

DAWSONS



ROWAN COTTAGE
PORT APPIN, ARGYLL, PA38 4DE

An Appealing Traditional Cottage With Character And Charm
In Abundance Situated In This Highly Sought-After
Picturesque Coastal Village And Enjoying
A Delightful Mature Level Garden

Porch : Hall : Sitting Room : Kitchen/Dining Room
3 Bedrooms : Bathroom/Utility Room

Games/Hobby Room : Timber Sheds

Guide Price £350,000

Independent Estate Agents of Argyll and the West Highlands



Port Appin is a most delightful and highly sought-after picturesque coastal village situated on the shores of Loch Linnhe in an area of outstanding natural beauty. Local amenities include a well stocked community Co-op shop/post office, two excellent hotels with restaurants, and a medical practice, together with a garage/filling station, two churches, garden centre and a primary school with nursery in the nearby village of **Appin**. There is a vibrant community life with the village hall hosting a wide variety of social events including group activities and clubs. The principal West Highland towns of Fort William and Oban, provide a more comprehensive range of supermarkets, professional services and leisure facilities are both within easy reach.

Rowan Cottage is an appealing traditional cottage which has been sympathetically extended, whilst still retaining much of its original character and charm. Particular features of note include the bright, well fitted modern kitchen with Rayburn which is open plan to the dining area. In contrast the sitting room has a more cosy feel with multi-fuel stove and staircase to the upper floor which gives access to the three bedrooms. The bathroom is on the ground floor and is spacious enough to have a separate bath and shower, together with space for the washing machine. In addition, there is an attached stone built byre with pitched roof, which is currently used as a games/hobby room, with mezzanine storage area. The byre provides an extremely versatile space for a variety of uses (subject to consent from Argyll & Bute Council). The delightful mature garden surrounding **Rowan Cottage** provides a good sized level outdoor area and adds to the appeal of this unique and most desirable country cottage.

DETAILS OF ACCOMMODATION

Porch: 2.24m x 1.44m, half glazed external door to side, window to front, hatch to roof area, ceiling light fitting, tiled floor.

Hall with under stair cupboard, central heating radiator, coat hooks, 2 ceiling light fittings, fitted carpet.

Sitting Room: 4.21m x 3.60m, windows to front and to rear, inset multi-fuel stove on granite hearth, wall lights, fitted carpet

Kitchen: 3.37m x 2.85m, half glazed external door to side, window to rear, fitted with a range of wall mounted and floor standing units with worktops, stainless steel sink with drainer, ceramic hob with extractor hood over, oven, dishwasher, fridge/freezer, wall shelving, hatch to roof space, ceiling light fitting, laminate tiled floor.

Dining Area: 5.04m x 3.01m, window to front, Rayburn in brick surround with wooden mantel, cupboard housing hot water tank, central heating radiator, ceiling light fitting, laminate tiled floor.

Bathroom/Utility Room: 3.31m x 2.27m, windows to side and to rear, bath, shower enclosure with electric shower unit and wall tiling, whb, wc, washing machine, heated towel rail, central heating radiator, shelving, extractor fan, wall lights, wood effect laminate flooring.

A staircase rises from the **Sitting Room** to the **Upper Floor Landing** with Velux roof light window to rear, ceiling light fitting, fitted carpet.

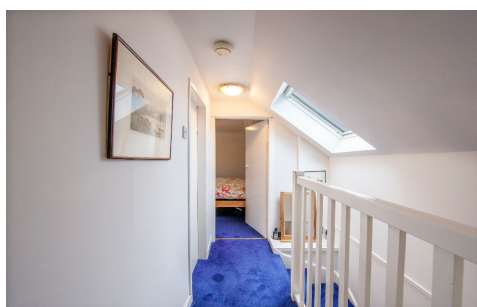
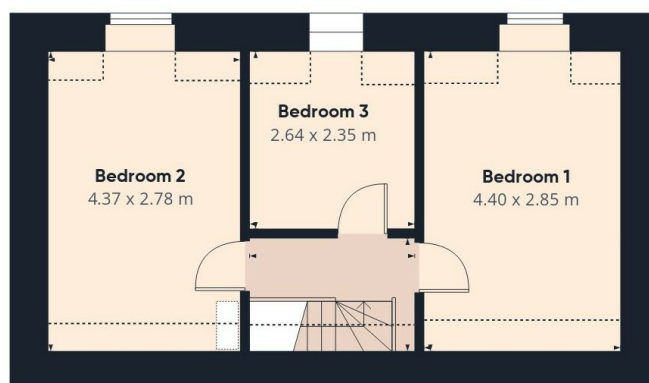




Bedroom 1: 4.40m x 2.86m, window to front, coombbed (sloping) ceiling, central heating radiator, hatch to roof space, ceiling light fitting, fitted carpet.

Bedroom 2: 4.37m x 2.78m, window to front, coombbed ceiling, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 3: 2.64m x 2.35m, window to front, coombbed ceiling, central heating radiator, ceiling light fitting, fitted carpet.





BYRE

Rowan Cottage has the added benefit of an attached stone built **Byre** 7.96m x 4.46m, which is currently used as a spacious games/hobby room with external sliding doors, glazed panels, multi-fuel stove, ceiling light fitting, concrete floor, ladder access to mezzanine storage space.

GARDEN

Rowan Cottage is surrounded by a good sized level garden, predominately laid to lawn with low stone walls and gravelled pathways, together with a variety of mature trees, shrubs and bushes, all bordered by fencing and stone walls. In addition there is a gravelled parking area. **Two Timber Stores.** Access is over a shared track.



GENERAL INFORMATION

Services: Mains water and electricity. Private drainage. LPG central heating.

Council Tax Band: E. **EPC Rating:** G19. **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 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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