



Dippen Cottage, By Tarbert, Argyll & Bute  
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# Dippen Cottage

By Tarbert, Argyll & Bute, PA29 6YF

Tarbert 3.4 miles Lochgilphead 16.5 miles Campbeltown 34.6 miles  
Glasgow Airport 96 miles Glasgow city centre 104 miles

Requiring total upgrading and modernisation nestled into a pleasant country location to the south of Tarbert.

## Ground Floor:

Outer front door, entrance hall, family bathroom, sitting room with log burning stove, bedroom 1 with cupboard, bedroom 2 with cupboard, kitchen with door to rear gardens.

## Outbuildings:

Detached white painted stone outhouse with 2 x bedrooms, bathroom and kitchen.

## Gardens:

Via a shared gravel driveway to steel county style gate, private gravel vehicular hard standing, parking and turning area. The gardens at Dippen Cottage and mature and overgrown with specimen trees, beds and bushes, however once cleared will be laid mainly to a level lawn are with beds and bushes at its fringes and bound by a combination of post and wire fencing and exposed stone walls. Dippen Cottage enjoys a very secluded and private situation from where there are excellent rolling countryside views.



## Situation

Dippen Cottage is situated on the west coast of the Kintyre peninsula just to the south of the west coast fishing harbour town of Tarbert.

The house occupies a pleasant rural situation just to the south of the town of Tarbert which is at the northern top end of the Kintyre peninsula.

Tarbert town centre is only 3.4 miles to the north and the A83 makes it easily accessible by car.

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 freshly caught 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.

Nearby Primary schooling in Clachan 4 miles South-West and secondary schooling is available in Tarbert 3.4 miles North-East.

Leisure facilities are diverse. Lochgilphead (16.5 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 are 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. 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 beach (28 miles) offers multiple water leisure facilities with both surfing and sea kayaking proving very popular.



## Description

Dippen Cottage is of white painted stone construction and sits neatly under a tiled roof. The property and its accommodation is laid out across one easily managed level and requires total upgrading and improvement, however once completed lends itself perfectly as a principal family home; Kintyre is also a well-known west of Scotland holiday and short break destination and so offers scope as a second or income producing holiday home.

### Ground Floor

Outer front door, entrance hall, family bathroom, sitting room with log burning stove, bedroom 1 with cupboard, bedroom 2 with cupboard, kitchen with door to rear gardens.

### Outbuilding

Detached white painted stone outhouse with 2 x bedrooms, bathroom and kitchen.

## Gardens

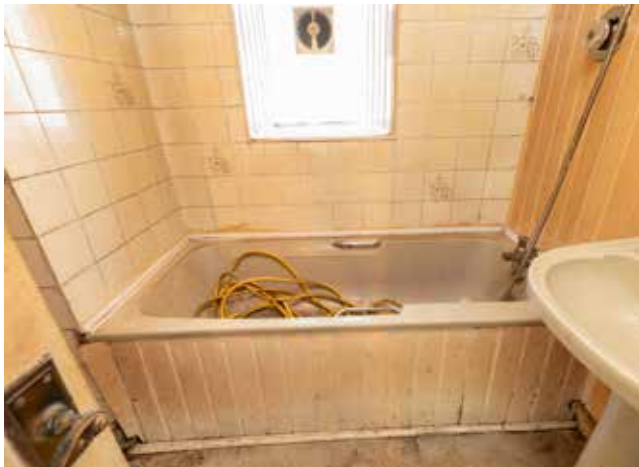
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# Floorplan



## Local Authorities

Argyll & Bute Council  
Kilmory  
Lochgilthead  
Argyll  
PA31 8RT  
Tel: 01546-602127.

## Council Tax

Dippen Cottage is in Band E and the amount of council tax payable for 2023/2024 is £1943.50 excluding water and drainage.

## Services

Water is by private supply, drainage is by private septic tank, night storage electric heating, single glazing.

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

## 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 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.

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.



## 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 Tarbert on to the A83. Remain on the A83 for 61 miles passing through Inveraray, Furnace, Minard, Lochgilthead and Ardrishaig before arriving in Tarbert. At Tarbert continue south on the A83 for a further 3.4 miles, a sign with the property name 'Achamore' will be located on the left hand side of the road, turn left off the A83 at the sign 'Achamore' and proceed along the gravel road until reaching Dippen Cottage.

## 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 August 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**  
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