

DAWSONS



ATLANTIC HOUSE
ELLENABEICH, BY OBAN, PA34 4RF

An Impressive And Elegant Victorian Property
Which Has Been Substantially Renovated
Enjoying A Magnificent Position Close To The Foreshore
In A Beautiful Conservation Area

Sitting Room : Dining Room : Study : Kitchen : Utility Room
4 Bedrooms : Bathroom : Shower Room : Store Room
Large Floored Attic

Set In Delightful Garden Grounds Affording An Excellent Degree of Privacy
Double Garage : Outbuildings

Guide Price £425,000

Independent Estate Agents of Argyll and the West Highlands



Ellenabeich conservation area is situated in the Firth of Lorne some 16 miles south of the principal West Highland town of Oban on the Island of Seil, connected to the mainland by the famous 'Bridge Over The Atlantic' in an area of outstanding natural beauty, steeped in history and rich in flora and fauna and is renowned for its magnificent scenery, excellent sailing and fishing waters. There is a thriving local community with the village hall being the focal point for many activities and groups, with local services on the island including a well-stocked general store/post office, primary school, bar/restaurant, medical practice and a 9 hole golf course.

Atlantic House, Ellenabeich was originally built as the Manse and is an impressive detached Victorian property which enjoys sea views towards the Slate Islands across the Firth of Lorne. The surrounding waters are popular with yachtsmen and the position of the property is close to the shore. The property is of elegant proportions retaining many of the original period characteristics. Traditional features are the fine woodwork, original fireplaces and impressive staircase rising to the galleried landing. The property benefits from an entirely new oil-fired central heating system, complete re-wiring, an upgraded kitchen and has been redecorated in neutral colours. The ambience of Atlantic House is pleasantly enhanced by its secluded garden stocked with an interesting variety of trees, shrubs and bushes, which all adds to the appeal of this fine home.

DETAILS OF ACCOMMODATION

Porch: 1.86m x 1.80m, external door to side, window to front, ceiling light fitting, fitted carpet, half glazed door to **Hall** with glazed side panels, under stair cupboard, central heating radiator, 2 ceiling light fittings, fitted carpet.

Sitting Room: 5.83m into bay window x 4.29m, bay window to front, window to side, solid fuel fire with slate hearth and inset, wood surround and mantel, built-in shelving, 2 central heating radiators, ceiling light fitting, fitted carpet.

Dining Room: 4.60m x 4.49m, windows to front, window to side, solid fuel fire with slate hearth and inset, wood surround and mantel, built-in cupboard, 2 central heating radiators, ceiling light fitting, fitted carpet.

Study: 4.28m x 3.97m, windows to side, central heating radiator, ceiling light fitting, fitted carpet.

Shower Room: 3.30m x 2.00m, window to rear, shower enclosure with electric shower unit, wall tiling, glazed panels and door, whb in vanity unit, wc, bidet, heated towel rail, wall tiling to half height, ceiling light fitting, tiled floor.

Kitchen: 3.59m x 3.25m, window to rear, new Howdens Halesworth range of wall mounted units with under unit lighting and floor standing units with wood effect work tops, Beko range style cooker with 5 ring gas hob, 2 electric ovens and electric grill with extractor hood over, Bosch integrated fridge, freezer and dishwasher, 1½ bowl sink with drainer, wall splash panelling, ceiling light fitting, clothes pulley, oak effect laminate flooring.





Utility Room: 2.96m x 2.65m, window to side, modern wall mounted and floor standing units with work tops, 1½ bowl sink with drainer, washing machine, tumble dryer, central heating radiator, ceiling light fitting, oak effect laminate flooring, **Fitted Store** with window to side, wall shelving and oak effect laminate flooring.

A carpeted staircase rises to a **Half Landing** and on further to the **Upper Floor Galleried Landing** with window to front, central heating radiator, ceiling light fitting, fitted carpet, hatch to large **Attic** (approximately 7.0m x 5.0m) with pull down ladder, roof light window, floored and insulated.

Bathroom: 2.38m x 2.02m, window to rear, bath, whb, wc, wall tiling to half height, ceiling light fitting, tiled floor.

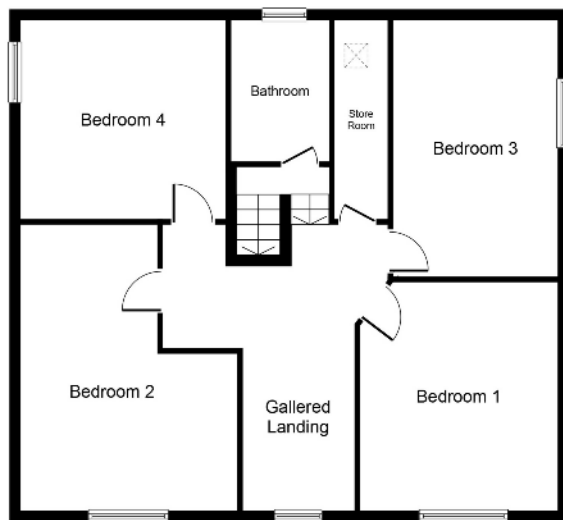
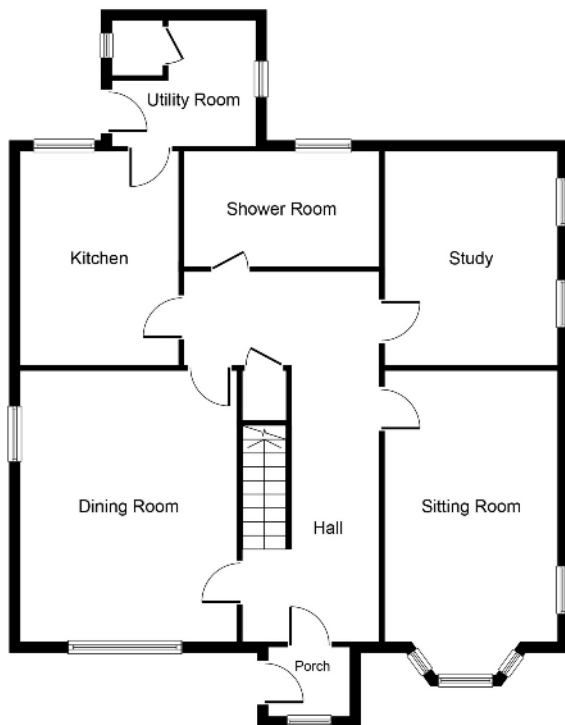
Store Room: 3.10m x 1.19m, Velux roof light window to rear, wall shelving, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 1: 5.26m x 4.18m, windows to front, built-in cupboard, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 2: 4.58m at widest x 4.46m, windows to front, built-in cupboard, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 3: 3.93m x 2.93m, window to side, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 4: 4.94m x 3.66m, window to side, fitted cupboard housing hot water tank, central heating radiator, ceiling light fitting, fitted carpet.





GARDEN

Atlantic House is surrounded by most delightful and peaceful grounds, which affords an excellent degree of privacy, laid mainly to grass and stocked with an interesting mix of trees, shrubs and bushes, all screened by stone walls and hedging. A particular feature is a natural well with a stream that meanders through to a small pond. There is a gravelled driveway to the side, with gated entrance, leading to the back of the property.

Double Garage: 6.09m x 5.56m, on a concrete base with 2 up and over doors, windows to sides, light and power.

External Stores: 3.07m x 1.54 and 3.07m x 3.04m. **External Boiler. Oil Tank. Fuel Bunkers.**

GENERAL INFORMATION

Services: Mains electricity and water. Private drainage. Oil-fired central heating system.

Council Tax Band: G. **EPC Rating:** E40. **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.

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

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers.



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