

Sealladh Mor,
Tarbert, Argyll



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An idyllic coastal hideaway in an elevated rural setting, offering vaulted interiors, exposed timber detailing and far-reaching views across Loch Fyne in a secluded area of the village of Tarbert.

Sealladh Mor, meaning 'expansive view,' built in 1976 is a distinctive and secluded coastal home, combining traditional stone construction with a light, contemporary interior. Ideal as either a permanent residence or a tranquil holiday home. The house occupies an elevated setting above the sea loch of Loch Fyne and is designed to make the most of its position, with extensive glazing, framing ever-changing views, and vaulted detailing creating a strong sense of light and space.

The principal living area is a striking double-height space, with a full-height gable window framing the outlook and a wood-burning stove with rough stone surround with timber mantel set on a stone hearth forming a focal point. Sliding doors open directly to the outside paving and lawn, creating a natural extension of the living space. The well-proportioned kitchen opens into a dining area, both benefitting from large windows and a strong connection to the landscape and its stunning view. Two double bedrooms are located on the ground floor and are served by a contemporary family bathroom renovated by the current owners with Hansgrohe fittings and ceramic tiling.

On the first floor, a mezzanine landing with views of the Isle of Bute provides an informal study or reading area overlooking the main living space. The principal bedroom features exposed timber A-frames, roof windows with views over Loch Fyne and built-in storage, along with a modern, vaulted en-suite shower room and an adjacent walk-through dressing room also recently installed by the current owners.

The property is set within a private, elevated plot approached via a charming private road. In addition to the main house, there are approximately 6.4 acres comprising terraced lawns and woodland



with gardens that feature rhododendrons and azalea that naturally blend into the surrounding landscape, with areas for outdoor seating and informal entertaining. South of the garage drainage work has been undertaken to further develop more open garden space. A detached, stone-clad double garage provides parking and storage, with a generous driveway offering additional parking space.

The property and its rear garden offer views over the expansive sea loch to the Cowal peninsula and Isle of Bute. The property benefits from its dramatic scenery, a dry stone wall, rock formations and rich wildlife, with sightings of seals and dolphins offshore, owls, white tailed eagles and red squirrels, pine martins and deer around the house.

Location

Mealdarroch is a peaceful rural hamlet close to the picturesque village of Tarbert on the Kintyre Peninsula. Renowned for its unspoilt coastline, breathtaking scenery and relaxed pace of life, the area offers an exceptional lifestyle surrounded by nature. There is an abundance of hillwalking, coastal exploration, and wildlife on the doorstep, making this one of Scotland's most captivating locations. Tarbert offers excellent everyday amenities including shops, cafés, restaurants, a marina, a golf course, a nursery, primary and secondary school and a castle. More comprehensive shops and amenities are available in Lochgilphead.

Transport links include regular ferry services from Tarbert to Portavadie, giving access to the Cowal Peninsula and central Scotland. Further ferry connections to the Inner and Outer Hebrides are available from Lochgilphead and Oban. Road connections link the area with Campbeltown, Lochgilphead and Oban, the latter providing rail services to Glasgow. Glasgow is accessible in around 104 miles by road, with domestic and international flights available from its airport.

General

Postcode region: PA29. Local Authority: Argyll & Bute Council. Services: Mains electricity and drainage. Gas tank supplying the gas-fired boiler recently installed by the current owners. Council Tax: Band G. EPC Rating: Band D. Mobile and Broadband: <https://checker.ofcom.org.uk/en-gb/>



2,001 sq ft (186 sq m)
3 bedrooms | 2 bathrooms
Double garage
Private, secluded property
Elevated views over Loch Fyne
Freehold | Coastal
About 6.4 acres

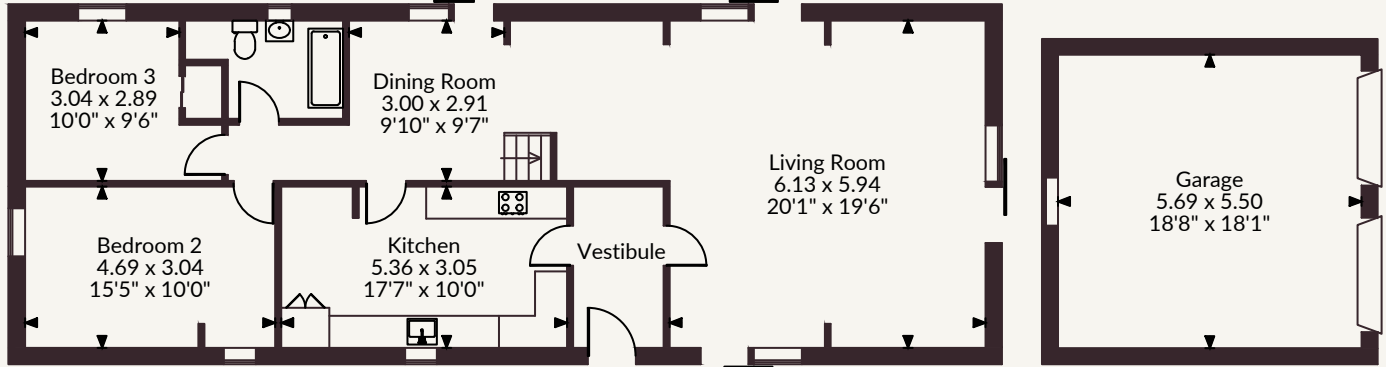
Offers Over £645,000

Seallaidh Mhor, Mealdarroch

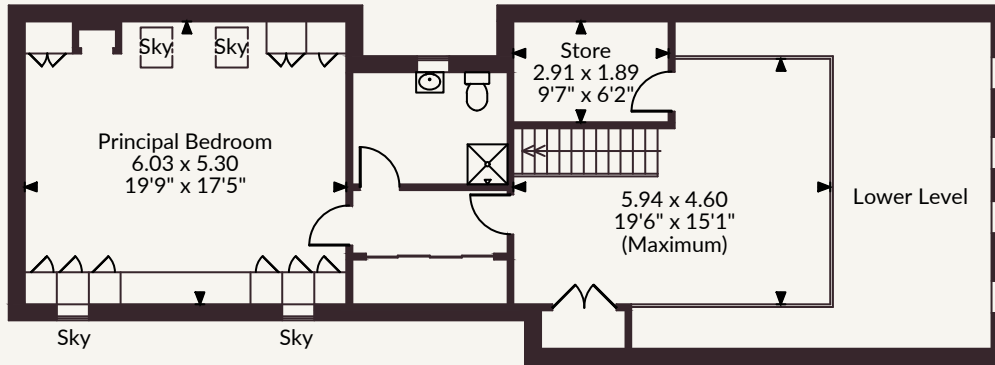
Main House internal area 2,001 sq ft (186 sq m)

Garage internal area 337 sq ft (31 sq m)

Total internal area 2,338 sq ft (217 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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