

DAWSONS



**RONEBHAL
CONNEL, BY OBAN, PA37 1PJ**

An Impressive And Elegant Double Bay Fronted Property Offering
Extremely Versatile Accommodation And Enjoying Fabulous
Views Over Loch Etive From Its Prominent Position
In This Sought-After Lochside Village

Drawing Room : Sitting Room : Dining Room : Kitchen : Utility Room
4 Bedrooms With En Suites : Further 2 Bedrooms : Study : Shower Room

Glorious Established Garden Grounds
Home Office/Studio : Garage

Guide Price £670,000

Independent Estate Agents of Argyll and the West Highlands



Connel is a sought-after loch side village, noted for its landmark iron bridge which spans the tidal rapids known as the Falls Of Lora. Situated some five miles from Oban, the principal town of the West Highlands, it offers a good range of amenities and services which include a medical centre, community hall, a church and two hotels with restaurants. Primary schooling is in the nearby village of Benderloch, with a bus service provided. The village also enjoys good transport links by road and rail to the central belt with Connel Station being a stop on the Oban to Glasgow line.

Ronebhal is an impressive double bay fronted family home situated in a prominent position on the fringe of this sought-after lochside village and enjoys fabulous views over Loch Etive and the Firth of Lorn to the mountains beyond. The property has been extremely well maintained and sympathetically upgraded by the current owners, whilst still retaining much of the original elegance synonymous with a property dating back to the early 1900's, with original features including ceiling roses and cornicing and an impressive timber staircase. The generously proportioned accommodation provides extremely versatile family living, and provides income generating potential, with the rear extension giving superb scope to be easily developed into a self-contained apartment, together with the studio in the garden, providing an excellent working space. Of particular note are the spacious and luxurious en-suite bathrooms and the property benefits from an oil-fired central heating system, in addition, there is a multi-fuel stove in the drawing room. The glorious established garden grounds further enhances the appeal of this splendid home.

DETAILS OF ACCOMMODATION

Vestibule with double doors to front, tiled floor, half glazed door with glazed side panels to **Hall** with central heating radiator, wall light, ceiling light fitting, fitted carpet, under stair cupboard with shelving, further cupboard: 1.70m x 1.41m, with light and shelving.

Drawing Room: 5.47m into bay window x 4.59m, bay window to front, window to side, multi-fuel stove on slate hearth with tiled inset and wood surround, built-in cupboard with shelving, central heating radiator, wall lights, fitted carpet.

Dining Room: 5.27m into bay window x 4.25m, bay window to front, window to side, built-in cupboard with shelving, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 1: 4.32m x 3.11m, window to rear, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite:** 1.43m x 1.78m, window to side, corner shower enclosure with hand held and rain head showers, waterproof wall panelling and glazed sliding doors, whb in vanity unit, wc, ladder heated towel rail, extractor fan, recessed ceiling lights, Amtico flooring.

Kitchen: 4.30m x 3.36m, window to utility room, serving hatch to dining room, fitted with a range of wall mounted and floor standing units with work tops, 2 larder style cupboards, 2½ bowl stainless steel sink, gas and electric hobs with filter hoods over, double oven, dishwasher, fridge, wall tiling, central heating radiator, ceiling light fittings, vinyl flooring.





Rear Hall with fitted cloak cupboard, fitted desk with shelving over, floor standing cupboard with shelving over, 2 central heating radiators, hatch to part floored roof space with light, ceiling light fitting, recessed ceiling lights, fitted carpet.

Utility Room: 3.83m x 2.09m, external door to side, windows to side, Velux roof light windows, wall mounted cupboards, stainless steel sink and drainer, central heating boiler, 2 washing machines, 2 tumble dryers, fridge, floor standing units, wall lights, recessed ceiling lights, tiled floor.

Sitting Room: 5.23m x 3.82m, patio doors to rear garden, window to side, electric stove effect fire with marble and wood surround, central heating radiator, recessed ceiling lights, fitted carpet.

Bedroom 5: 3.22m x 2.98m, window to rear, fitted with a range of wardrobes with mirror sliding doors, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite Toilet** with wc, bidet, whb, wall tiling, wall lights, extractor fan, recessed ceiling lights, fitted carpet.

Bedroom 6: 3.58m x 2.44m plus area at door, window to rear, built-in wardrobes with double doors, central heating radiator, recessed ceiling lights, fitted carpet.

Study: 3.58m at widest x 3.12m, window to side, built-in wardrobes with double doors, central heating radiator, recessed ceiling lights, fitted carpet.

Shower Room: 3.82m x 1.47m, window to side, shower enclosure with rain head and hand held showers, waterproof wall panelling and glazed sliding doors, whb in vanity unit, wc, walls tiled to half height, ladder heated towel rail, central heating radiator, extractor fan, recessed ceiling lights, Amtico flooring.

A carpeted staircase with patterned light panel at half landing, rises to the **upper floor landing** with central heating radiator, hatch to part floored roof space with light, ceiling light fitting, walk-in store cupboard: 3.36m x 0.83m, with light and shelving.

Bedroom 2: 5.24m into bay window x 4.19m, bay window to front, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite:** 3.36m x 3.36m, windows to side and rear, shower enclosure with hand held and rain head showers, waterproof panelling and glazed screen, freestanding bath, whb in vanity unit, wc, wall tiling to half height, ladder heated towel rail, central heating radiator, wall light, recessed ceiling lights, Amtico flooring.

Bedroom 3: 4.14m into bay window x 4.35m, bay window to front, central heating radiator, ceiling light fitting, fitted carpet. **En-Suite:** 3.10m x 2.02m, window to front, shower enclosure with hand held and rain head showers, waterproof wall panelling and glazed sliding doors, freestanding bath, whb in vanity unit, wc, wall tiling to half height, ladder heated towel rail, extractor fan, recessed ceiling lights, Amtico flooring.

Bedroom 4: 4.50m x 3.25m at widest, windows to side and rear, 2 central heating radiators, ceiling light fittings, fitted carpet, **En Suite:** 1.95m x 1.64m, corner shower enclosure with rain head and hand held showers, waterproof wall panelling, glazed sliding doors, whb in vanity unit, wc, walls tiled to half height, ladder heated towel rail, extractor fan, recessed ceiling lights, Amtico flooring.





GROUNDS

Ronebhal sits in glorious garden grounds which have been beautifully tended. Tiered to the front, with an area of lawn and a colourful variety of established shrubs and bushes, and with a stone wall creating a boundary to the road. To the rear there is a paved patio area and a large sweep of level lawn, continuing on to a natural area of ground, screened by hedging and all bordered by an interesting array of mature shrubs, bushes and trees. A tarred driveway, with metal access gates, leads off the main road to the side of the property and on to a gravelled parking area.

Studio/Home Office: 5.14m x 4.12m, veranda to front, French doors to front, windows to front and side, multi-fuel stove, light and power supplies.

Timber Shed with light and power supplies. **Log Store.**

Detached Garage: 6.37m x 2.96m, up and over vehicle access door to front, pedestrian door to side, windows to side and rear, workbench, light and power supplies.



GENERAL INFORMATION

Rateable Value: £9,400. Currently eligible for 100% rates relief. The property is currently run as a small guest house.

Council Tax Banding: D. **Note:** The property would be re-assessed for Council Tax should its use change to solely residential.

Services: Mains electricity and water. Private septic tank drainage. Oil-fired central heating. LPG for gas hob.

Home Report: Available from the Selling Agents. **EPC Rating:** D55.

Contents: Items of furniture and furnishings may be available by separate negotiation.

Viewing: Strictly by prior arrangement with the Agents. **Entry:** By mutual agreement.

Guide Price: Six Hundred & Seventy Thousand Pounds (£670,000). Offers are invited and should be submitted to the Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers to allow the transaction to proceed.



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