



## The Old Smithy

Port Appin, Appin, PA38 4DE

Guide Price £470,000

**Fiuran**  
PROPERTY

# The Old Smithy

Port Appin, PA38 4DE

The Old Smithy is a charming stone built detached Cottage with 3 Bedrooms. Lovingly restored in recent years but retaining many traditional features. Set in a well-maintained garden with private driveway, and located in the much sought-after rural village of Port Appin. With stunning unrestricted views over Loch Linnhe to the Port Appin lighthouse and the Morven hills beyond, it would make a wonderful family home or an idyllic holiday retreat.

Special attention is drawn to the following:-

## Key Features

- Beautiful stone built detached Cottage
- Picturesque sought after semi-rural location
- Spectacular views over Loch Linnhe & beyond
- Entrance Hallway, Lounge, Kitchen, Dining Room
- Utility Room, Conservatory, Shower Room
- Inner Hall, 3 Bedrooms (2 En Suite Bathrooms)
- Lovingly restored with traditional features
- Attractive log burner stove in Lounge
- Double glazed windows & oil central heating
- Well-maintained garden with timber shed
- Private gravelled driveway
- Ample off street parking
- Within walking distance of local amenities
- Superb family home
- Idyllic holiday retreat



The Old Smithy is a charming stone built detached Cottage with 3 Bedrooms. Lovingly restored in recent years but retaining many traditional features. Set in a well maintained garden with private driveway, and located in the much sought-after rural village of Port Appin. With stunning unrestricted views over Loch Linnhe to the Port Appin lighthouse and the Morven hills beyond, it would make a wonderful family home or an idyllic holiday retreat.

The accommodation offers a welcoming entrance Hallway, Lounge, Kitchen, Utility Room, Dining Room, Conservatory, Shower Room, 3 Bedrooms (2 with En Suite Bathrooms), Store Room & Boiler Room.

In addition to its peaceful location, this impressive 3 Bedroom detached Cottage is fully double glazed and benefits from oil central heating.

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

#### **APPROACH**

Via the gravelled driveway at the front of the property and entry into the Hallway at the front, or into the Conservatory at the rear.

#### **ENTRANCE HALLWAY** 3.2m x 2.1m

With external door & window to the front elevation, radiator, wooden flooring, and doors leading to the Shower Room, Bedroom 1 and the Dining Room.

#### **SHOWER ROOM** 3.2m x 1.2m

Wet wall Shower Room with rain shower, WC & wash basin, heated towel rail, frosted window to the side elevation, tiled walls and flooring.

#### **BEDROOM ONE** 3.2m x 2.4m

With dual aspect windows to the rear & side elevations, radiator and fitted carpet.

#### **DINING ROOM** 4.7m x 4.6m

Open-plan to the Kitchen, with ample space for dining furniture, 2 radiators, tiled flooring and door leading to the Lounge.

#### **KITCHEN** 6.1m x 3.1m

Open-plan to the Dining Room, fitted with a variety of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, built-in electric oven & microwave, centre island with electric hob and stainless steel extractor hood over, 2 windows to the rear elevation, tiled flooring and doors leading to the Utility Room and Conservatory.



**UTILITY ROOM** 2.2m x 2m

With base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, plumbing for washing machine, space for tumble dryer, window to the rear elevation and tiled flooring.

**CONSERVATORY** 4.7m x 4.6m

With external door to the rear elevation, wrap around windows looking over the rear garden, radiator and wooden flooring.

**LOUNGE** 4.7m x 4.6m

Beautiful family room with picture window to the front elevation taking full advantage of the unrestricted views over Loch Linnhe and surrounding countryside, further window to the side elevation, wooden beams, attractive log burner stove, 2 radiators, fitted carpet and doors leading to the Inner Hall and Kitchen.

**INNER HALL** 3.2m x 2.1m

L-shaped, with box containing the electric fuse box, fitted carpet and doors leading to Bedroom 2 and Bedroom 3.

**BEDROOM TWO** 3.2m x 3.1m

With 2 windows to the front elevation with wonderful loch & mountain views, wooden beams, radiator, fitted carpet and door leading to the En Suite Bathroom.

**EN SUITE BATHROOM** 3.2m x 1.2m

With white suite comprising bath with shower over, wash basin set in a vanity unit, WC, wall mounted mirror, radiator, partly tiled walls and tiled flooring.



### **BEDROOM THREE** 3.5m x 3m

With 2 windows to the rear elevation, 2 radiators, fitted carpet, and doors leading to the En Suite Bathroom and Store Room & Boiler Room.

### **EN SUITE BATHROOM** 3.2m x 1.2m

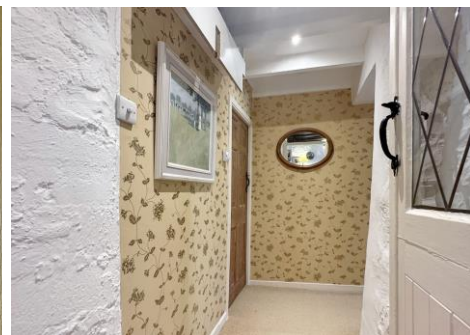
With white suite comprising bath, large walk-in shower cubicle, wash basin, WC, wall mounted mirror, heated towel rail and laminate flooring.

### **STORE ROOM & BOILER ROOM**

2 areas separated by a door. The Store Room has a window to the rear elevation. The Boiler Room has a window to the front elevation and houses the hot water tank & central heating boiler.

### **GARDEN**

The well-maintained garden surrounds the property with superb loch and countryside views from the front. The front garden is enclosed with a timber fence and is laid mainly with grass offset with mature trees, shrubs bushes & seasonal planting. The side area is gravelled and provides private off street parking with paving slabs leading to the entrance door. The rear garden is bounded by a variety of hedging plants, timber & wire fencing and is laid with grass with various paved & gravelled areas suitable for a variety dining furniture, a real suntrap area to enjoy the countryside views and for dining alfresco. Planted with mature trees, shrubs & bushes. There is a 47 timber sheds in the rear garden.



# The Old Smithy, Port Appin



*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 water & electricity

Drainage to shared septic tank

Council Tax – F

**EPC Rating:** E53

**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.

**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 Fort William take the A82 southbound heading towards Ballachulish. After the Ballachulish Bridge, take the first exit at the roundabout (sign posted for Oban A828), and continue on this road for approx. 12 miles. At Appin village take a right turn towards Port Appin (Gunn's Garage is on the corner). Follow this road for approx. 2.5 miles. The Old Smithy is located on the left-hand side and can be identified by the For Sale sign.

## LOCATION

Port Appin is a peaceful & secluded village lying on the coast of Appin, sitting north of Loch Creran where it meets the sea. Looking towards the Lynn of Lorn, the island of Lismore and across Loch Linnhe to the coast of Morvern and beyond, it is one of the most sought after coastal locations. Local amenities include a village primary school & nursery, a well-used community village hall, community shop & post office, filling station/garage, medical practice, church, and 2 lovely hotels both with top quality restaurants. The secondary schooling is available in Oban, which is accessed by a school bus. The area offers a large range of sports and outdoor activities, including hill and forest walks, climbing, mountaineering, fishing, water sports and mountain biking.

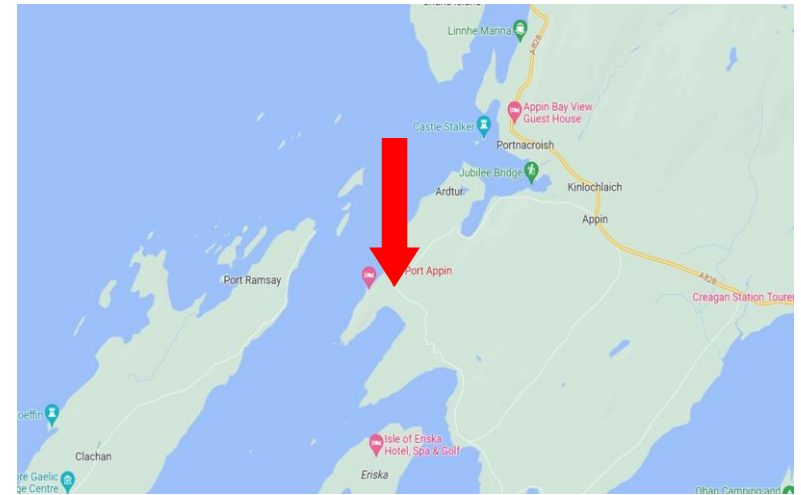
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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 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

PROPERTY

**T:** 07471 783 721

**E:** [kelie@fiuran.co.uk](mailto:kelie@fiuran.co.uk)

**Dail-Uaine, Invercoe,  
Glencoe, PH49 4HP**

