

**DAWSONS**



**RHUGARBH CHURCH  
BARCALDINE, BY OBAN, PA37 1SE**

A Magnificent Converted Church Configured To Give An Incredible  
Sense Of Space And Light Throughout And  
Offering Extremely Flexible And Adaptable Accommodation

Porch : Reception Room : Kitchen/Dining/Sitting Room  
Utility Room : Study : 2 Work Rooms/Studios  
2 Bathrooms : 5 Bedrooms

Set In A Charming Mature Garden Extending To  
Around One Third Of An Acre

**Guide Price £425,000**

Independent Estate Agents of Argyll and the West Highlands





**Barcaldine** is a delightful rural community situated close to the shores of Loch Creran in an area of great natural beauty, steeped in history and with an abundance of flora and fauna, providing many opportunities for the outdoor enthusiast whilst still being within easy reach of the principal towns of Oban (12 miles South) and Fort William (32 miles North) each providing a wide range of shops, restaurants, professional services, leisure and recreational facilities. The village has a primary school and other local services can be found in the nearby villages of Benderloch and Appin.

**Rhugarbh**, a magnificent converted **Church**, was built in 1844 and served as such for the parish until it was sold in 1987, when it was imaginatively converted by the current owners into a family home by effectively forming a timber framed house inside the granite facade of the old church, providing a lasting hallmark of its origins and whilst also providing high levels of insulation. The property has been designed to give an incredible feeling of light and space throughout and provides extremely flexible accommodation which could easily be adapted for many uses subject to any necessary consents. The current configuration includes splendid reception areas with an impressive staircase rising to the upper level open-plan kitchen/sitting/dining room, together with 4 of the 5 bedrooms and a bathroom. The extremely pretty garden extends to a third of an acre and has a delightful assortment of plants, shrubs and bushes giving a burst of colour when in season, all of which adds to the appeal of this individual and distinctive home.

#### DETAILS OF ACCOMMODATION

**Porch:** 2.45m x 2.44m, external door to front, window to side, wooden ladder to **Clock Tower**, original stone floor.

**Reception Areas:** in two separate areas measuring 6.00m x 5.01m and 5.15m x 5.09m, 2 windows to front, 2 windows to rear, 4 central heating radiators, fitted bookcases and cupboards, central heating boiler, impressive **Open-Tread Staircase** with 2 roof light windows over and **Galleried** at the **Upper Level**, 6 ceiling light fittings, concrete floor.

**Study:** 3.70m x 2.93m, window to front, fitted floor standing units, central heating radiator, ceiling light fitting, concrete floor.

**Bedroom 5:** 3.77m x 3.38m, window to rear, central heating radiator, ceiling light fitting, concrete floor.

**Hall** with glazed external door to side, built-in cupboard with shelving, ceiling light fitting, concrete floor.

**Utility Room:** 3.73m x 2.63m, window to front, stainless steel sink with drainer, worktops with shelving below, washing machine, tumble dryer, freezer, central heating radiator, ceiling light fitting, concrete floor.

**Bathroom:** 3.70m x 2.38m at widest, window to front, bath, whb, wc, central heating radiator, ceiling light fitting, concrete floor.

**Work Room/Studio 1:** 3.78m x 2.62m, window to rear, central heating radiator, ceiling light fitting, concrete floor.

**Work Room/Studio 2:** 3.79m x 2.78m, window to rear, central heating radiator, ceiling light fitting, concrete floor.







**Open Plan Kitchen/Sitting/Dining Room:** 9.04m x 5.05m, 3 roof light windows to front, coombed (sloping) ceiling, fitted with a range of floor standing units with worktops, cooker, 1½ bowl stainless steel sink with drainer, fridge, 3 central heating radiators, 4 ceiling light fittings, varnished chip board flooring.

**Hall** with window to side, hatch to roof space, ceiling light fitting, varnished chip board flooring.

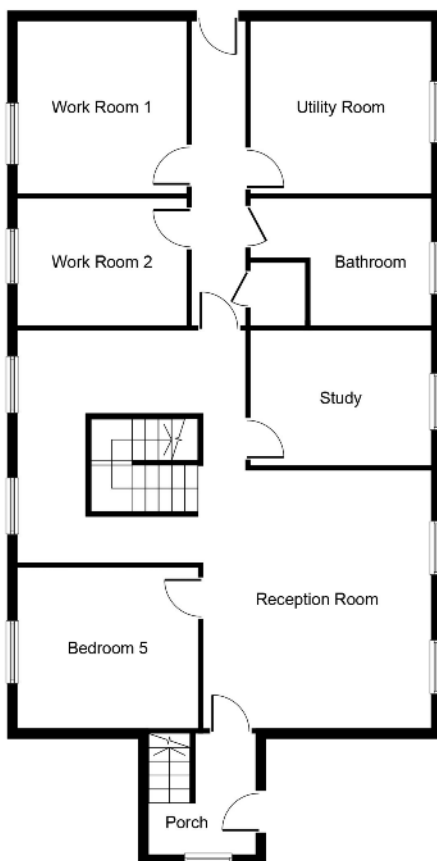
**Bedroom 1:** 3.78m x 2.62m, roof light window to rear, coombed ceiling, central heating radiator, ceiling light fitting, varnished chip board flooring.

**Bedroom 2:** 3.79m x 2.76m, roof light window to rear, coombed ceiling, central heating radiator, ceiling light fitting, varnished chip board flooring.

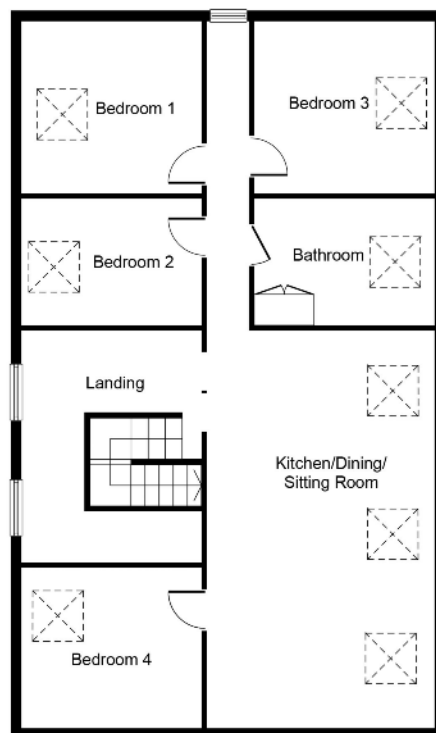
**Bedroom 3:** 3.71m x 2.62m, roof light window to front, coombed ceiling, central heating radiator, ceiling light fitting, varnished chip board flooring.

**Bedroom 4:** 3.78m x 3.37m, roof light window to rear, coombed ceiling, central heating radiator, ceiling light fitting, varnished chip board flooring.

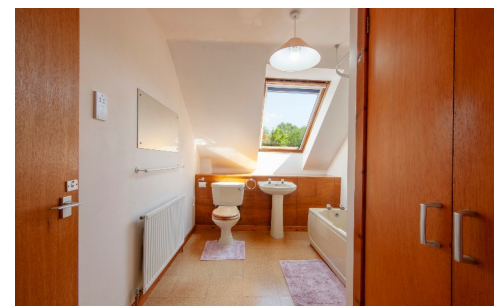
**Bathroom:** 3.71m x 2.37m, roof light window to front, bath with electric shower over and waterproof panelling, whb, wc, fitted cupboard housing hot water tank and with shelving, central heating radiator, ceiling light fitting, varnished chip board flooring.



Ground Floor



First Floor







## GARDEN

**Rhugarbh Church** has an imposing entrance off the main road, with stone pillars either side of timber gates, leading on to a gravelled driveway, with the garden, extending to one third of an acre, enclosed by wire fencing and stone walls. The extremely pretty garden is made up of an interesting arrangement of different segments separated by hedging, providing areas of lawns, raised fruit and vegetable beds, gravelled pathways and borders filled with shrubs and bushes giving a fantastic burst of colour when in season.

**Timber Garage. Timber Shed.**



## GENERAL INFORMATION

**Services:** Mains electricity and water. Private drainage. Solid-fuel central heating system.

**Council Tax:** Band G. **EPC Rating:** D63. **Home Report:** Available from the Selling Agents.

**Guide Price:** Four Hundred & Twenty Five Thousand Pounds (£425,000). Offers are invited and should be submitted to the Selling Agents.

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

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



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