



PLAY VIDEO

Rhubeg, Strone, Dunoon, Argyll & Bute





A superb **waterfront country house** with cottage, gardens and foreshore overlooking the Holy Loch.

Summary of accommodation

Main House

Ground Floor: Entrance porch | Hallway | Sitting room (with wood burner) | Drawing room (with wood burner) | Dining room | Dining kitchen (with AGA) | Pantry | WC | Boot room | Boiler room | Workshop | Study | Wine store

First Floor: Landing | Principal bedroom with en suite bathroom | Double bedroom with Jack and Jill En Suite shower room | Two double bunk bedrooms | Two further double bedrooms | Single bedroom | Two family bathrooms | Shower room

Two Storey Annexe (Separate Access)

Ground Floor: Dining kitchen with sitting room and shower room

First Floor: Two double bedrooms

Gate House

Gate House recently refurbished with sun porch, sitting room/ kitchen | Double bedroom with en suite shower room | Decking area overlooking water

Outbuildings including lean-to wood store and garden shed | Electric gates and private gravelled driveway

Formal gardens with lawns, planted borders and specimen trees | Stone grotto used as summerhouse | Attractive burn and waterfall

Far-reaching coastal views | Approximately 208 metres of foreshore frontage | Moorings can be obtained separately

About 2.99 acres in total

Distances

Dunoon 7 miles, Glasgow Airport 30 miles, Glasgow city centre 39 miles
(All distances are approximate)



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Situation

Rhubeg is situated in a prominent south-facing position in the village of Strone on the Cowal Peninsula, boasting spectacular views across Holy Loch and down the Clyde Estuary.

There are local facilities in the villages of Strone and Kilmun with a pub, cafe and small shop within walking distance. This property is just a short drive from the ferry terminals at Dunoon (7 miles). The village offers an extensive range of shops, restaurants and pubs, as well as a library, hospital, secondary school, theatre, cinema, swimming pool and leisure centre. There is also a primary school at Sandbank, just 5 miles away. For private schooling, there is a private bus which operates from Gourrock taking children to St Columba in Kilmacolm. Both Western Ferries (car and passenger) and Caledonian Macbrayne (passenger only) offer regular, daily crossings to Gourrock, with a 20-25 minute sailing time. From here, there are transport links (road, bus and rail) to Glasgow City Centre. Glasgow can also be accessed by road (77 miles) via Loch Lomond.

The Cowal peninsula is a spectacular base for exploring the West Coast of Scotland. For the golfer, there are three golf courses nearby. The Holy Loch Marina, with berthing and chandlery services, makes a fantastic base for any sailing enthusiasts who wish to explore the West Coast. Shooting, fishing and stalking can be rented on nearby estates. There is also ample opportunity for activities like kayaking, paddle boarding, mountain biking and hillwalking. There is also the Benmore Botanic Gardens just 4 miles away.

Rhubeg

The property can be accessed off the main road via an electric gated entrance. There is a gravelled driveway sweeping round between the shore and the garden, terminating next to the house. Rhubeg is understood to have been built in 1844 for wine merchant, Elias Gibb. The property has been well maintained by the current owners (including the installation of a new central heating system) whilst still retaining many of its original features.



The house boasts three spacious reception rooms with cornicing, large sash-and-case windows and wood burning stoves, in the sitting and drawing rooms. The dining kitchen is home to an AGA and a range of Neff cooking appliances. The house also includes a principal bedroom suite, four further bedrooms, two bathrooms and a shower room. There is also an additional annexe with a kitchen, sitting room, shower room and two bedrooms. The accommodation is shown in full on the adjacent floorplan.





Benefitting from LPG gas central heating, the accommodation is shown in full on the adjacent floorplan.





Outbuildings, gardens and foreshore

The policies at Rhubeg extend to approximately 2.99 acres in total. This includes large sweeping lawns with planted borders and mature trees which overlook the sea. An attractive burn and small waterfall can also be found within the grounds. The property benefits from about 208 metres of shore frontage (up to the high water mark). Moorings can be obtained separately through the Local Moorings Association.

Directions

From Dunoon, head North on the A815 through Sandbank and turn right onto the A880 signposted to Kilmun. When you pass through Kilmun, there is a sign marking the beginning of Strone. The gates leading to Rhubeg can be found on the right.

What3words

///factoring.overhaul.centuries



Rights of Access/Title Conditions

The property is sold with the benefit of and subject to all existing rights and burdens contained with the title deeds.

Solicitors

Oraclelaw Limited, 8 Kenmure Drive, Bishopbriggs, Glasgow, G64 2RQ
Tel: 0141 762 4040 Email: mmc@oraclelaw.com

Local Authority

Argyll & Bute Council, Kilmory House, Lochgilphead, Argyll
PA32 8XW Tel: 01546 605522

Entry

Entry is available by arrangement with the seller.

Household Contents

Fitted carpets and curtains are included in the sale. Separate items of furniture may be available by separate negotiation.

Listings

The stone grotto within the grounds is category C listed by Historic Environment Scotland.

Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Banding
Rhubeg	Vacant	LPG central heating, mains water supply and private drainage.	H	F
Annexe	Vacant	Electric heating, mains water supply and private drainage.	-	-
Gate House	Vacant	Electric heating, mains water supply and private drainage.	-	-

Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600).

Health & Safety

Given the hazards of a rural property, please make sure you plan your visit in advance.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Asking Price

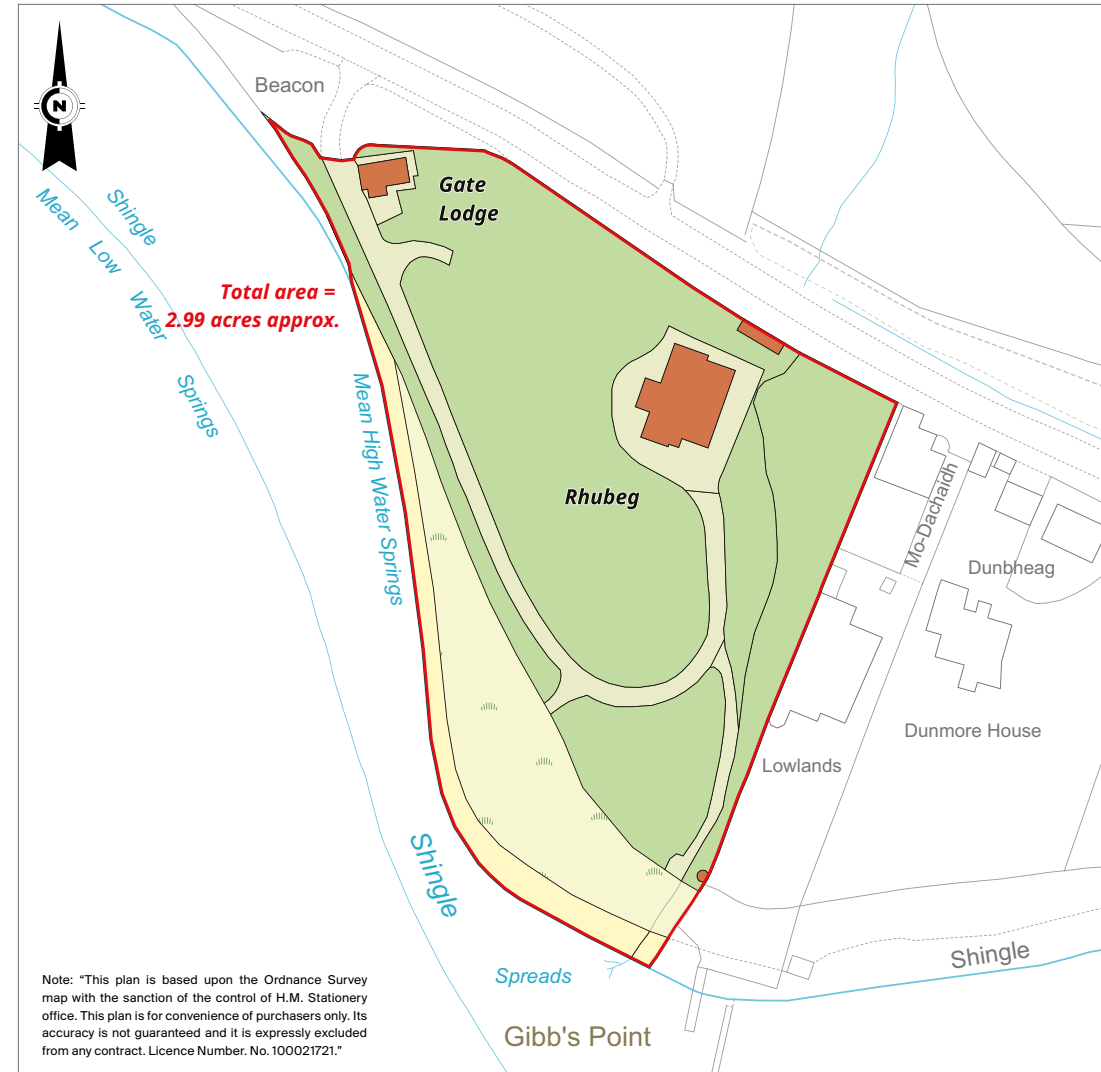
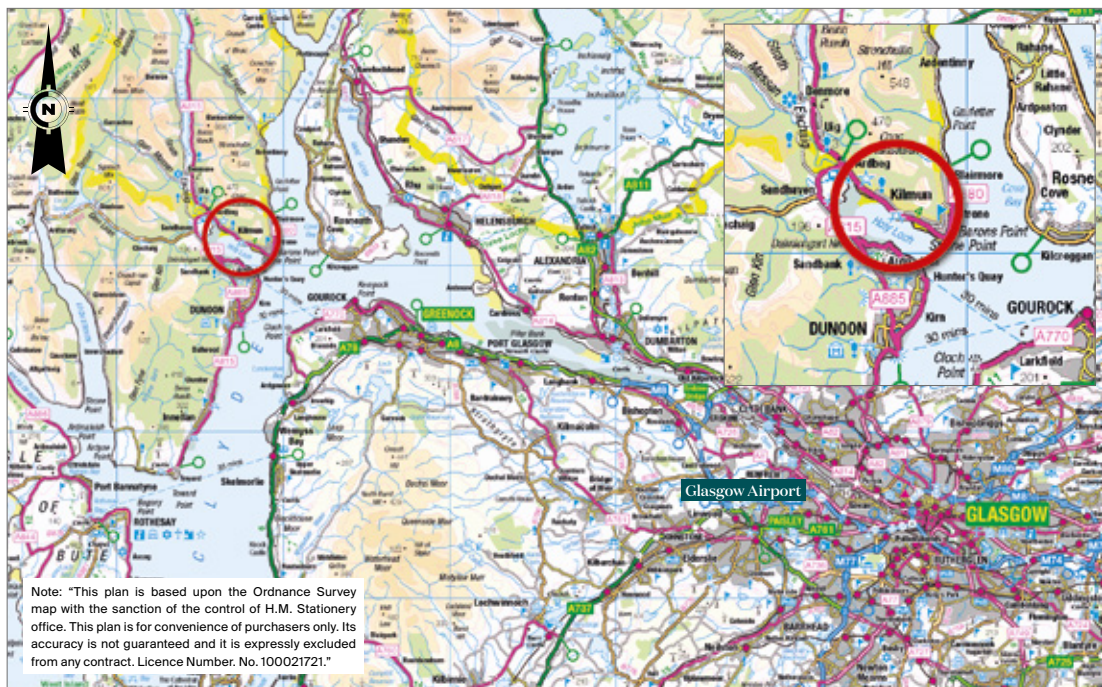
Offers over £975,000

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following an inspection.

Overseas Purchaser(s)

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



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated May 2024.

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Closing date

A closing date for offers may be fixed, and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of Sale

- Title**

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
- Deposit**

On conclusion of missives, a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

