



Copeswood, Tighnabruaich, Argyll & Bute
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Copeswood

Tighnabruaich, Argyll & Bute, PA21 2BE

Portavadie Marina 4 miles, Dunoon 23 miles, Glasgow Airport 47 miles (via ferry), Glasgow city centre 55 miles (via ferry). Glasgow city centre 85 miles

On a raised vantage point and with sublime views over the Kyles of Bute, a detached bungalow in a pleasant and peaceful sylvan setting.

Ground Floor

Outer door to entrance vestibule, electrical switchgear cupboard, reception hallway, access hatch to attic, cloakroom and wc, 2 x general purpose stores, Sitting room, conservatory, dining and breakfasting room open plan to well equipped kitchen. Bathroom, bedroom 1 with 2 x twin lead door fronted fitted wardrobes, bedroom 2 with 2 x twin leaf door fronted fitted wardrobes, bedroom 3.

Outbuildings

2 x timber garden sheds.

Gardens

Gravel off road hardstanding with parking for 3 vehicles. Steps down to lower-level gardens steeper sections at the rear are to grass supported by upended slab retaining wall. Flagstone pathway at the rear and sides. Cleared gardens areas at the northern side with rocky outcrops, trees trained at drystone wall, mixed shrubs and bushes. Level gravel terrace and lawn to sloping gardens leading to lower gardens beneath the house. Extensive decking and viewpoints with access from the conservatory and steps to the gardens. A substantial stone wall is to the northern and eastern boundaries, semi ancient native woodlands surround the gardens on three sides.

About 0.297 acres

Situation

Copeswood is situated in the picturesque coastal village settlement of Tighnabruaich on the west coast of Scotland. The house is situated in the coastal ribbon southern part of the village and it is located just off the little known quiet back road known as Poltalloch Road. The house enjoys a raised vanatage point from where there are quite spectacular and often dramatic outlooks to the Island of Bute adjacent and the highly picturesque and world-famous waterscape of the Kyles of Bute.

Tighnabruaich is a well known sheltered anchorage with moorings that are always lively with the comings and goings of pleasure boating and yachting craft. One of its highlights must surely be the regular berthing of the famous Waverley, reputed to be the world's last sea going paddle steamer. Always a sight to behold as she berths at Tighnabruaich pier with day trippers.

The village centre is about 0.9 miles away to the north and is a pleasant walk through the higher level woodland single track road, or via the lower level coastal road. The village has a Doctor's surgery and local amenities that cater for everyday needs. A bus service runs from Tighnabruaich to both Rothesay and Dunoon.

The city of Glasgow is 55 miles distant (via a pleasant boat crossing to Gourock) and has 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 is available at Dunoon Grammar.

The area is famous for its dramatic natural scenic beauty; yachtsmen and women the world over sail through the scenic Kyles from the Clyde marinas and on through the Crinan canal and out to the Hebridean islands. A new marina and restaurant complex at Portavadie is 4 miles to the west and offers facilities such as a leisure centre with indoor and outdoor infinity pool and beauty treatment rooms. Portavadie also hosts facilities supporting great mountain bike trails in the area.

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

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 where there are countless opportunities to discover peaceful locations. Nearby activities include walks in forests or along the coast, fishing, kayaking or sailing and enjoying the wildlife.



Description

Copeswood is a detached bungalow type home which enjoys a raised private situation on the fringe of the coastal ribbon settlement of Tighnabruaich in Argyll & Bute. The house is set just off the quiet village back road (Poltalloch Road) and it is surrounded by areas of semi ancient native woodlands.

Copeswood is a detached bungalow which provides all on a single level living accommodation. The house is of cream painted harled exterior and all under a tiled roof. The house lends itself perfect for principal living, or, as a second or weekend holiday home or, indeed, as an income producing self-catering holiday letting property.

Ground Floor

Double glazed outer door with stained glass insert and leaded glazed side screen, entrance vestibule with coat hooks and electrical switchgear cupboard, reception hallway with attic access via retractable ladder, the attic is partially floored and insulated.

Cloakroom and wc, 2 x general purpose stores one of which has the domestic hot water tank. Comfortable sitting room with patio doors and glass side screens to conservatory with wonderful water and landscape views, 2 x doors with access

to decks and gardens. Dining and breakfasting room on a stylish open plan to well equipped kitchen with door to side and rear gardens. Bathroom with turbo spa bath and instant shower, bedroom 1 with 2 x twin lead door fronted fitted wardrobes, bedroom 2 with 2 x twin leaf door fronted fitted wardrobes, bedroom 3.

Outbuildings

2 x timber garden sheds, one at house, one at upper-level car parking area.

Gardens

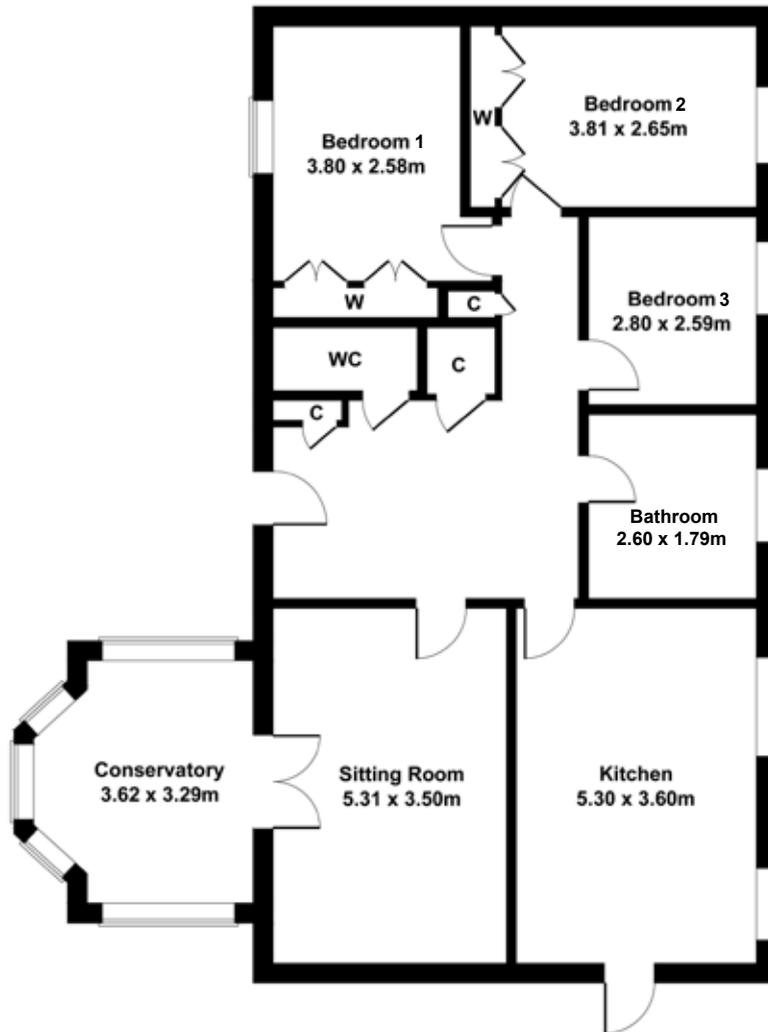
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Floorplan and Site Location

Copeswood



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
Lochgilthead
Argyll
PA31 8RT
Tel: 01546-602127.

Services

Mains water supply, drainage is by private septic tank, electric night storage heating with thermostatic panels, partial double glazing.

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

Council Tax

Copeswood is in council tax band E and the amount payable for 2021/2022 is £2056.76 excluding mains drainage.

Viewing

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

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 A8003. Travel for 7 miles to reach Tighnabruaich. On arrival in the village, remain on the top road, as the road begins to descend turn right onto School Road and then immediate left onto Poltalloch Road. Continue along the single track, Poltalloch Road, for about 0.4 miles to find Copeswood on the left 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

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 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.

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

Overseas Purchasers

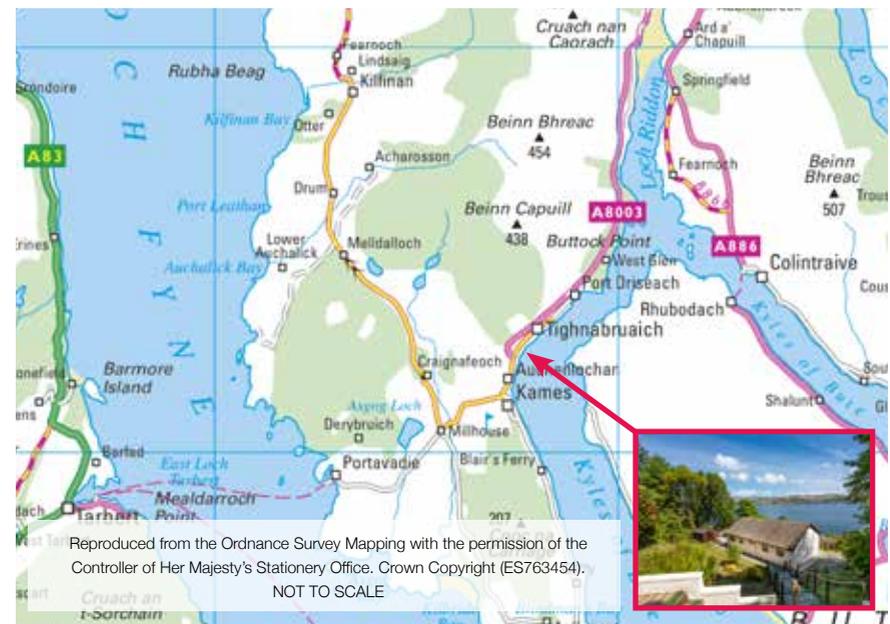
Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

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



Alternatively from Glasgow proceed in a westerly direction on the M8 motorway for about 15 miles taking junction 30 onto the Erskine Bridge. Turn left off the bridge on the A82 and continue for about 25 miles to reach Tarbet. Continue to the left at Tarbet onto the A83 and proceed through Arrochar for a further 13 miles. Turn left onto the A815 and travel for 10 miles to Strachur. At Strachur turn right onto A886 and travel for 15 miles. Turn right on to the A8003. Travel for 7 miles to reach Tighnabruaich. On arrival in the Village, follow directions as above.

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 2021.

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.



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