

**Galbraith**

# **COWAL FARM**

STRACHUR, CAIRNDOW, ARGYLL AND BUTE







# COWAL FARM, STRACHUR, CAIRNDOW, ARGYLL AND BUTE

Small holding within the rural village of Strachur

Dunoon 18 miles ■ Inverary 21 miles ■ Glasgow 60 miles

About 2.92 Ha (7.21 Acres)

- 2 reception rooms, 5 bedrooms
- Large traditional shed and garage
- Mix of grade 4.2 and 5.3 ground
- Flexible accommodation
- Rural yet commutable location

**Galbraith**

Stirling  
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stirling@galbraithgroup.com







**SITUATION**

Cowal Farm is an attractive small holding situated in a scenic area of the Cowal Peninsula on the West Coast of Scotland, a short distance from the village of Strachur. The village of Strachur is located on the eastern banks of Loch Fyne and offers a range of local amenities including a post office, churches, hotel, pubs, village hall and a local shinty club.

The picturesque town of Dunoon is 18 miles to the south and is the main town on the Cowal peninsula, home to a busy ferry terminal which operates regular ferry services to Gourock, taking approximately 25 minutes. The town offers a wide range of shops, restaurants, schools, leisure centre, events hall, supermarkets, sports stadium, hospital, garden centre, golf course and holiday village.

The area is connected by an excellent road network and provides wider travel networks to Glasgow and beyond. The county of Argyll is known for its stunning scenery, extensive wildlife and choice of outdoor pursuits including walking, climbing, cycling and its wide range of water sports.

Cowal is located on the western periphery of the Loch Lomond & The Trossachs National Park, an area renowned for its scenic beauty and populated with lochs and rivers to explore as well as numerous castles, distilleries and forests. The area is also a popular field sports destination with several landed estates offering fishing along with driven and walked up game shooting.

**DESCRIPTION**

Cowal Farm comprises of an attractive traditional 4-bedroom farmhouse, which adjoins a large garage and stable. As well as a large traditional shed which may offer further development potential subject to obtaining the necessary planning consents, as this was previously achieved. There is an area of permanent pasture that has been grazed over the years and more recently used for equestrian purposes the land is 2.92 Ha (7.21 Acres) in total.

**ACCOMMODATION**

Ground floor: Kitchen, Lounge, Living Room, Bedroom, and WC

First floor: Four bedrooms, family bathroom

**THE LAND**

Cowal Farm extends to approximately 7.21 acres (2.92 Ha) in total. The land is enclosed by post and wire fence with access to the public road and a farm track leading directly to the farmhouse and buildings. The land is principally classified as Grade 4.2 and 5.3 by the James Hutton Institute.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Cowal Farm House	Mains	Private	Mains	Oil	Band E	Freehold	F24

**LOCAL AUTHORITY**

Argyll and Bute Council, Kilmory, Lochgilphead, Argyll, PA31 8RT

**MINERALS**

The mineral rights are included in the sale as so far as they are owned by the seller.

**TIMBER**

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

**SPORTING RIGHTS**

In so far as these rights form part of the property title they are included within the sale.



### FIXTURES AND FITTINGS

No other items are included unless mentioned in the sales particulars.

### POST CODE

PA27 8DH

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///prettiest.endings.mops

### SOLICITORS

Peterkins Robertson Paul – Kensington House, 227 Sauchiehall Street, Glasgow, G2 3EX

### VIEWING

Strictly by appointment with the Selling Agents.

### POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



### HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

### THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

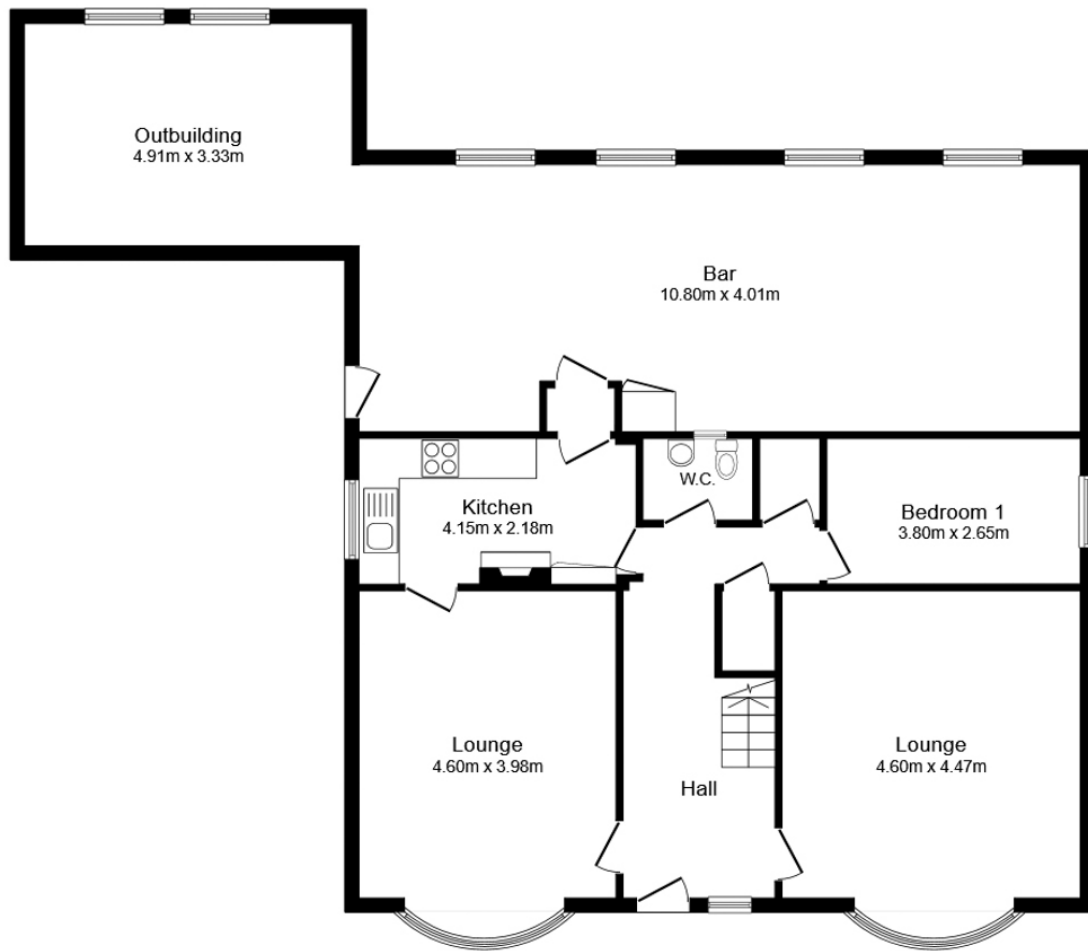
### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2025.

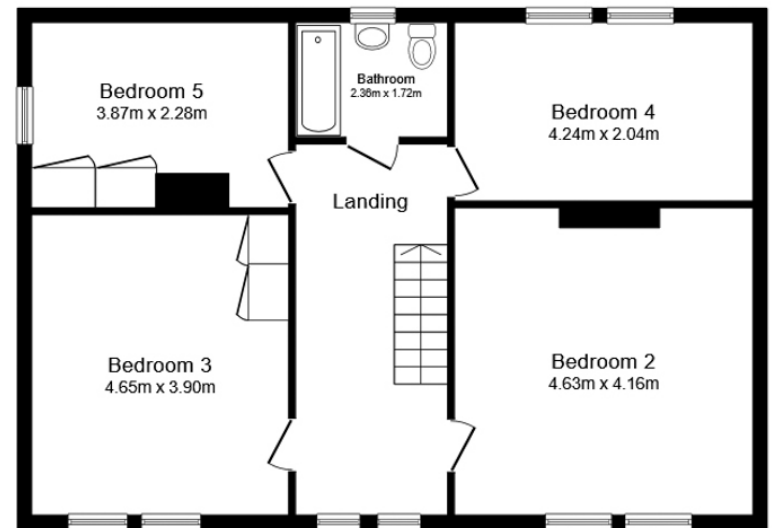








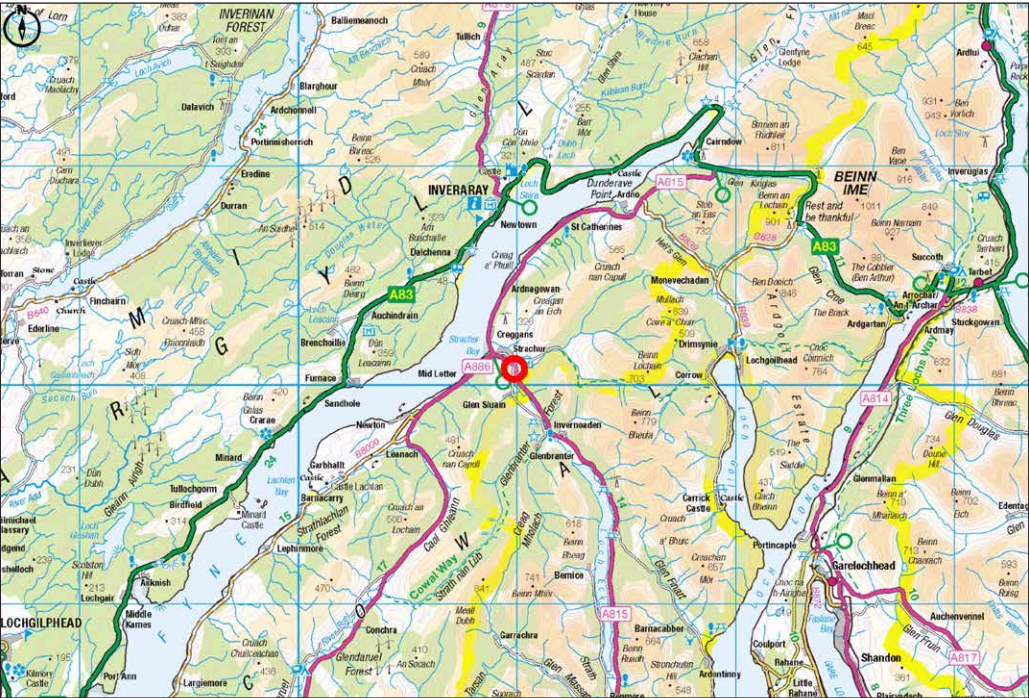
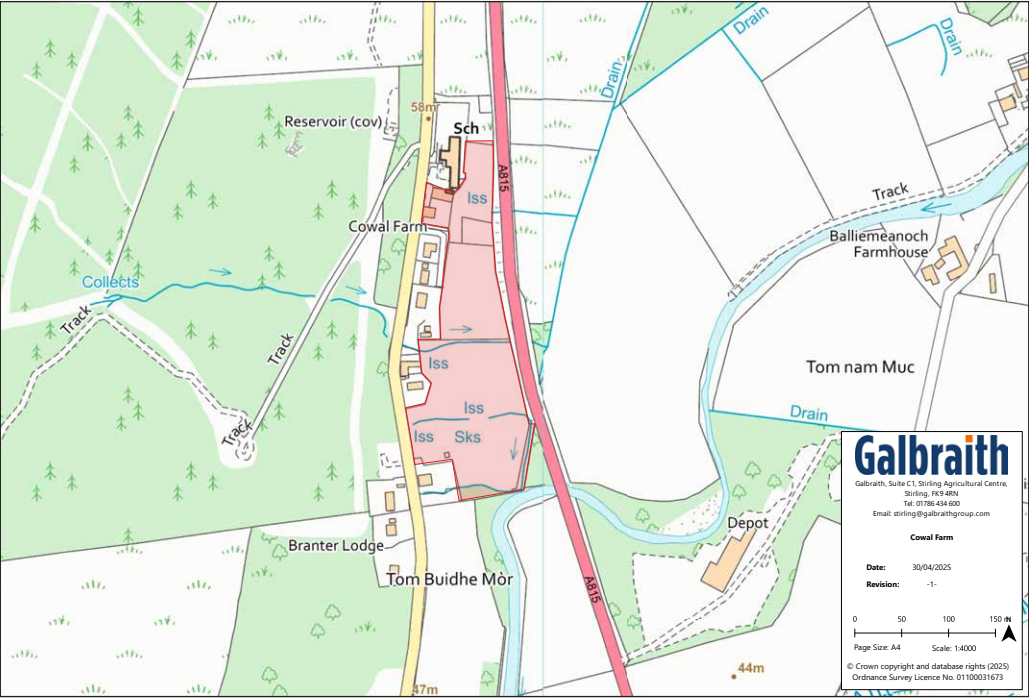
Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)













**Galbraith**