

DAWSONS



BEAVER LODGE
2 TORR MOR ROAD, TAYVALLICH, PA31 8AQ

An Attractively Presented And Deceptively Spacious Detached Property
Enjoying Far Reaching Countryside Views
Situated On The Fringe Of This Extremely Sought- After Village

Porch : Kitchen/Dining Room : Sitting Room
3 Bedrooms : Bathroom : Shower Room

Easily Managed Landscaped Garden With Decked Seating Area
Timber Store

Guide Price £350,000

Independent Estate Agents of Argyll and the West Highlands



Tayvallich is a delightful coastal village with a sheltered horseshoe bay nestled around the shores of Loch Sween. It has a flourishing local community and is a haven for sailing enthusiasts, with the waters of the West Coast arguably providing some of the most varied sailing waters in the world. Rich in natural beauty with breathtaking scenery, the area is a haven for wildlife, flora and fauna and offers an unequalled quality of life. The village is well served with local facilities including a general store with post office and cafe, restaurant, primary school and a village hall which hosts various community clubs and events. The town of **Lochgilphead**, some 24 miles from the village, has a more comprehensive range of shops, professional and medical services and is home to the administrative headquarters of Argyll & Bute Council. **Glasgow** is around 90 miles further east and provides all the amenities of a major city, together with an international airport.

Beaver Lodge is an attractively presented detached property, situated on the fringe of the village, a short distance along the single track road that leads to Carsaig Bay, and from its slightly elevated position enjoys far reaching countryside views out towards the Islands of Islay and Jura. Completed around five years ago to a high standard of appointment this deceptively spacious and easily managed property would make an ideal second home or holiday let, subject to the necessary Argyll & Bute licensing regulations. A particular feature of note is the appealing open plan arrangement of the kitchen/dining room and sitting room, making an excellent space for family living. One of the three bedrooms is conveniently situated on the ground floor, together with the shower room and the upper floor landing lends itself extremely well to being a useful office space. Heating and hot water is by way of an air source pump with the ground floor benefiting from under floor heating with radiators fitted to the upper level. Externally the property has an easily maintained landscaped garden which is terraced to the front with a decked seating area. The rear is fully enclosed by high fencing with an elevated decked seating area, all adding to the amenity of this exceptional home.

DETAILS OF ACCOMMODATION

Porch: 1.97m x 1.91m, external door to front with glazed panel, window to side, coat hooks, ceiling light fitting, tiled floor with under floor heating.

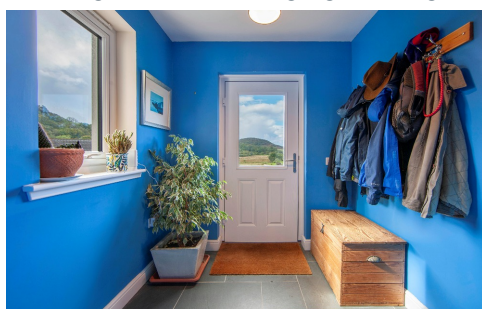
Kitchen/Dining Room: 6.59m x 3.86m, patio doors to front decked seating area, external door to rear, window to rear, fitted with a range of wall mounted and floor standing units with work tops, 1½ bowl stainless steel sink with drainer, integrated dishwasher, cooker with gas hob and double electric ovens, fridge/freezer, washing machine, tumble dryer, cupboard housing hot water tank and heating/hot water controls, 3 ceiling light fittings, tiled floor with under floor heating.

Sitting Room: 4.70m x 4.00m, window to front, ceiling light fitting, tiled floor with under floor heating.

Bedroom 3: 3.09m x 2.49m, window to rear, ceiling light fitting, wood effect vinyl flooring with under floor heating.

Shower Room: 2.45m x 1.81m, window to rear, shower enclosure with sliding glazed doors, whb, wc, waterproof wall panelling, fitted storage cupboard, mirrored wall cabinet, extractor fan, ceiling light fitting, tiled floor with under floor heating.

A wooden staircase rises from the **Dining Area** to the **Upper Floor Landing** with Velux roof light window to rear, central heating radiator, ceiling light fitting, fitted carpet.

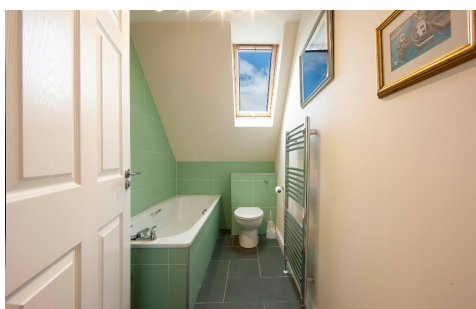
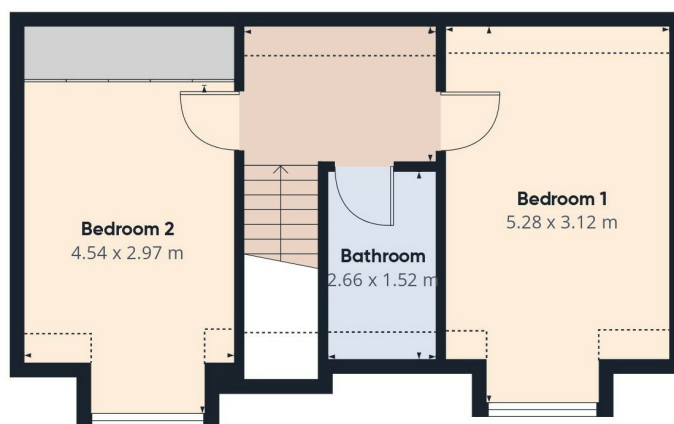
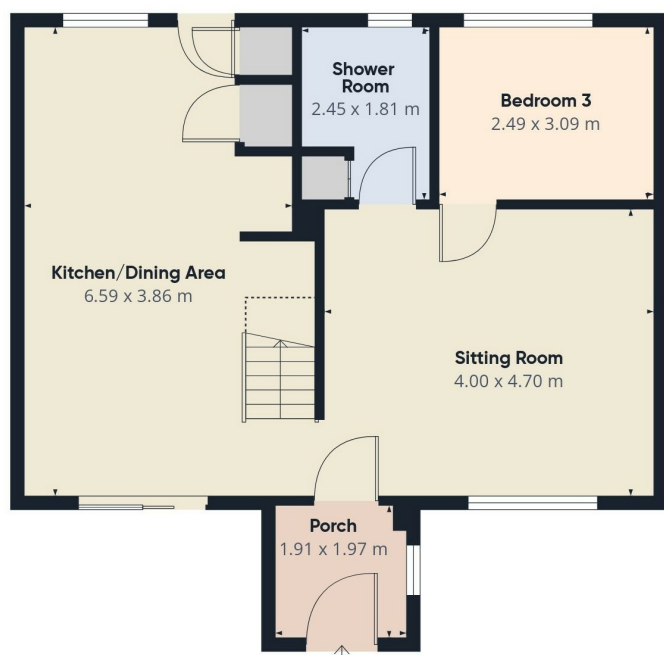




Bedroom 1: 5.28m x 3.12m, dormer window to front, coombed (sloping) ceiling, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 2: 4.54m x 2.97m, dormer window to front, coombed ceiling, built-in wardrobes, central heating radiator, ceiling light fitting, fitted carpet.

Bathroom: 2.66m x 1.52m, Velux roof light window to front, bath, whb, wc, waterproof wall panelling, heated towel rail, mirrored wall cabinet, hatch to roof space, extractor fan, ceiling light fitting, tiled floor.





GARDEN

Beaver Lodge enjoys an easily maintained landscaped garden which is made up of low stone walls providing terracing to the front, with beds filled with a colourful variety of shrubs and bushes, together with a decked seating area with direct access from the dining room. The back garden is fully enclosed by high fencing and laid to low maintenance gravel. In addition there is a further decked seating area sitting high above the rear garden giving elevated views. There is monobloc parking bays to the front with steps leading up to the property. **Timber Store. Electric car charging point.**

GENERAL INFORMATION

Services: Mains water and electricity. Shared private drainage. Heating/hot water by air source pump. LPG for hob.

Access is via a shared private road.

Council Tax Band: E. **EPC Rating:** C79. **Home Report:** Available from the Selling Agents.

Guide Price: Three Hundred & Fifty Thousand Pounds (£350,000). 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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