

Ronachan House,
Clachan, Tarbert



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& Parker

Land and property. Since 1885.

A distinguished B-listed coastal country house overlooking a secluded beach on Scotland's west coast, with panoramic views to Islay, Jura and Gigha

The property

Set above the white sands of Ronachan Bay, with sweeping views across open water to the Inner Hebrides, Ronachan House represents one of the most remarkable private coastal holdings on Scotland's west coast. Occupying a secluded position on the Kintyre Peninsula, an area celebrated for its unspoilt coastline and relative seclusion, the house commands an exceptional setting of beach, woodland and open sea. This handsome Victorian mansion, constructed of warm sandstone and Category B listed, has been meticulously restored and sensitively modernised over the past two decades. The current owner has undertaken an extensive programme of structural repair, architectural reinstatement and comprehensive refurbishment, ensuring the house now combines historic integrity with the comfort and practicality expected of a modern family home. The result is a rare balance of architectural grandeur, restored craftsmanship and a warm, highly liveable interior suited equally to family life and large-scale entertaining.

Architectural Character

Externally, Ronachan presents an elegant and romantic façade with steeply pitched gables, tall clustered chimneys and finely detailed stonework. Symmetrical bay windows and generous sash windows lend both balance and light, while the elevated position ensures uninterrupted coastal views. Internally, the house is a celebration of original period detailing. Ornate cornicing, timber panelling, stained glass and original windows have all been preserved and restored. These historic features sit comfortably alongside contemporary services and carefully integrated modern finishes. Throughout, craftsmanship and proportion define the interior – generous ceiling heights, elegant circulation space and a sense of architectural coherence at every turn.

Accommodation

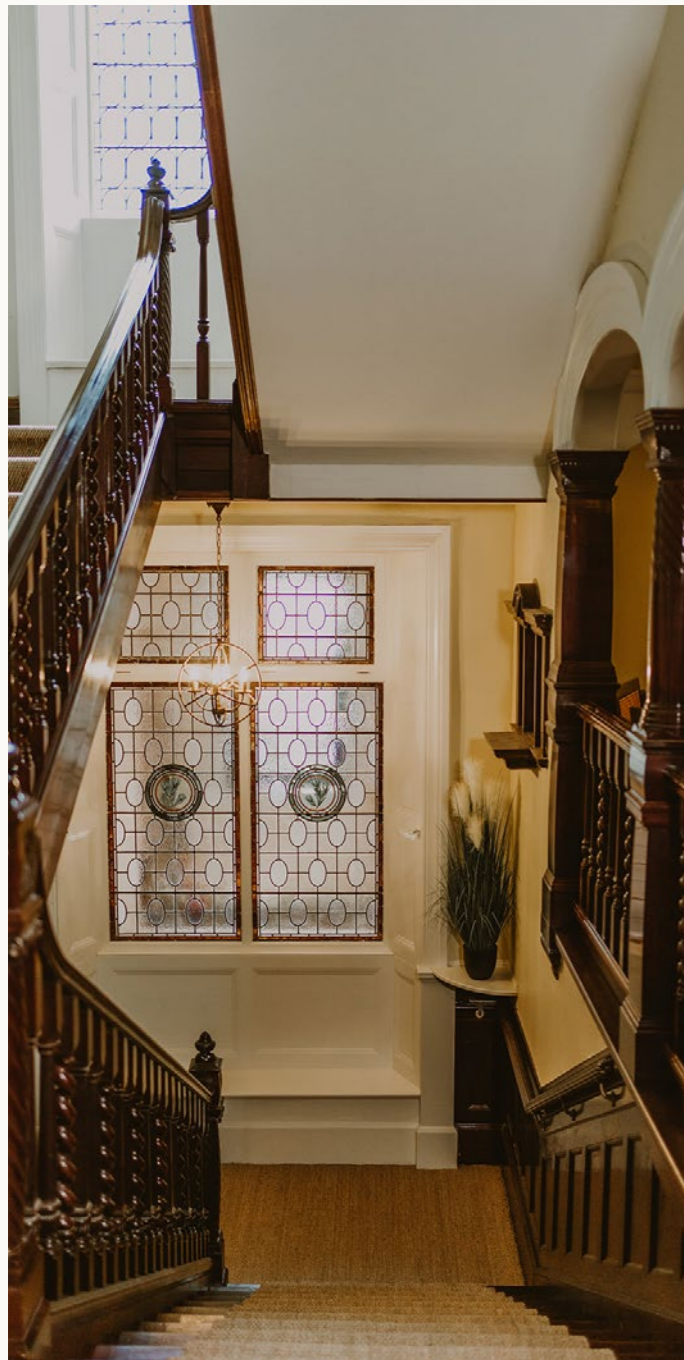
Ground Floor

A tiled vestibule opens into an impressive reception hall with original timber flooring and panelled walls, establishing an immediate sense of occasion. To one side lies the library, an intimate and atmospheric room centred around an open fire. Opposite, a generous formal dining room provides an elegant setting for entertaining. Beyond, an arched opening leads to a secondary sitting area and onward to the marble-floored family kitchen. Thoughtfully arranged around a substantial central island, the kitchen forms the natural heart of the house, equally suited to everyday family life or larger gatherings. The ground floor also includes two well-proportioned double bedrooms, two cloakrooms and a family bathroom featuring a classic roll-top bath.



Principal house with extensive accommodation | Coach House
The Look Out | North Lodge | About 10.51 acres | Freehold

Offers Over £2,100,000



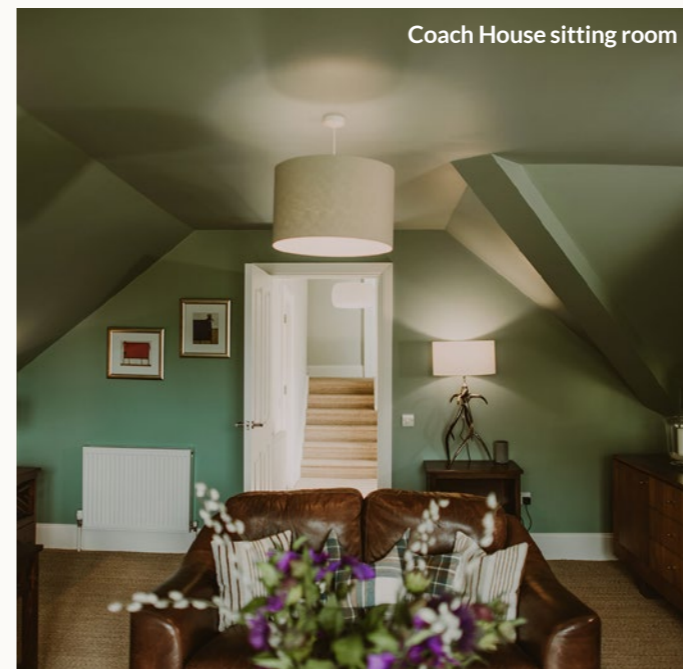
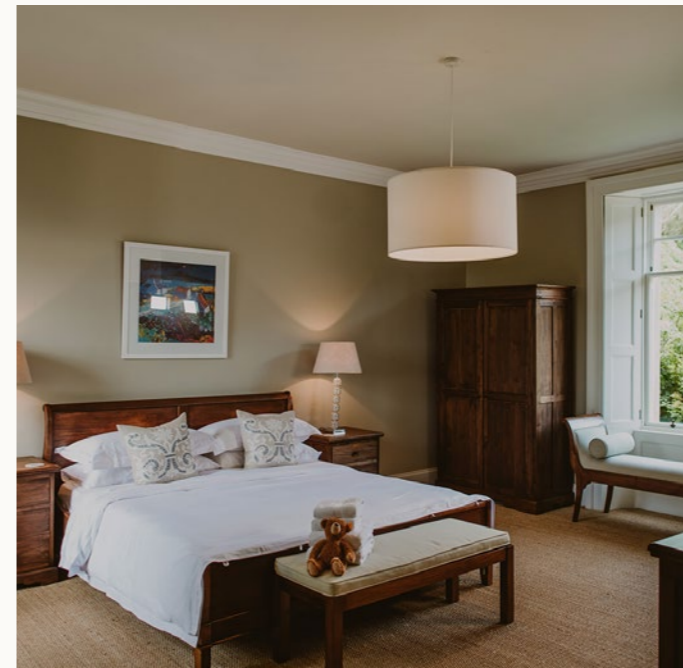
First Floor

A sweeping timber staircase rises to a generous half-landing where a full-sized billiard and games room provides an exceptional recreational space. The principal drawing room occupies a commanding front-facing position, with windows to both front and side elevations framing panoramic views across beach, sea and islands. An open fire provides a focal point, while sliding partition doors connect to a secondary sitting room, allowing flexibility between intimate use and larger entertaining. The principal suite is particularly impressive, comprising a spacious bedroom, separate sitting area overlooking the bay and a beautifully appointed bathroom with roll-top bath and marble-tiled walk-in shower. A further king-sized en suite bedroom and cloakroom complete this floor.

Second Floor

The second floor provides five further en suite bedrooms, each carefully finished with quality joinery and refined detailing. A distinctive domed window crowns the upper landing, enhancing the architectural character of the space. An additional bathroom to the front of the house enjoys elevated views over the shoreline below.





Coach House sitting room



Coach House kitchen

Secondary Accommodation

The estate also includes three independent dwellings, providing flexible accommodation for guests, staff or multi-generational living.

The Coach House

Situated at the back of the main house, a self-contained three-bedroom apartment with kitchen and sitting room. Predominantly arranged over the first floor, with additional bedroom and bathroom accommodation on the ground floor. The Coach House benefits from its own dedicated patio area.

The Look Out

Situated at the back of the main house, a self contained one-bedroom apartment with kitchen and sitting room. Arranged principally on the upper level, with direct access from rear decking. The property enjoys a private deck with elevated views.

North Lodge

Situated at the entrance to the drive, North Lodge is a two-bedroom lodge cottage, renovated to the same exacting standard as the main house.

Gardens & Grounds

Ronachan extends to approximately 10.51 acres in total. A long, tree-lined driveway winds through woodland before arriving at a broad sweep of lawn positioned deliberately to frame, rather than compete with, the exceptional coastal outlook.

The grounds slope gently down to the white sands of Ronachan Bay, although not owned there is direct foot access and therefore forming a private and sheltered shoreline. To the rear, mature woodland provides shelter, privacy, magnitude of walks and rich biodiversity, creating a haven for flora and fauna.



North Lodge



General

Local Authority: Argyll and Bute Council

Services: Mains electricity, water, private drainage.

Covenants, Easements and Rights of Way: The property will be sold subject to all covenants, easements and Rights of Way whether specifically mentioned in these particulars or not.

Council Tax:

North Lodge - D,

Ronachan House - currently under business rates, any potential purchaser should make their own enquires

EPC: Band F

Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Viewing: Strictly by appointment only.

More details available by request.

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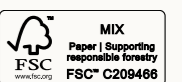
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