

RHUBODACH ESTATE ISLE OF BUTE


BIDWELLS





Rhubodach Farmhouse and annexe



The sale of Rhubodach provides a fabulous opportunity to purchase a desirable range of residential properties in a private location on the idyllic Isle of Bute with stunning views over the Kyles of Bute.

Located within easy reach of Glasgow, Scotland's largest city, yet in a wonderful island setting, Rhubodach is the much loved holiday home of the late Lord and Lady Attenborough. The estate makes for a great place to not only live but also to continue the established holiday letting business.

For sale as a whole or in two Lots

Lot 1 – Offers Over £680,000

- Rhubodach Farmhouse and annexe - Spacious three bedroom farmhouse with two bedroom annexe and spectacular views.
- Keeper's Cottage - Two bedroom cottage which looks out over the Kyles of Bute.
- 48.03 acres (19.44 hectares) of agricultural land and amenity woodland.

Lot 2 – Offers Over £175,000

- Rhubodach Cottage - Three-bedroom cottage with front and rear gardens and views of Kyles of Bute.

As a whole: Offers Over £855,000

- Port Bannatyne 5.5 miles
- Rothesay 8 miles
- Glasgow 46 miles

Please read Important Notice.

RHUBODACH ESTATE
ISLE OF BUTE, PA20 0QL



Rhubodach Cottage



Situation

Rhubodach is situated on the North East coast of the Isle of Bute. 15 miles long by 4 miles wide, Bute is the perfect island getaway and being only a stone's throw from the mainland is one of the most accessible of the western isles.

With a mild climate and renowned for its on and off-shore wildlife, Bute is an area of natural beauty and an outdoor enthusiasts' haven. There are numerous opportunities to enjoy coastal hillwalking or cycling. Fishing enthusiasts can take advantage of both freshwater and sea fishing on hill lochs and the Firth of Clyde. There is an interesting 13-hole golf course in the close-by Port Bannatyne and other courses are available at Kingarth (9-hole) and Rothesay (18-hole). The latter has views towards Loch Striven and the Kyles of Bute.

Bute sits in the midst of some excellent sailing with the Kyles of Bute, a National Scenic Area. There are marinas and sheltered moorings in Rothesay and Port Bannatyne.

The town of Rothesay offers a full range of local amenities including restaurants, hotels, supermarket, several banks, various shops, small hospital and dentist. Nursery, primary and secondary education is available on the island. From Rothesay and Rhubodach itself, Caledonian MacBrayne operate a frequent ferry service to Wemyss Bay and Colintrave respectively on the mainland. A range of events are held on the island including the Highland Games, Agricultural Show and the family friendly Bute Music Festival.

Description

Rhubodach lies only 350 metres from the Rhubodach ferry terminal which connects, via a five-minute crossing, to Colintrave on the mainland. The traditionally constructed, stone under slate roof, white-washed Rhubodach Farmhouse, annexe, Keeper's Cottage and outbuildings form a charming courtyard, creating a picturesque destination with spectacular views of the coast and surrounding area. Also looking over the Kyles of Bute but closer to the sea and sitting in its own garden, is the charming Rhubodach Cottage.

The Farmhouse, annexe and Rhubodach Cottage are let by the current owners as high quality holiday accommodation with Keeper's Cottage occupied by employees. Due to the wonderful setting and high standard of accommodation, the holiday lettings have a strong customer base with many guests returning year after year.

Lot 1 Rhubodach Farmhouse and annexe

Providing very comfortable accommodation, the Farmhouse is of traditional stone construction under a slate roof consisting of three spacious bedrooms with a further two bedrooms in the annexe. In the early 1990's the interior was fully renovated and a regular maintenance schedule has ensured it has been well maintained since. The two suites, on the first floor of the farmhouse, are spacious and provide the perfect place to relax whilst enjoying the stunning views. The house benefits from gas central heating and double glazing.

The Farmhouse accommodation consists of:

Ground Floor

Main Entrance Hall: Slate tiled floor, fireplace, elegant cornicing and doors giving access to the front and rear garden areas.

Kitchen/Dining Room: Fully fitted pine kitchen with granite worktop, double sink with drainer, breakfast bar and LPG-fired Aga. Access to a loft is gained through a large hatch.

Sitting Room: A large room with space for a dining table as well as a sitting area with an open fire.

Utility Room: Fitted units with space for a washing machine and tumble dryer. Ample cupboard storage.

Bedroom: Double bedroom with spectacular views.

Shower Room: Power shower and wash-hand basin.

WC





Bedroom 1: Double bedroom with views over the Kyles of Bute.

Bedroom 2: Double bedroom.

Bathroom: Bath with shower attachment, wash-hand basin and WC.

Keeper's Cottage is currently used for employee accommodation consisting of:

Kitchen: Fitted floor and wall units.

Utility room: Plumbing for washing machine and tumble dryer.

Bedroom 1: Double bedroom with built-in wardrobe.

Bedroom 2: Double bedroom with built-in wardrobe.

Bathroom: Bath, shower, WC and wash-hand basin.

Outbuildings and Garden Grounds

There are two large traditional stone outbuildings with slate roofs and concrete floors. These have recently been re-roofed and are currently used as a garage and games room. In addition, there are two greenhouses and a small, former stable block, also of traditional construction, which is currently utilised as a hen house.



First Floor

Master bedroom: A large principal bedroom suite with beautiful views with en-suite over the Kyles of Bute. The en-suite bathroom benefits from a freestanding roll top Victorian bath, two sinks, a WC and bidet.

Bedroom 2: Double bedroom with sitting area and views over the Kyles of Bute.

Family Bathroom: Bath, wash-hand basin in marble topped vanity unit, WC and bidet.

The annexe and Keeper's Cottage

The annexe and Keeper's Cottage, within the courtyard of Rhubodach Farmhouse, are of traditional stone construction under a slate roof and adjoin one another. Both benefit from electric heating, an immersion heater for hot water and double glazing.

The annexe currently provides additional accommodation for the Farmhouse and consists of:



Land

Surrounding Rhubodach Farmhouse is 48.03 acres of land that is included within Lot 1. It consists of 19.13 acres (7.74 hectares) of agricultural land and 28.91 acres (11.70 hectares) of mixed, mainly deciduous trees and shrubs forming an attractive amenity woodland. The farmland has been classified by the James Hutton institute as Grade 4, Gleys Soils being land that is capable of producing a narrow range of crops. These fields have been in grass for a number of years and let on an annual basis for grazing. They are therefore available with vacant possession.

Lot 2

Rhubodach Cottage

This delightful single storey property of stone and slate construction is situated within a stone's throw of the shore. The property benefits from enclosed front and rear gardens laid down to grass with a gravel area to the side for car parking.

The accommodation consists of:

Kitchen: With fitted wall and floor units and electric hob and oven.

Living Room: Beautiful coastal views and a working open fire.

Master bedroom with en-suite: Double bedroom. En-suite with bath and shower over, wash-hand basin vanity unit, WC and built in cupboard.



Bedroom 2: Single bedroom, currently used as a bunk room.

Bedroom 3: Single bedroom.

Shower Room: Shower, wash-hand basin and WC.

General Remarks

Local Authority

Argyll and Bute Council, Kilmory, Lochgilphead, Argyll, PA31 8RT Tel: 01546 602127

Services

The properties are all served with mains water and electricity, with private drainage via septic tank. The Farmhouse is serviced by LPG-gas.

Listing – Designations

The property lies within the Kyles of Bute National Scenic Area.

Servitude Rights, Burdens and other Rights of Access

In so far as the seller is able if the property is sold in lots appropriate rights of access, burdens and servitudes will be granted and reserved.

Fixtures and Fittings

The property is sold with all fixtures and fittings.



Moveables

Available by separate agreement.

Rates and Council Tax

The holidays lets, Rhubodach Farmhouse and Cottage, are currently exempt from Council Tax and are zero rated under Small Business Relief.

Keeper's Cottage: Council Tax Band E

EPC and Home Report

Rhubodach Farmhouse: G09

Keeper's Cottage: G04

Rhubodach Cottage: E46

Rhubodach Cottage: Home Report value: £180,000

Home Report available on request.

Directions

From the South

Follow the M8 to Greenock, continuing onto the A8 to Port Glasgow. In Port Glasgow continue onto the A78, signposted for Largs. After approximately 11 miles Wemyss Bay ferry terminal is reached. Take the Rothesay Ferry. From the ferry terminal in Rothesay turn right on to the A844, signposted for Colintrave and Rhubodach Ferry. Continue for approximately 8 miles along the coastline and the entrance to Rhudodach is on your left.



From the North

Turn off the A83 onto the A815, signposted for Dunoon, continue approximately 9.5 miles then turn off onto the A8886, signposted for Colintraive and the Isle of Bute Ferry. After approximately 21.5 miles the Colintraive Ferry will be reached. Once the ferry has reached the Isle of Bute turn left and the entrance to Rhubodach is on the right after approximately half a mile.

Viewing

Strictly by prior agreement.

Please contact Rebecca Boswell – details below.

Closing Date

A closing date may be fixed and prospective purchasers are advised to register their interest with the selling agents.

Title

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

Offers

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law. 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.

Enquiries

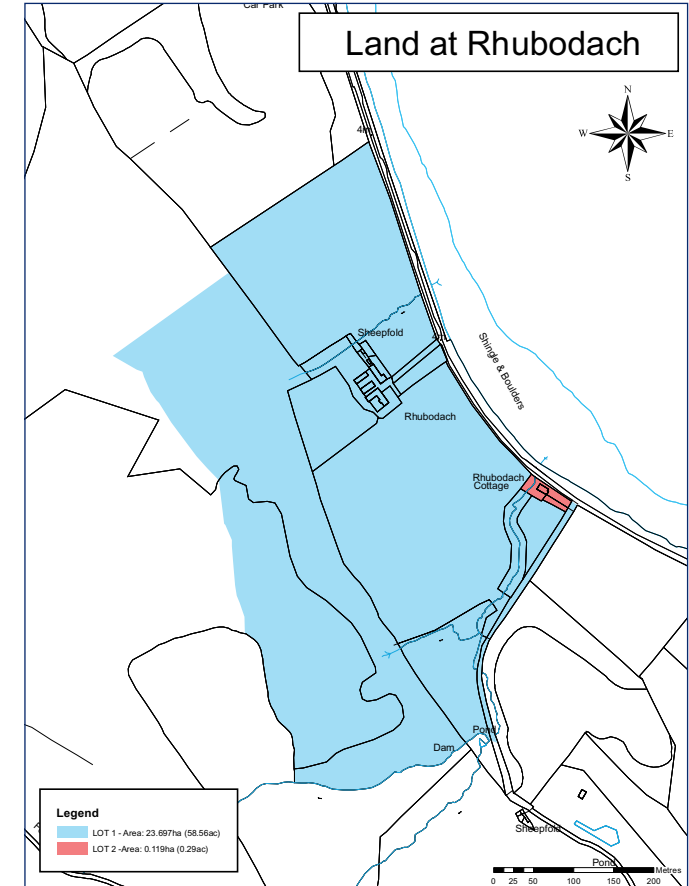
Rebecca Boswell
01738 630666
rebecca.boswell@bidwells.co.uk

Bidwells, 5 Atholl Place, Perth, PH1 5NE

Solicitors

Thorntons Law LLP, 13 Melville Street, Edinburgh, EH3 7PE

01738 630666
bidwells.co.uk



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