

DAWSONS



**ACHNACARRON BOATHOUSE
KILCHRENAN, ARGYLL, PA35 1HE**

A Fabulous Holiday Retreat Situated In A Unique Position
On The Waters Edge Of Loch Awe Enjoying Spectacular Uninterrupted Views

Hall : Sitting Room/Dining Room : Lounge : Kitchen : Utility Room
2 Bedrooms (One with En-Suite Shower Room) : Bathroom
Basement/Boat Store

Grounds Extending To The Shores Of Loch Awe
Private Jetty

Currently Trading As A Successful Luxury Self-Catering Property

Offers Over £850,000

Independent Estate Agents of Argyll and the West Highlands



Kilchrenan is a small, picturesque village close to Loch Awe, reached via a six-mile long section of the B845 road through Glen Nant from the A85 at Taynuilt. There is a thriving local community with the village hall and excellent inn (www.kilchrenaninn.co.uk) being the focal point of village activities and groups. There is also a church and two superb loch-side hotels nearby which are renowned for their cuisine. Loch Awe is Scotland's longest fresh water loch and one of its most picturesque with wooded shores and numerous small islands which can be explored by boat. It is also noted for the quality of its trout fishing. The entire area is one of great natural beauty and provides almost unlimited scope for outdoor sporting and leisure pursuits. The nearby village of **Taynuilt**, 6 miles away, offers an excellent range of local amenities with the principal West Highland town of **Oban**, 18 miles away, providing a more comprehensive selection of shops, leisure facilities and professional services.

Achnacarron Boathouse is a fabulous holiday retreat situated in a unique position on the western shores of Loch Awe and enjoys spectacular uninterrupted views across the water. With an excellent degree of privacy, accessed along a mile long track, the sizeable garden grounds include a private jetty and shore frontage, which gives the property Riparian Rights to fish for native species from the shoreline or by boat and provides ideal access for other water pursuits such as wild swimming and paddle boarding. The **Boathouse**, which currently trades as an extremely successful luxury self catering property, has been completely renovated and modernised in recent years and offers beautifully appointed, contemporary living designed to take full advantage of the wonderful views with a decked seating area accessed off the sitting room/dining room and striking full height glazed panels in the lounge. In addition the sitting/dining room benefits from a wood burning stove and the kitchen is fitted with an excellent arrangement of units and appliances. With Rointe electric heating throughout, the two bedrooms, shower room, bathroom and utility room completes the accommodation of this splendid property, unequalled in the appeal of its waterside position.

DETAILS OF ACCOMMODATION

Hall with external door to side, drying cupboard with shelving, coat hooks and ceiling light, storage cupboard with double doors, 2 Rointe electric heaters, coat hooks, recessed ceiling lights, coir floor covering and wood effect laminate flooring.

Sitting/Dining Room: 5.73m x 5.30m, windows to view and windows to sides, , half glazed door to decking, inset wood burning stove on slate hearth with wooden mantel, 2 Rointe electric heaters, wall lights, recessed ceiling lights, fitted carpet.

Kitchen: 5.09m x 1.75m, window to side, fitted with a range of glass fronted wall mounted units and floor standing units with work tops, 1½ bowl ceramic sink and drainer, integrated dishwasher, ceramic hob with stainless steel extractor hood over, oven, integrated fridge/freezer, breakfast bar, Rointe electric heater, recessed ceiling lights, wood effect laminate flooring.





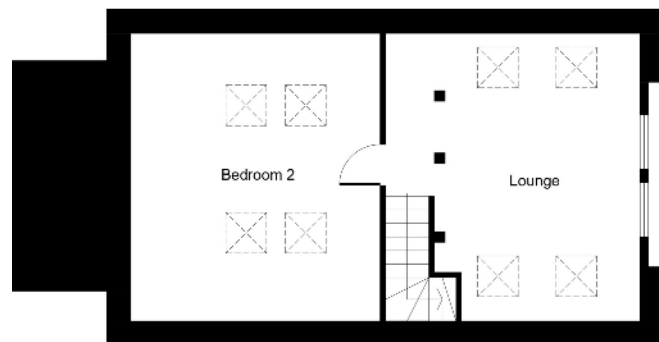
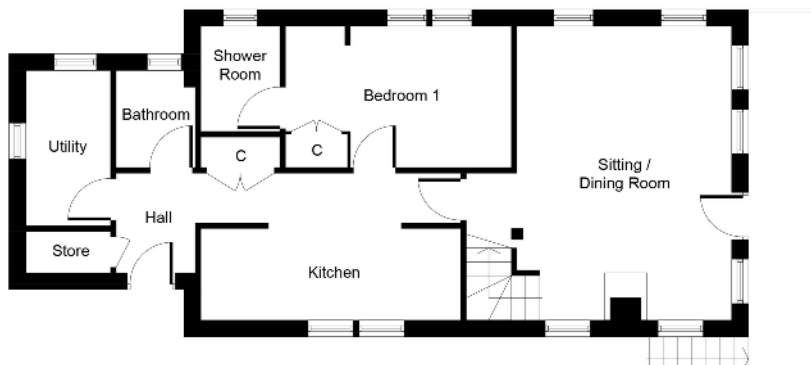
Utility Room: 2.41m x 1.62m, window to rear and window to side, fitted with a range of wall mounted and floor standing units with work tops, 1½ bowl stainless steel sink and drainer, larder cupboard, washing machine, integrated tumble dryer, Rointe electric heater, hatch to roof space, recessed ceiling lights, wood effect laminate flooring.

Bedroom: 4.09m x 2.84m, window to side, built-in wardrobes with double doors, Rointe electric heater, recessed ceiling lights, fitted carpet. **En-Suite Shower Room:** 2.11m x 1.63m, window to side, shower enclosure with sliding doors, wc, whb, wall tiling, wall mounted fan heater, extractor fan, recessed ceiling lights, tiled floor.

Bathroom: 1.94m x 1.73m, window to side, bath with shower over and glazed screen, wc, wall tiling, heated ladder towel rail, wall mounted fan heater, extractor fan, recessed ceiling lights, tiled floor.

An open tread **staircase** rises to the upper floor **Lounge:** 5.40m x 4.05m, coombed (sloping) ceiling, full height glazed panels to front, 4 Velux roof light windows, 2 Rointe electric heaters, ceiling track lighting, fitted carpet.

Bedroom: 5.06m x 2.93m, coombed ceiling, 4 Velux roof light windows, eaves storage, fitted wardrobe, open shelving, 2 Rointe electric heaters, ceiling track lighting, fitted carpet.





GROUNDS

Achnacarron Boathouse sits in sizeable grounds, affording an excellent degree of privacy and providing a delightful combination of sweeping lawns bordered by areas of woodland with many specimen trees making it a haven for wildlife. The grounds extend to the private shoreline with **Jetty**. There is a private gated entrance off the access track which **Achnacarron Boathouse** has a right of access over, leading to a gravelled parking area to the side of the property.

Basement/Boat Store: 10.0m x 4.3m with light and power.

GENERAL INFORMATION

Services: Mains electricity. Private shared water supply. Drainage to septic tank.

Rateable Value: £2,200. Currently eligible for 100% rates relief. **EPC Rating:** D57.

Contents: All contents, except items of a personal nature, are included in the sale. An inventory will be made available at the appropriate time.

Accounts: Financial information will be made available to suitably qualified applicants.

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

Offers in excess of **Eight Hundred & Fifty Thousand Pounds (£850,000)** are invited and should be submitted to the Selling Agents.

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



IMPORTANT NOTICE : Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system. Dawsons Estate Agents for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form part of any contract.

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