



## Clachadubh

Glen Lonan | Taynult | PA35 1HY

Offers Over £550,000

**Fiuran**  
PROPERTY



# Clachadubh

Glen Lonan | Taynuilt | PA35 1HY

Clachadubh is a spectacular 4 Bedroom stone-built Villa which lies nestled in the middle of Glen Lonan, 8 miles from Oban, 5 miles from Taynuilt. The house sits in beautifully maintained grounds extending to over half an acre, in a truly unique location with no other houses for at least a mile in any direction.

Special attention is drawn to the following:-

## Key Features

- Spectacular detached Villa with 4 Bedrooms & large Barn
- Unique location, nestled in middle of Glen Lonan
- Secluded & peaceful with outstanding views in every direction
- Only 8 miles from town of Oban and 5 miles from village of Taynuilt
- Set in landscaped grounds extending to approximately 0.536 acres
- Porch, Hallway, Living Room, Kitchen/Diner, 4 Bedrooms
- Office, Porch/Utility Area, Bathroom, En Suite Shower Room
- Includes self-contained Annex
- LPG heating & double glazing throughout
- Blackout blinds & flooring included in sale
- Mature garden with an array of shrubs/trees (including fruit trees)
- Abundance of wildlife & attractive garden features
- Timber garden shed with log store & supply of wood
- Ride-on lawn mower & home cinema equipment included in sale
- Private parking for several vehicles



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The garden grounds are exemplary, containing many original features, including a wishing well, fairy house, woodcutting area, fire pit and more. The garden also features a huge barn. Present owners have lived there for 39 years, and are reluctantly moving due to retirement.

The house has its own water supply, direct from a hillside stream to the rear of the property. There is an EE mast approximately 1km from the property, which provides great reception for both calls and internet.

Clachadubh was featured in the 1971 Michael Caine film "Kidnapped" as The House of Shaws. The surrounding area was also used for filming the '80s TV show "The Campbells".

There is an abundance of wildlife in the Glen, frequently observed at sunrise, including deer, squirrels, Highland cattle, sheep, wildcats, and birds of prey. There are fantastic nature walks right on the doorstep. Climbing the mountain to the rear of the property, you will discover multiple small, isolated lochs, ideal for fishing. To the front of the property, the summit of the large mountain is reached via a trek through the forest, and results in an astounding panoramic view of the Highlands.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

#### **APPROACH**

Via driveway off Glen Lonan Road, leading to a private parking area laid to stone chippings to the front of the property, and entrance at the front into the Porch.

#### **GROUND FLOOR:**

##### **PORCH** 1.8m x 1.5m

With entrance door to the front elevation, window to the side elevation, tumble dryer, tiled flooring, and internal door leading to the Hallway.

##### **HALLWAY**

With stairs rising to the first floor, window to the side elevation, radiator, built-in under-stair cloak cupboard, fitted carpet, and door leading to the Living Room.

##### **LIVING ROOM** 7.35m x 4.35m

With 3 windows to the front elevation and one window to the rear elevation, attractive stone-built fireplace with multi-fuel stove, wall-mounted gas fire (with back boiler), fitted carpet, and door leading to the Kitchen/Diner.

##### **KITCHEN/DINER** 4.35m x 3.3m

Fitted with a range of base & wall-mounted units, complementary worksurfaces, 2 sinks & drainer, tiled splash-backs, Range cooker, dishwasher, vinyl flooring, 2 windows to the side elevation, and one window to the front elevation. Space for dining furniture and white goods.





**ANNEX:**

**INNER HALL**

With tiled flooring, opening to the rear Porch, and door leading to the Office.

**OFFICE**

With window to the side elevation and wood effect flooring.

**BEDROOM ONE** 4.85m x 4.4m (max)

With window to the side elevation, built-in wardrobe, fitted carpet, projector & screen for home cinema, access to a Loft, and door leading to the En Suite.

**LOFT**

Large, floored storage space with power, lighting, and Ramsay style ladder.

**EN SUITE SHOWER ROOM**

With white suite comprising WC & wall-mounted wash basin, shower enclosure with electric shower, and tiled walls & flooring.

**REAR PORCH/UTILITY AREA**

With 2 windows to the side elevation, stainless steel sink & drainer, coat hooks, tiled flooring, and external door leading to the rear garden.

**FIRST FLOOR:**

**UPPER LANDING**

With window to the rear elevation, fitted carpet, and doors leading to Bedroom Two, Bedroom Three, Bedroom Four, and the Bathroom.

**BEDROOM TWO** 3.35m x 3.2m (max)

With window to the front elevation, radiator, excellent built-in storage, fitted carpet, and Loft access.

**BEDROOM THREE** 4.45m x 3.35m (max)

With 2 windows to the front elevation, radiator, large built-in wardrobe & shelved cupboard, fitted carpet, and Loft access.

**BEDROOM FOUR** 4.35m x 3.35m (max)

With window to the front elevation, radiator, built-in wardrobe, further built-in storage, fitted carpet, and Loft access.



### BATHROOM

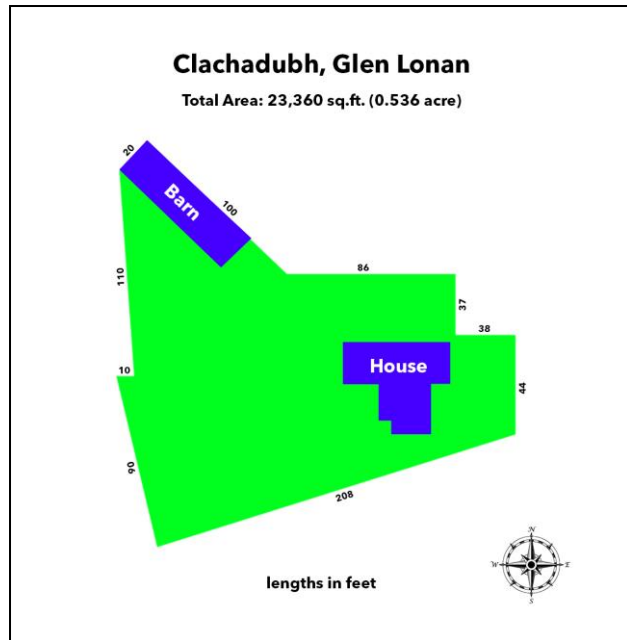
With white suite comprising bath with shower-tap attachment, WC & wash basin vanity unit, separate shower enclosure with electric shower, vinyl flooring, window to the front elevation, and Loft access.

### BARN (FORMER BYRE) 21m x 4.75m

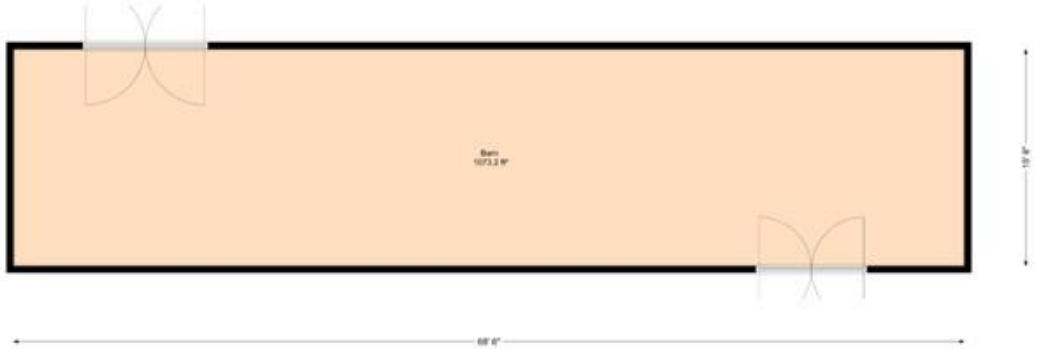
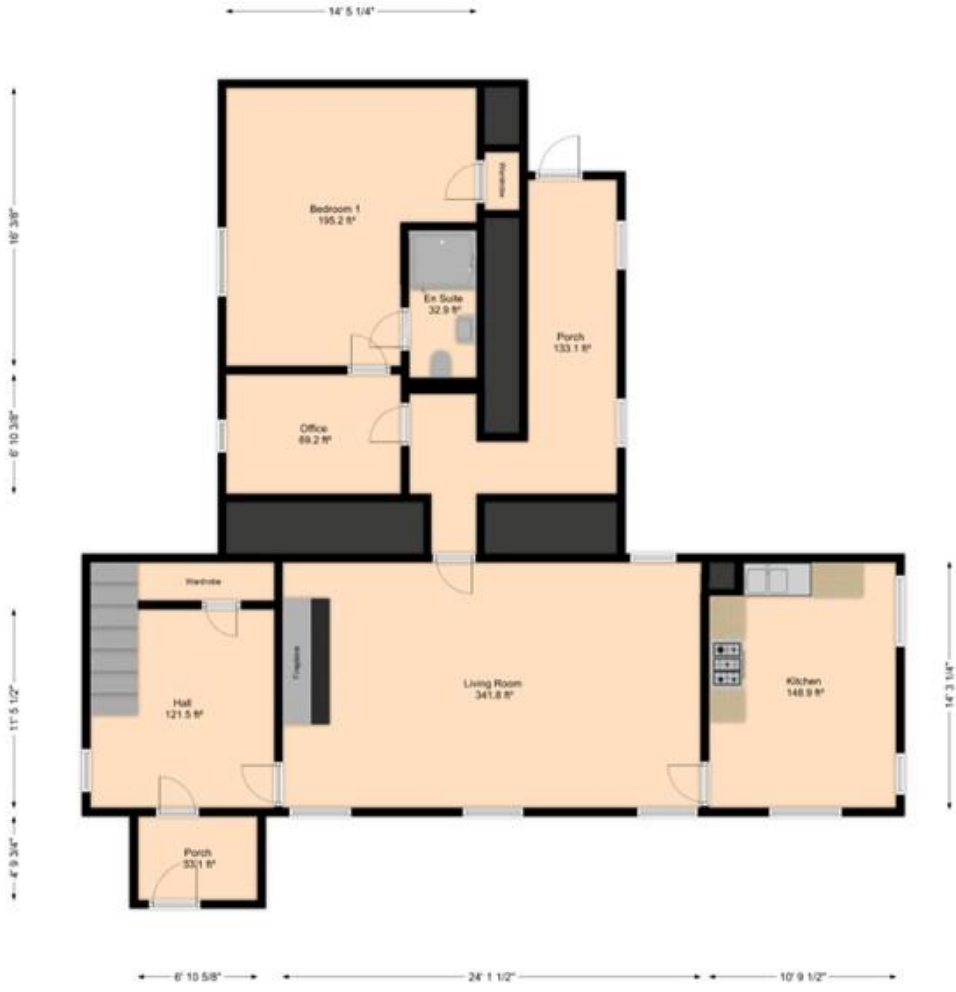
With doors to both elevations, power, lighting, and water supply.

### GARDEN

The beautifully maintained and landscaped garden extends to approx. 0.536 acres and is mainly laid to grass with an abundance of attractive shrubs/trees (including fruit trees) and gravelled areas. There is a timber garden shed with power & lighting and attached log store (with supply of wood within the grounds). There is also a fire pit with seating area, chicken pen, hedgehog house and fairy house within the grounds.



# Clachadubh, Taynuilt



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*



## GENERAL INFORMATION

**Services:** Mains electricity. Private water supply. Drainage to private septic tank. LPG tank.

**Council Tax:** Band F

**EPC Rating:** G18

**Local Authority:** Argyll & Bute Council.

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.

## DIRECTIONS

From Argyll Square in Oban, head south on the A85 to Campbeltown. Just after the pedestrian crossing, turn left at the church on the corner, signposted for Glencruitten/Glencruitten Golf course. Continue past Glencruitten Golf Course and follow road round to right. Continue on this single track road for 2 miles passing under a stone bridge, passing Glencruitten House on your right. Carry on, until reaching a cross roads, and take a right. After a short distance, turn left at the signpost for Taynuilt. Continue along this road for around 7 miles. Clachadubh is on the right, and can be identified by the For Sale sign. The property can also be found 5 miles from Taynuilt, along the Glen Lonan Road.

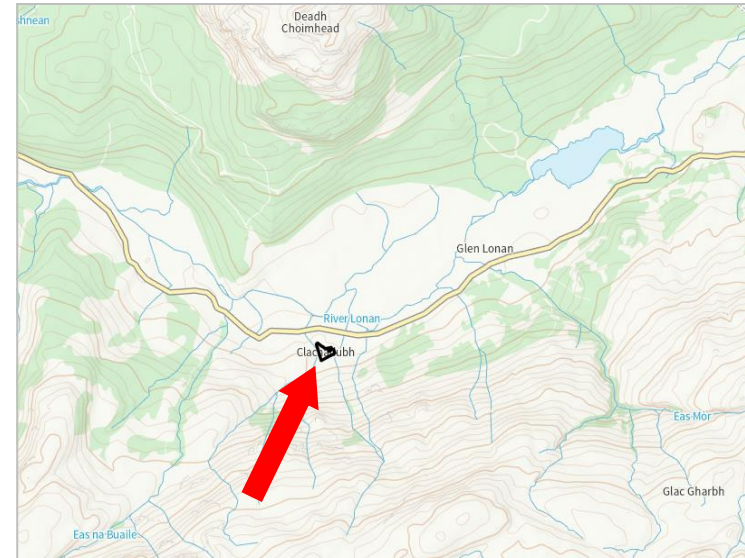
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements, ground sizes and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

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