right on to the A886. Travel for 1.5 miles then turn left onto the B8003. Travel for

7 miles to reach Tighnabruaich. At Tighnabruaich proceed south through Tighnabruaich to reach Kames. At the crossroads in Kames, turn left and continue on the minor road until it reaches the foreshore. Turn right at the foreshore and continue on the minor coastal road for about 3.5 miles. As the road makes a sharp turning to the right, turn left onto the access driveway and continue for about 0.2 miles to find South Ferry Cottage at the bottom.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, The Beacon, 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.

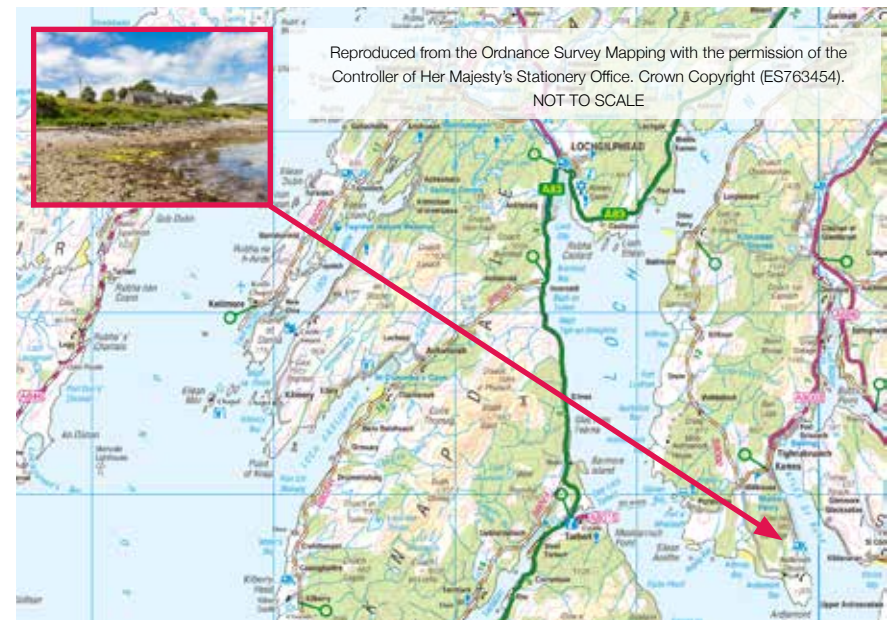
Fixtures and fittings

All items normally known as tenant's fixtures shall remain. 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.



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.

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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 June 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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