



6 Bedroom Detached House

Guide Price: £625,000

The Pines, St Catherine's, by Strachur, Argyll, PA25 8AZ

Landmark, coastal residence with approximately 10 acres of grounds and wonderful views across Loch Fyne towards Inveraray Castle. This outstanding and extended family home blends period splendour with exceptional lifestyle facilities, including a private indoor swimming pool with sauna, flexible layout with optional annex accommodation. The Pines boasts at least 6 bedrooms and five reception rooms depending on your preferred layout. Magnificent gardens and mature woodland grounds with a wide range of wildlife visiting regularly throughout the year. Local sailing club with moorings and pontoon nearby. The accommodation features a striking bay-windowed family lounge with loch views, an expansive kitchen/diner, formal sitting room, conservatory, home office and study/music room, complemented by a utility, boot room and ground floor WC. Upstairs, the principal suite offers a dressing room and private en-suite, alongside three further double bedrooms, additional bathrooms (three in total on the first floor) and a substantial floored and lined walk-through attic. Rich in character, the property showcases ornate coricing, multiple original fireplaces and a multifuel stove, balanced by modern comforts including oil central heating and double glazing. The extensive grounds provide a pergola seating area, purpose-built BBQ space, ornamental pond stocked with Koi carp and goldfish, small all weather sports pitch, zip line, detached garage/workshop with games room and bar. Sweeping tarmac driveway and additional stone-chipped parking ideal for boat storage. schooling and ferry connections to Glasgow. EPC rating E52 – Council tax band G. Broadband, 4G and digital television are available at the property.




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Entry Porch 2.45m x 2.34m

Entered via timber front door, the porch features traditional oak wall panelling, coat hooks, space for outdoor footwear and furniture. There is tiled flooring, a central heating radiator, cornicing, and a pendant light. A timber door with opaque glazed inserts and glazed panels to either side leads to the grand inner hallway.

Hallway 8.18m x 2.36m

This ground floor hallway features the original ornate staircase with white wrought iron balustrade and timber handrail. Oak wall cladding to dado height, high ceilings with cornicing, a candelabra-style ceiling light, carpeted flooring, space for hall furniture, a central heating radiator, socket point, and built-in storage cupboard.

Family Lounge 5.47m x 4.69m

With elevated views over the garden and Loch Fyne towards Inveraray Castle and the town of Inveraray. This room features high ceilings with detailed cornicing, a bay window, electric fire, wall-mounted TV point, central heating radiator, picture rail, feature wall lighting, candelabra-style ceiling light, carpeted flooring, socket points, and ample space for lounge furniture.

Kitchen / Diner 6.08m x 4.73m

Accessed from the hallway or conservatory, this country-style kitchen includes matching wall and base units with timber doors, open shelving, glazed display cabinets, contrasting worktops, four-zone electric hob with extractor, inbuilt dishwasher, and mid-level oven and grill. Ample space for a large dining table, two dressers, and an American fridge freezer. Additional features include tiled splashbacks, rear-facing window, two central heating radiators, spotlighting and pendant lighting, tiled flooring, and multiple socket points.

Sitting Room 4.70m x 4.26m

With dual aspect loch and garden views, this room features an original ornate open fireplace with marble surround and multi-fuel stove, oak panelling to dado height, high ceilings with cornicing, and space for furniture. It may serve as a sitting room, dining room, or ground floor bedroom if required.

Home Office 4.69m x 4.09m

Recently designed to create a wonderful home office working environment. Side-facing windows, oak panelling to dado height, feature wall lighting, candelabra-style ceiling light, wall-mounted TV point, carpeted flooring, central heating radiator, and socket points. Suitable as a further ground floor bedroom.

Utility Room 3.31m x 2.12m

Matching units to kitchen, tiled splashbacks, stainless steel sink, vinyl flooring, central heating radiator, electric wall heater, space and plumbing for white goods, spotlighting, socket points, and clothes pulley.

WC 1.35m x 1.26m

Traditional and original two-piece site with WHB and WC. Opaque window to the rear, tiled flooring and pendant lighting.

Boot Room 3.33m x 2.18m

Rear access via uPVC door with opaque glazing. Tiled flooring, tartan wall coverings, central heating radiator, rear window, shelving, wine rack, pendant lighting, and space for outdoor clothing.

Conservatory 7.47m x 3.67m

Garden and Loch Fyne views towards Inveraray. Laminate flooring, ceiling fan light, socket points, patio doors and side access. Provides access to kitchen, pool suite, and potential annexe with Bedrooms 5 and 6.

Indoor Swimming Pool Suite 5.93m x 5.16m

Featuring a 4.7m long x 2.6m wide x 1.3m deep heated swimming pool by Endless with recently installed energy efficient heat pump. Sauna enclosure, modern shower with Bluetooth, lighting, and adjustable water flow. Scandi style wall and ceiling cladding with integrated spotlighting, tiling to one wall, non-slip flooring, central heating radiator, wall-mounted Dimplex heater, hose tap, socket points, and side windows.

First Floor Landing 5.07m x 3.37m (Main House)

Carpeted staircase with timber handrail and wrought iron balustrade, oak wall cladding to dado height, rear window, high ceilings with cornicing, candelabra-style ceiling light, space for furniture, socket points, and door to attic.

First Floor Hallway 1.28m x 1.18m (Main House)

Carpeted with oak wall cladding, high ceilings with cornicing, candelabra-style ceiling light, and socket points.

Master Bedroom One 4.66m x 4.18m

Part of a suite with dressing room and en-suite facilities. Elevated front loch views, original ornate open fireplace with tiled hearth, alcove shelving, carpeted flooring, pendant light, central heating radiator, socket points, and space for furniture.

Dressing Room 2.90m x 2.50m

Front-facing loch views, fitted wardrobes, carpeted flooring, central heating radiator, electric wall heater, pendant light, and socket point.

En-Suite Bathroom 3.36m x 3.43m

Corner bath, thermostatic quadrant shower enclosure, wash hand basin, WC, wall tiling, carpeted flooring, rear window, central heating radiator, towel holders, vanity shelf, mirror, and toilet roll holder.

Bedroom Two 4.71m x 4.24m

Front-facing elevated loch views, original ornate open fireplace with tiled hearth, alcove shelving, carpeted flooring, high ceilings with cornicing, central heating radiator, electric wall heater, pendant light, and socket points.

Bedroom Three 4.76m x 4.19m

Rear facing elevated garden views, original ornate open fireplace with tiled hearth, inbuilt cupboard, carpeted flooring, high ceilings with cornicing, central heating radiator, pendant light, TV point, and socket points.

Bedroom Four 4.65m x 4.19m

Elevated views to the rear, original ornate open fireplace with tiled hearth, inbuilt wardrobe, carpeted flooring, high ceilings with cornicing, central heating radiator, pendant light, and socket points.

Family Bathroom 3.37m x 2.00m

Bath, separate shower with electric unit, wash hand basin, WC, wall and floor tiling, central heating radiator, twin towel holders, vanity shelf, mirror, toilet roll holder, spotlighting, and side window.

Attic Space 5.62m x 2.91m / 9.27m x 3.19m / 8.19m x 2.87m (Main House)

Large walk-through attic accessed via timber staircase. Fully floored and lined with timber cladding and strip lighting, providing extensive storage space.

Extension/potential annexe

Hallway 4.20m x 1.41m (Annexe)

Carpeted with central heating radiator, coat hooks, pendant lighting, and socket point.

Study / Music Room 3.27m x 2.78m (Annexe)

Front-facing window, timber-clad inbuilt shelving, carpeted flooring, central heating radiator, pendant light, and socket point.

First Floor Landing 2.14m x 1.35m (Annexe)

Carpeted staircase with timber balustrade and side window leading to landing with pendant lighting, providing access to Bedrooms 5, 6, and bathroom.

Bedroom Five 5.16m x 3.10m (Annexe)

Side facing window, original ornate open fireplace, inbuilt wardrobe with clothes rail, carpeted flooring, central heating radiator, pendant light, and socket points.

Bedroom Six 5.46m x 2.72m (Annexe)

Rear facing elevated garden views, carpeted flooring, central heating radiator, pendant lighting, socket points, and space for freestanding furniture.



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