

DAWSONS



**THE SCHOOLHOUSE
KILMELFORD, BY OBAN, ARGYLL, PA34 4XA**

**A Most Appealing Detached Property With Character And Charm
In Abundance Enjoying Far Reaching Countryside Views From
Its Elevated Position On The Fringe Of The Village**

**Sitting/Dining Room : Kitchen : Snug
Utility/Cloak Room : 3 Bedrooms : Bathroom**

**Delightful Established Garden
Outbuildings : Poly Tunnel : Log Store**

Guide Price £340,000

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 which is the focal point for many activities, groups and functions, a hotel, restaurant, parish church and boatyard. Primary schooling is provided in the nearby village of Kilninver and secondary education in Oban, with a bus service providing transport to both. The nearby village of Ardfern has an extremely well stocked shop with post office, a cafe and a hotel with pub and restaurant. 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.

The Schoolhouse is a most appealing property with character and charm in abundance and from its elevated position on the fringe of the village, commands most pleasant far reaching countryside views combined with an excellent degree of privacy. The property was originally the village school with head teacher's accommodation, and has been sympathetically converted with the school room itself now providing an impressive and spacious sitting/dining room with large windows and high ceiling, filling the room with natural light and with the multi-fuel stove being the focal point. Linked by a good sized entrance hall, the kitchen and further accommodation provide an interesting contrast with a more traditional cottage style feel, retaining much of the original features. The delightful established garden surrounding **The Schoolhouse** adds greatly to the amenity of this unique and most desirable home.

DETAILS OF ACCOMMODATION

Entrance Hall: 2.80m x 2.59m, external doors to front and to rear, glazed roof panel, coat hooks, wall lights, stone floor.

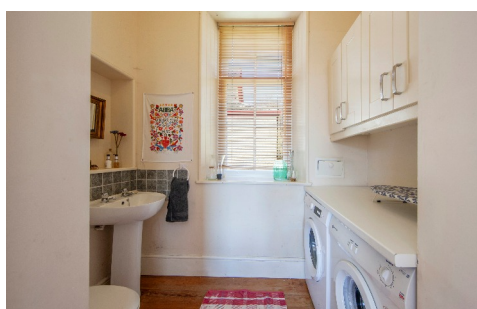
Sitting/Dining Room: 7.52m x 5.39m, windows to sides, multi-fuel stove on tiled hearth, wall lights, ceiling light fittings, pitch pine floor.

Kitchen: 3.66m x 3.45m, windows to front and to rear, Rayburn cooker with dual hotplates and dual ovens on raised hearth with slate surround and wooden mantel, 2 ring gas hob, wall mounted and floor standing units with inset stainless steel sink and beech work tops, wall shelving, dishwasher, fridge/freezer, wall tiling, ceiling mounted clothes pulley, ceiling light fitting, wood effect laminate flooring.

Utility/Cloak Room: 2.23m x 1.30m, window to side, wall cupboards, washing machine, tumble dryer, wc, whb, extractor fan, ceiling light fitting, pitch pine floor.

Hall with understair storage area, ceiling light fitting, pitch pine floor.

Bedroom 1: 4.05m x 3.35m, windows to front and to side, ceiling light fitting, pitch pine floor.





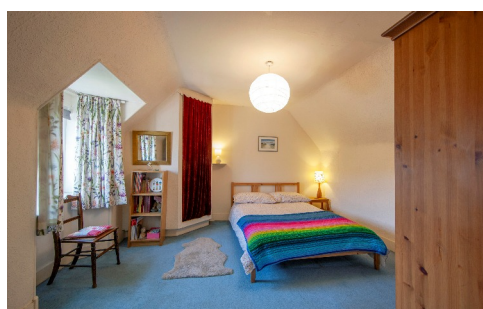
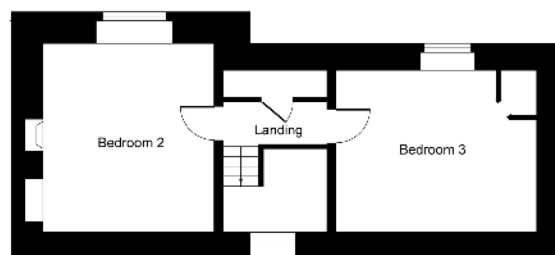
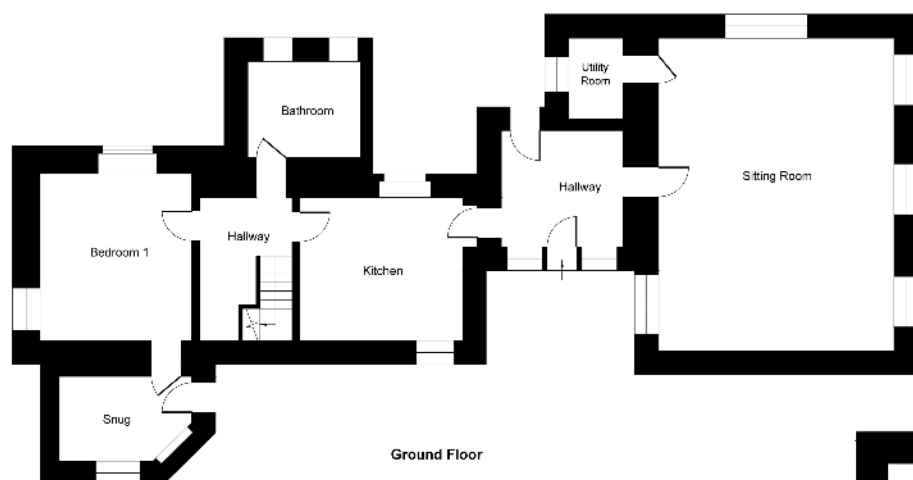
Snug: 2.84m x 1.87m, half glazed external door to side, window to rear, Velux roof light window, multi-fuel stove on raised hearth, ceiling light fitting, pitch pine floor.

Bathroom: 2.58m x 2.30m, windows to front, bath with electric shower over and glazed splash panel, whb set in fitted unit with cupboards below, wc, heated towel rail, wall tiling, extractor fan, ceiling light fittings, wood effect laminate flooring.

A carpeted staircase rises to the **Upper Floor Landing** with window to rear, storage cupboard, ceiling light fitting.

Bedroom 2: 4.15m x 3.47m, window to front, coombed (sloping) ceiling, ornamental fireplace, ceiling light fitting, fitted carpet.

Bedroom 3: 3.66m x 3.55m, window to front, coombed ceiling, fitted storage, ceiling light fitting, fitted carpet.





GARDEN

The Schoolhouse is surrounded by a delightful garden made up mainly of rolling lawns, interspersed with a variety of established shrubs, trees and bushes, bordered by stone walls, hedging. A gravelled driveway leads up to the property with access off the main road that runs through the village. There is a substantial outbuilding to the rear proving three separate storage areas. In addition there is a poly tunnel and raised vegetable/fruit beds.

GENERAL INFORMATION

Services: Mains electricity. Private water and drainage. LPG gas for hob.

Council Tax Band: D. **EPC Rating:** G18. **Home Report:** Available from the Selling Agents.

Guide Price: Three Hundred & Forty Thousand Pounds (£340,000). 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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