

DAWSONS



ATLANTIC HOUSE
ELLENABEICH, BY OBAN, PA34 4RF

An Impressive And Elegant Victorian Property
Enjoying A Magnificent Position Close To The Shores
Of The Firth Of Lorne Situated In This Picturesque
Coastal Conservation Village

Sitting Room : Dining Room : Study : Kitchen : Utility Room
4 Bedrooms : Bathroom : Shower Room : Store Room : Large Attic

Set In Delightful Garden Grounds Affording An Excellent Degree of Privacy
Double Garage : Outbuildings

Offers Over £400,000

Independent Estate Agents of Argyll and the West Highlands



The picturesque coastal conservation village of **Ellenabeich** is delightfully situated on the Firth of Lorne some 16 miles south of the principal West Highland town of Oban on the Island of Seil, connected to the mainland by the famous 'Bridge Over The Atlantic' in an area of outstanding natural beauty, steeped in history and rich in flora and fauna and is renowned for its magnificent scenery, excellent sailing and fishing waters. There is a thriving local community with the village hall being the focal point for many activities and groups and local services on the island include a well-stocked general store/post office, primary school, bar/restaurant, medical practice, and a 9 hole golf course.

Originally built as the Manse for the Kilbrandon Church, **Atlantic House** is an impressive detached Victorian property of elegant proportions situated in this picturesque conservation village and enjoys a magnificent position close to the shores of the Firth of Lorne. Whilst in need of some modernisation the property retains many of the original characteristics associated with a property of this period with particular features being the fine woodwork, original fireplaces and impressive staircase rising to a galleried landing, together with the benefit of an oil-fired central heating system, and presents as an excellent opportunity to be upgraded to suit personal preferences. The ambience of Atlantic House is most pleasantly enhanced by its delightful secluded garden stocked with an interesting variety of established trees, shrubs and bushes, which all adds to the appeal of this fine home.

DETAILS OF ACCOMMODATION

Porch: 1.86m x 1.80m, external door to side, window to front, ceiling light fitting, fitted carpet, half glazed door to **Hall** with glazed side panels, under stair cupboard, 2 ceiling light fittings, fitted carpet.

Sitting Room: 5.83m into bay window x 4.29m, bay window to front, window to side, solid fuel fire with slate hearth and inset, wood surround and mantel, built-in shelving, ceiling light fitting, fitted carpet.

Dining Room: 4.60m x 4.49m, windows to front, window to side, solid fuel fire with slate hearth and inset, wood surround and mantel, built-in cupboard, 2 central heating radiators, ceiling light fitting, fitted carpet.

Study: 4.28m x 3.97m, windows to side, ceiling light fitting, fitted carpet.

Shower Room: 3.30m x 2.00m, window to rear, shower enclosure with electric shower unit, wall tiling, glazed panels and door, whb in vanity unit, wc, bidet, heated towel rail, central heating radiator, wall tiling to half height, ceiling light fitting, tiled floor.

Kitchen: 3.59m x 3.25m, window to rear, wall mounted and floor standing units with work tops, Rayburn oil-fired range cooker with 2 hotplates, 2 ovens and warming drawer, electric cooker, double bowl sink with drainer, fridge, wall tiling to half height, ceiling light fitting, clothes pulley, vinyl flooring.

Utility Room: 2.96m x 2.65m, window to side, wall mounted and floor standing units with work tops, 1½ bowl sink with drainer, washing machine, tumble dryer, ceiling light fitting, vinyl flooring, **Fitted Store** with window to side, wall shelving and vinyl flooring.





A carpeted staircase rises to a **Half Landing** and on further to the **Upper Floor Galleried Landing** with window to front, central heating radiator, ceiling light fitting, fitted carpet, hatch to large **Attic** space with pull down ladder.

Bathroom: 2.38m x 2.02m, window to rear, bath, whb, wc, wall tiling to half height, central heating radiator, ceiling light fitting, tiled floor.

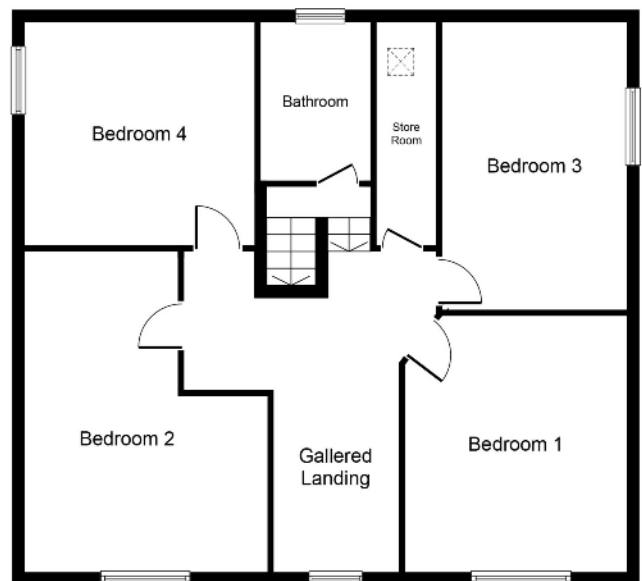
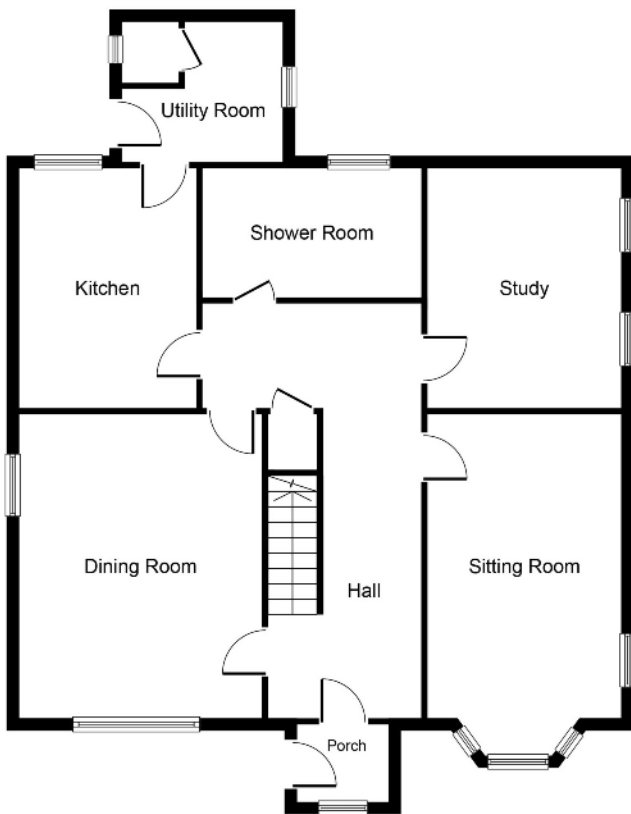
Store Room: 3.10m x 1.19m, Velux roof light window to rear, wall shelving, ceiling light fitting, fitted carpet.

Bedroom 1: 5.26m x 4.18m, windows to front, built-in cupboard, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 2: 4.58m at widest x 4.46m, windows to front, built-in cupboard, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 3: 3.93m x 2.93m, window to side, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 4: 4.94m x 3.66m, window to side, fitted cupboard housing hot water tank, central heating radiator, ceiling light fitting, fitted carpet.





GARDEN

Atlantic House is surrounded by most delightful and peaceful grounds, which affords an excellent degree of privacy, laid mainly to grass and stocked with an interesting mix of trees, shrubs and bushes, all screened by stone walls and hedging. A particular feature is a natural well with a stream that meanders through to a small pond. There is a gravelled driveway to the side, with gated entrance, leading to the back of the property.

Double Garage: 6.09m x 5.56m, on a concrete base with 2 up and over doors, windows to sides, light and power.

External Stores: 3.07m x 1.54 and 3.07m x 3.04m, one of which houses the oil tank. **Fuel Bunkers.**

GENERAL INFORMATION

Services: Mains electricity and water. Private drainage. Oil-fired central heating system.

Council Tax Band: G. **EPC Rating:** G06. **Home Report:** Available from the Selling Agents.

Offers Over: **Four Hundred Thousand Pounds (£400,000).** Offers are invited and should be submitted to the Selling Agents.

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

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



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