

DAWSONS



**NEW BUILD CROFT 19 KILVAREE
CONNEL, BY OBAN, PA37 1RN**

An Exceptional Detached Family Home Delightfully Situated In A Picturesque Rural Position And Enjoying Expansive Views Over The Surrounding Countryside

Hall : Lounge/Sun Room : Kitchen/Dining Room : Utility Room
5 Bedrooms - 3 With En-Suite Shower Rooms
2 Bathrooms : Study : Store Room

Set In De-Crofted Grounds Extending To Just Under Half An Acre
With An Additional Area Of Croft Ground Available
Extending To Just Under 2 Acres

Guide Price £580,000

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.

Situated a short drive from the village on a single track road that loops back to Oban and accessed off a track shared with other properties, this exceptional new home, built by a highly regarded local builder, enjoys expansive countryside views from its elevated position. The generously proportioned accommodation has been built to a high level of specification and benefits from an energy efficient air source heating/hot water system with under-floor heating throughout. A particular feature of note is the kitchen which is fitted with a stylish arrangement of contemporary units, opening up to the dining area with large picture window that fully captures the view and French doors giving access to the decked seating area. Offering versatile living space, one of the five bedrooms is on the ground floor, together with a large utility room, with a study and store room located on the upper floor. The lounge, with multi-fuel stove and engineered oak flooring, opens out to a sun room, filling the room with light. The grounds, extending to just under half an acre, with an additional area of croft ground extending to just under 2 acres available, whilst uncultivated, provide a blank canvas to create a delightful landscaped garden and currently benefits from a gravel driveway and decked seating area, together with an attached garage.

DETAILS OF ACCOMMODATION

Hall with external half glazed door to front, window to front, under-stair cupboard, cloak cupboard, recessed ceiling lights, engineered oak flooring.

Lounge/Sun Room: 7.48m x 4.61m, French doors to decking, glazed panels to front, windows to sides, multi-fuel stove on slate hearth with tiling above, 2 ceiling light fittings, recessed ceiling lights, engineered oak flooring.

Kitchen/Dining Room: 6.25m x 4.90m at widest, window to side, wall mounted and floor standing units with work tops, electric oven, gas hob with extractor over, sink and drainer, integrated dishwasher, central island, wall tiling, recessed ceiling lights, opening out to **Dining Area** with picture window to front, French doors to side, recessed ceiling lights, wood effect laminate flooring throughout.

Utility Room: 4.37m x 1.94m, half glazed external door to rear, window to side and window to rear, wall mounted and floor standing units with worktops, stainless steel sink and drainer, space for washing and tumble dryer, cupboard housing heating and hot water controls, coat hooks, wall tiling, recessed ceiling lights, wood effect laminate flooring.





Bedroom 1: 3.49m x 3.36m, 2 windows to rear, ceiling light fitting, **En-Suite Shower Room:** 2.72m x 1.27m, window to rear, shower enclosure with sliding glazed door and wall tiling, whb in vanity unit with mirror and light over, wc, extractor fan, recessed ceiling lights, wood effect laminate flooring.

Bathroom: 2.77m x 1.93m, window to rear, bath with shower over, glazed folding screen and waterproof wall panelling, whb in vanity unit with mirror and light over, wc, extractor fan, recessed ceiling lights, vinyl flooring.

A staircase rises from the **Hall** to the **Upper Floor Landing** with roof light window to front, recessed ceiling lights, hatch to roof space.

Bedroom 2: 3.70m into dormer window x 3.52m, coombed (sloping) ceiling, dormer window to front, window to side, ceiling light fitting, **En-Suite Shower Room:** 2.69m x 2.35m, coombed ceiling, roof light window to rear, shower enclosure with glazed sliding doors and waterproof wall panelling, whb, wc, extractor fan, recessed ceiling lights, wood effect laminate flooring.

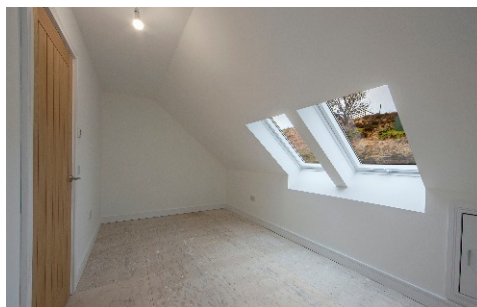
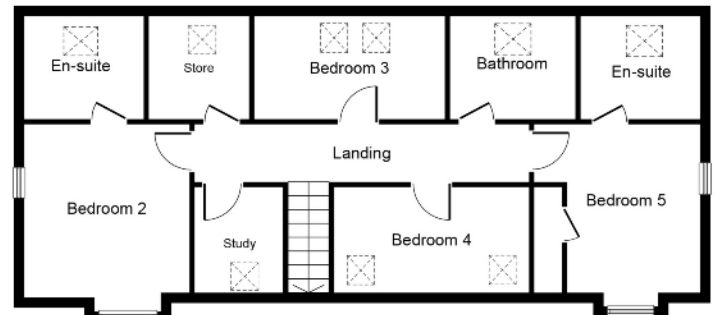
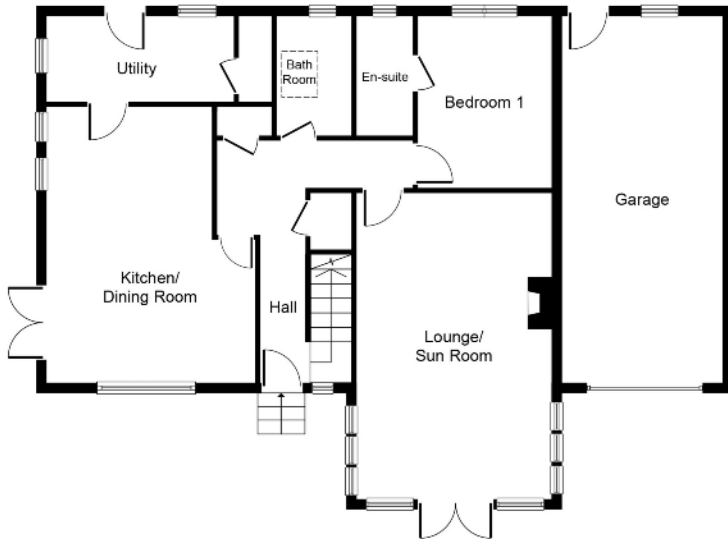
Bedroom 3: 4.89m x 2.34m, coombed ceiling, 2 roof light windows to rear, eaves access, ceiling light fitting.

Bedroom 4: 4.35m x 2.36m, coombed ceiling, 2 roof lights windows to front, eaves access, ceiling light fitting.

Bedroom 5: 3.70m into dormer window x 3.34m, coombed ceiling, dormer window to front, window to side, built-in wardrobe, ceiling light fitting, **En-Suite Shower Room:** 2.69m x 2.33m, coombed ceiling, roof light window to rear, shower enclosure with sliding glazed doors and waterproof wall panelling, whb in vanity unit, wc, extractor fan, recessed ceiling lights, vinyl flooring.

Study: 2.58m x 2.38m, coombed ceiling, roof light window to front, ceiling light fitting.

Bathroom: 2.52m x 2.26m, coombed ceiling, roof light window to rear, eaves access, bath with shower over, wall tiling and glazed folding screen, whb with tiling over, wc, extractor fan, recessed ceiling lights.





GROUNDS

The property sits in a plot of just under half an acre of de-crofted uncultivated ground which provides a blank canvas to develop into a delightful landscaped garden. A gravelled driveway has been created, with a gravel parking area and pathway round the property, together with a decked seating area. There is an area of croft ground, extending to just under 2 acres, which is also available.

Attached Garage with up and over vehicle access door, pedestrian door, window, light and power.

GENERAL INFORMATION

Access is off the single track Connel to Kilmore Road, over a track which properties have a right of access over and which leads to the private access to Croft 19. Responsibility and upkeep of the track is shared with the other property owners.

Services: Mains electricity. Private water supply and drainage. **Council Tax Band:** Property to be assessed for council tax banding.

EPC Rating: B85. **Home Report:** As this is a new build property it is exempt from the requirement.

Guide Price: Five Hundred & Eighty Thousand Pounds (£580,000). Offers are invited and should be submitted to the Selling Agents.

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

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



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