

DAWSONS



**WEST MANSE HOUSE
KILCHRENAN, BY TAYNUILT, PA35 1HG**

A Beautifully Restored Former Manse Currently Configured
As Two Separate Floors Situated In This Picturesque Rural
Village Close To Loch Awe

Porch : Kitchen/Dining/Sitting Room : Lounge
2 Bedrooms With Dressing Areas
2 Further Bedrooms : Bathroom : Shower Room

Established Garden Extending To Over Half An Acre

Guide Price £395,000

Independent Estate Agents of Argyll and the West Highlands



Kilchrenan is a small, picturesque village on the north side of 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** offers an extremely good range of amenities which includes shops, a post office, health centre, churches, primary school, tea room and a popular 9 hole golf course. There is also a modern sports pavilion which host many team sporting events and clubs. Taynuilt Railway Station is a stop on the Glasgow to Oban line and there is a regular bus service to the central belt. The principal West Highland town of **Oban** provides a more comprehensive selection of shops, leisure facilities and professional services and is around an 18 mile drive from Kilchrenan.

West Manse House is a charming traditional property, of considerable character, originally built in the nineteenth century as a church with attached manse. It has undergone progressive restoration over the decades and has more recently been adapted to provide two separate apartments with external accesses, to accommodate the current owners requirements of a residential property on the ground floor, with separate studio, offices and small kitchen on the first floor. However, it could easily be converted back to a more traditional layout with the re-instatement of the internal staircase, subject to application to Argyll & Bute Council. Alternatively, the property could be utilised for extended family use or letting purposes.

West Manse House is set on the edge of the village and from its elevated position enjoys delightful aspects of the surrounding countryside and is framed by mature gardens extending to over half an acre. The property benefits from a biomass boiler system, augmented by an open fire and multi-fuel stove. A particular feature of note is the extremely well fitted kitchen, providing excellent storage, open plan to the dining and sitting room, which leads on to the large conservatory and in turn to the sunny terrace, all adding to the appeal of this fine property which offers extremely versatile accommodation.

DETAILS OF ACCOMMODATION

Porch: 1.74m x 1.45m, half glazed external door to side, cathedral ceiling with 2 Velux roof light windows, central heating radiator, wall lights, coat hooks, wood flooring.

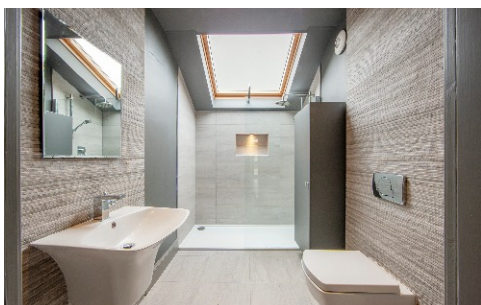
Kitchen/Dining/Sitting Room: 11.72m x 4.65m, window to **Conservatory**, solid fuel open fire with wood surround, mantel and slate hearth, 2 central heating radiators, ceiling light fitting, wood flooring, **Kitchen/Dining Area** with door to **Conservatory**, 2 windows to front, 2 windows to rear, walk-in cupboard with shelving and light, floor standing units with cupboards, drawers and roll top unit, stainless steel sink and drainer, 2 ovens, one with warming drawer, island unit with sink, ceramic hob, Fisher Paykel 2 drawer dishwasher and storage, recessed ceiling lights, ceiling light fitting, wood flooring.

Conservatory: 9.28m x 2.65m, French doors to front terrace, windows to front and sides, ceiling light fittings, wood effect laminate flooring.

Hall with central heating radiator, ceiling light fitting, wood flooring.

Bedroom 1 with Dressing Area: 8.14m x 3.69m at widest, external glazed door to side, window to front, 3 Velux windows to rear, inset multi-fuel stove on slate hearth, recessed shelving, 2 central heating radiators, 2 ceiling light fittings, slate flooring.

Bedroom 2: 3.65m x 3.64m at widest, glazed doors to **Conservatory**, central heating radiator, ceiling light fitting, wall lights, wood effect laminate flooring.





Shower Room: 2.59m x 1.65m, Velux roof light window, shower enclosure with rain-head and hand-held showers, glazed splash panel and wall tiling, whb, wc, fitted cabinet, feature wall tiling, extractor fan, recessed ceiling lights, tiled floor with underfloor heating.

An **External Staircase** rises to the **Upper Floor** and the further accommodation comprising :

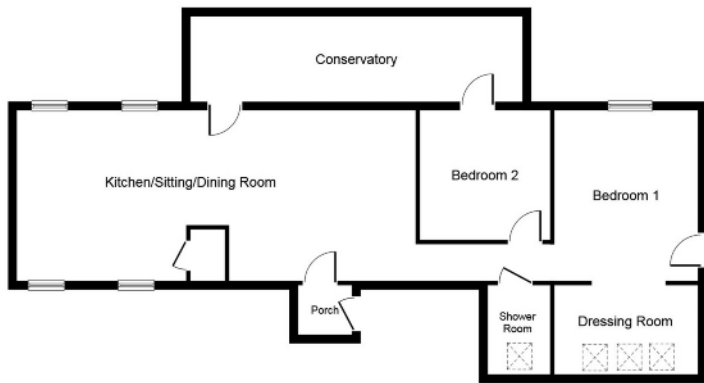
Lounge: 5.64m x 4.84m, coombed (sloping) ceiling, 2 windows to front, glazed panel to rear, 3 central heating radiators, hatch to roof space, ceiling light fittings, fitted carpet.

Hall with ceiling light fitting, fitted carpet.

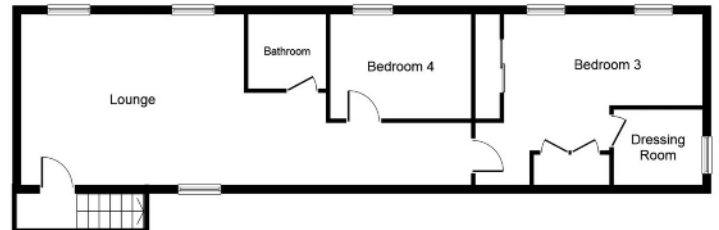
Bedroom 3: 6.40m x 4.22m at widest, plus area at door, 2 windows to front, sky light window, 3 fitted cupboards, fitted wardrobes with sliding doors, 2 central heating radiators, ceiling light fitting, fitted carpet, **Dressing Area:** 2.78m x 1.74m, coombed ceiling, window to side, stainless steel sink in unit, central heating radiator, hatch to roof space, ceiling light fitting, fitted carpet.

Bedroom 4: 3.75m x 3.33m, coombed ceiling, window to front, fitted cupboards with double doors, central heating radiator, ceiling light fitting, fitted carpet.

Bathroom: 2.89m x 2.23m, coombed ceiling, corner bath, shower enclosure with sliding doors and wall tiling, whb, wc, wall cabinet, central heating radiator, wall tiling to half height, extractor fan, recessed ceiling lights, tiled flooring.



Ground Floor



First Floor





GARDEN

West Manse House is set in delightful established garden grounds which extend to over half an acre with a large paved terrace to the front, leading on to a sloping lawn fringed with a colourful variety of shrubs and hedging, which gives a good degree of privacy. To the rear there is a gated access off the single track road, leading to a gravelled driveway and parking area, together with a further area of lawn, all bordered by fencing, shrubs and hedging.

Garage: 6.00m x 5.00m, of timber construction on a concrete base, double up and over vehicle access doors, pedestrian door to side, light and power and housing **Bio Mass Boiler System**.

GENERAL INFORMATION

Services: Mains water and electricity. Private drainage. Biomass boiler system providing heating and hot water.

Council Tax Band: G. **EPC Rating:** F35.

Home Report: Available from the Selling Agents.

Guide Price: **Three Hundred & Ninety Five Thousand Pounds (£395,000).** 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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