

DAWSONS



**COILLE DHARAICH
KILMELFORD, BY OBAN, PA34 4XD**

A Most Desirable Detached Property Situated In An Envious Lochside
Position Commanding Magnificent Views Over Loch Na Cille
To The Seascape And Islands Beyond

Porch/Boot Room : Hall : Sitting Room : Dining Room : Kitchen
Utility Room : Study : 4 Bedrooms
Shower Room : Bathroom

Enjoying A Pleasant Established Garden With Shore Frontage
Detached Garage : Potting Shed : Greenhouse

Offers Over £480,000

Independent Estate Agents of Argyll and the West Highlands



The picturesque, rural village of **Kilmelford** is scattered around the shores of Loch Na Cille, situated on the A816 between the towns of Oban (about 15 miles) and Lochgilphead (about 21 miles) and enjoys a thriving community life with local services including a village hall, a general store/post office, licensed hotel with pub and restaurant, parish church and boatyard/yachting marina. Primary schooling is provided in the nearby village of Kilninver and secondary education in Oban, with a bus service providing transport to both. The surrounding area is steeped in history with an abundance of flora and fauna and abounds with outdoor sporting and leisure opportunities including shooting, fishing and hill walking and is particularly renowned for its excellent sailing waters, with the yachting marinas of Ardfern and Craobh Haven close by.

Coille Dharaich is a most desirable detached property situated in an enviable lochside position commanding magnificent views over Loch Na Cille to the seascape and the islands beyond, in a small ribbon of individual homes, about half a mile from the heart of the village and a short distance along the single track road to Degnish. Of a rather interesting and unique design, characteristic of the 1970s, the property has been extremely well maintained by the current owners with the roof being replaced in recent years, and the garage being added. The spacious accommodation offers superb versatility, with two of the four bedrooms, together with the shower room and study being on the ground floor. The sitting and dining rooms both enjoy the excellent views from the patio doors which fill the room with light and which lead out to the front terrace. In addition the sitting room features a wood lined cathedral style ceiling and a bespoke wood burning stove set in a stone surround. The established garden, which includes an area of shore frontage, all adds to the appeal of this highly sought-after property.

DETAILS OF ACCOMMODATION

Porch/Boot Room: 4.55m x 2.13m, external door to front, window to front, glazed panels to side, fitted cupboard with shelving and housing electrics, coat hooks, panel heater, recessed ceiling lights, concrete floor.

Utility Room: 3.49m x 2.24m, windows to rear, fitted cupboard with sliding doors and shelving, stainless steel sink unit with single bowl sink, 2 shelving units, wall shelving, 2 washing machines, tumble dryer, hatch to roof space, 2 ceiling light fittings, concrete floor.

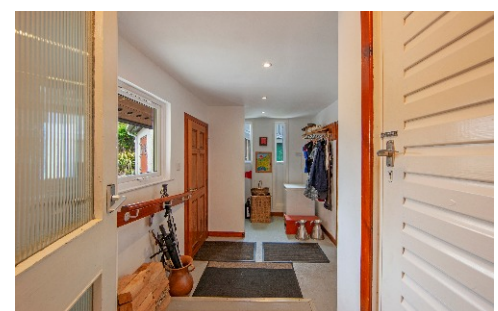
Hall with glazed door from **Porch**, built-in cupboard with shelving and housing hot water tank, storage heater, recessed ceiling lights, birch plywood flooring.

Sitting Room: 5.49m x 4.18m, patio doors to front, feature brick fire surround with inset bespoke wood burning stove, storage heater, 2 ceiling light fittings, wood flooring.

Dining Room: 4.59m x 3.58m, patio doors to front, external door to rear, windows to rear, panel heater, 2 ceiling light fitting, wood flooring.

Kitchen: 4.47m x 3.55m, glazed panel to front, windows to rear and to side, freestanding base units, wall mounted cabinets, stainless steel unit with double sink and drainer, cooker with extractor hood and stainless steel splash panel over, storage heater, hatch to roof space, extractor fan, recessed ceiling lights, wood flooring.

Study: 4.03m x 3.40m, half glazed external door to side, window to rear, glazed panels to side, wardrobe recess, storage heater, 2 ceiling light fittings, wood flooring.





Shower Room: 2.70m x 1.92m, window to side, shower enclosure with waterproof wall panelling and sliding doors, whb in vanity unit with mirror and wall panelling over, wc, wall mounted fan heater, extractor fan, 2 ceiling light fittings, tile effect laminate flooring.

Bedroom 1: 4.77m x 3.76m, window to front, glazed panel to front, fitted wardrobe, fitted cupboard with shelving, storage heater, 2 ceiling light fittings, wood flooring.

Bedroom 2: 4.02m x 3.40m, window and glazed panel to rear, fitted wardrobes with sliding doors, storage heater, ceiling light fitting, wood flooring.

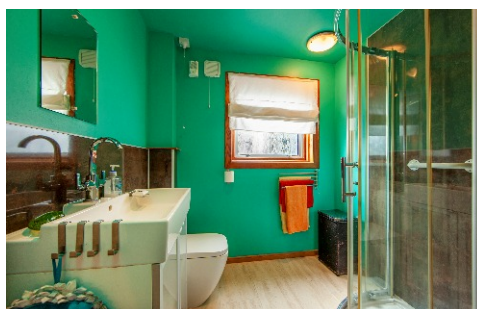
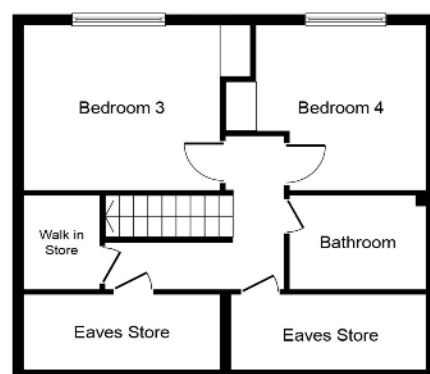
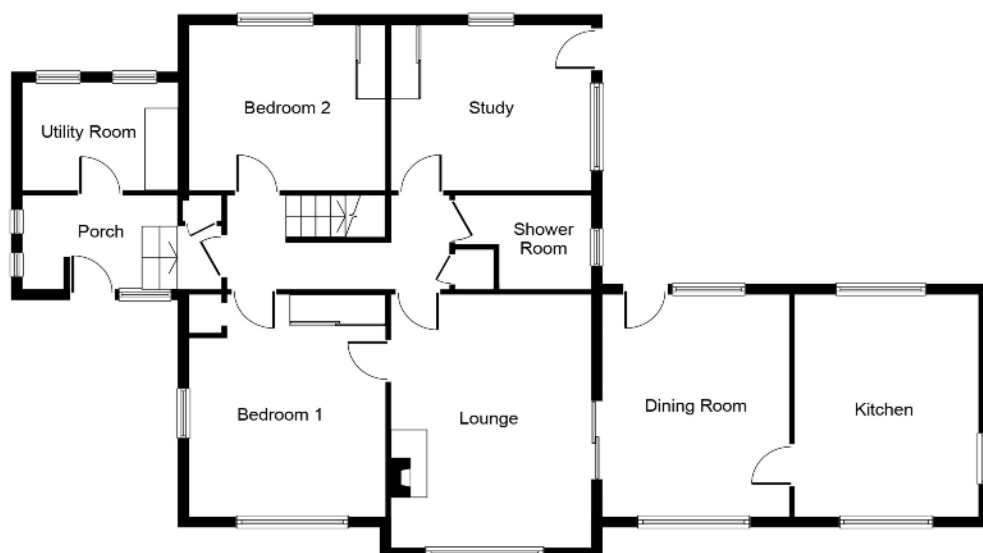
An open-tread staircase rises to the **Upper Floor Landing** with Velux roof light window, access to 2 **eaves storage areas**, 2 ceiling light fittings, wood flooring.

Bedroom 3: 3.67m x 3.56m, windows to rear, built-in wardrobe with sliding doors, storage heater, ceiling light fitting, wood floor.

Bedroom 4: 3.54m x 3.51m, window to rear, built-in wardrobe with sliding doors, storage heater, ceiling light fitting, wood floor.

Bathroom: 2.69m x 1.87m, Velux roof light window, coombed (sloping) ceiling, bath with hand held shower, whb with mirror and light over, wc, heated towel rail, extractor fan, ceiling light fitting, wood flooring.

Walk-In Store: 1.87m x 1.54m, with shelving, light and wood flooring.





GARDEN

Coille Dharaich enjoys a most pleasant established garden, with a paved terrace accessed from the reception rooms, beyond which there is a sweep of lawn to the front, framed with a variety of shrubs and bushes. Entrance gates with stone pillars lead off the single track road to a gravelled driveway. To the rear the gently sloping garden opens out to a sizeable area, again with lawn, interspersed with an interesting mixture of mature shrubs, plants and trees, together with a pond and with a further paved terrace which can be accessed from the study, all bordered by a combination of low stone walls, hedging and fencing. In addition, *Coille Dharaich* benefits from an area of shore frontage with heritage boat winch.

Detached 2 Storey Garage: 8.00m x 3.75m, double vehicle access doors to front, door to side, windows to side, work bench, concrete floor, light and power. **Upper Level:** 4.00m x 4.00m, with door to rear, window to side, chipboard floor, light and power.

Potting Shed: 3.46m x 2.28m, door to side, window to front, concrete base. **Log Store, Greenhouse.**

GENERAL INFORMATION

Services: Mains water and electricity. Private drainage. **Council Tax Band:** G. **EPC Rating:** E45.

Home Report: Available from the Selling Agents.

Overs Over: Four Hundred & Eighty Thousand Pounds (£480,000). 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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