



Lora Villa

Connel | Argyll | PA37 1PD

Guide Price £495,000

Fiuran
PROPERTY

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Lora Villa is a beautiful waterside Villa with 4/5 Bedrooms, situated in the popular West Coast village of Connel. With direct Loch access and many original Victorian features, it would make an impressive family home in a spectacular setting.

Key Features

- Beautiful 4/5 Bedroom waterside Villa
- Popular village location, with direct loch access
- Spectacular views of Loch Etive & Ben Lora
- Extended in 2001, providing open plan Lounge/Diner
- Many recent improvements to property
- Original features including cornicing & wooden staircase
- Newly fitted Kitchen with integrated white goods
- Oil central heating with replacement combi boiler
- Economic, smart heating control system
- Wood burning stoves in Sitting Room & Lounge/Diner
- Mature, easily maintained garden with wonderful views
- Off-road private parking & large Garage
- Hypervolt electric car charger installed
- Planning permission in place to reorganise layout
- Excellent bus service, train station & village amenities



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The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, Sitting Room with wood burning stove, Office/Bedroom One, Study/Bedroom Two, modern fitted Kitchen with integrated white goods, extension providing a large open-plan Lounge/Diner to the rear with loch views & access to the garden, Utility Room, WC, and large, integral Garage.

The first floor offers 3 further Bedrooms, a newly fitted En Suite Shower Room, family Bathroom, and separate WC. There are also 2 Loft spaces.

Built in the late 1800s, this spacious detached home benefits from oil central heating and double glazing. Externally, the mature garden grounds are easily maintained, and offer direct shore/loch access into Loch Etive.

APPROACH

Via private parking to the front/side of the property and entrance at the front into the Porch or at the side into the Kitchen.

GROUND FLOOR: PORCH 2m x 1.4m

With storm doors, windows to the front & side elevations, original Victorian tiled floor (in need of attention), and glazed door leading to the Hallway.

HALLWAY

With painted wooden staircase with carpet runner leading to the first floor, radiator, fitted carpet, and doors leading to the Sitting Room, Office/Bedroom One, Study /Bedroom Two, and Kitchen.

SITTING ROOM 4.4m x 3.65m

With dual aspect windows to the front & rear elevations, attractive fireplace with wood burning stove, 2 radiators, 2 recessed storage units, and fitted carpet.

OFFICE/BEDROOM ONE 3.55m x 3.45m

With window to the front elevation, glazed medicine/dispensing cabinet (formerly in use whilst property was a GP surgery), radiator, and attractive wooden flooring.



STUDY/BEDROOM TWO 2.75m x 2.25m

With window to the side elevation, radiator, built-in storage unit, and fitted carpet.

KITCHEN 5m x 3.95m (max)

Fitted with a range of modern base & wall mounted units, complementary wood effect work surfaces, sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, integrated dishwasher and fridge/freezer, radiator, under-stair storage cupboard, ceiling downlights, tile effect flooring, window to the side elevation, Velux style Skylight, steps leading to the Inner Hallway, and external door to the side of the property/parking area.

INNER HALLWAY

With 2 built-in cupboards, ceiling downlights, tiled flooring, opening to the Lounge/Diner, and doors leading to the Utility Room, WC, and Garage.

DINING AREA 5.6m x 5.45m (max)

Open-plan to the Lounge, with floor-to ceiling windows & glazed sliding door leading to the decking in the rear garden, Velux style Skylight, Bar area with sink, wood burning stove, 3 radiators, ceiling downlights, wooden flooring, and steps leading to the Lounge.

LOUNGE 5.45m x 3.4m (max)

With windows to the front & side elevations, 2 Velux style Skylights, radiator, ceiling downlights, tiled flooring, and glazed sliding doors & glazed French doors leading to the decking in the rear garden.

UTILITY ROOM 2.8m x 2.05m

Fitted with base units, worktop, stainless steel sink & drainer, oil-fired boiler, tiled flooring, window to the rear elevation, access to a Loft, and external door leading to the rear garden.

WC 1.05m x 0.9m

With WC & wash basin, radiator, tiled flooring, and window to the rear elevation.

FIRST FLOOR: MIDDLE LANDING

With built-in shelved cupboard, fitted carpet, and doors leading to Bedroom Three and the WC.



BEDROOM THREE 3.05m x 2.15m

With window to the side elevation, radiator, fitted carpet, and access to a Loft.

WC 1.6m x 1.25m

With WC & wash basin vanity unit, radiator, fitted carpet, and window to the side elevation.

FIRST FLOOR: UPPER LANDING

With Skylight, fitted carpet, and doors leading to Bedroom Four, Bedroom Five and the Bathroom.

BEDROOM FOUR 3m x 2.85m

With window to the front elevation, radiator, and fitted carpet.

BEDROOM FIVE 4.4m x 3.65m

With dual aspect windows to the front & rear elevations, 2 radiators, wood effect flooring, and door leading to the En Suite.

EN SUITE SHOWER ROOM 1.95m x 1.25m

With modern white suite comprising WC & counter-top wash basin, large, tiled shower enclosure with mixer shower, heated towel rail, wood effect flooring, window to the front elevation, and access to a Loft.

BATHROOM 2.9m x 2.7m (max)

With bath, WC & wash basin, shower enclosure with mixer shower, heated towel rail, ceiling spotlights, partially tiled walls, wooden flooring, and window to the rear elevation.

INTEGRAL GARAGE

With up-and-over door to the front, power, lighting, concrete floor, and access to a Loft.

GARDEN

The mature garden ground is mainly laid to lawn and boasts an array of attractive shrubs/trees, with stone steps leading down to the shore line of Loch Etive. Decking surrounds the extension, and there is a stone patio at the bottom of the garden. Local wildlife (including otters, seals and seabirds) can be regularly seen from the garden. There is a gravelled driveway to the front/side of the property, providing off-road parking for up to 3 vehicles and an electric car charging point.



Lora Villa, Connel



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 and electricity.
Oil tank. Sewage treatment plant.

Council Tax: Band G

EPC Rating: E43

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.

LOCATION

With a thriving community, Connel is a quiet rural location around 5 miles east of Oban and offers a good range of village amenities and services which include a medical centre with tea room, a church, and two licensed hotels with restaurants. Connel is also on the Oban to Glasgow railway line and benefits from an excellent bus service. There are further facilities and services available in the town of Oban.

DIRECTIONS

From Oban, take the A85 towards Connel. Drive past the A828 turn-off for Fort William, and pass under Connel bridge. Just before exiting the village, Lora Villa is the second last house on the right.

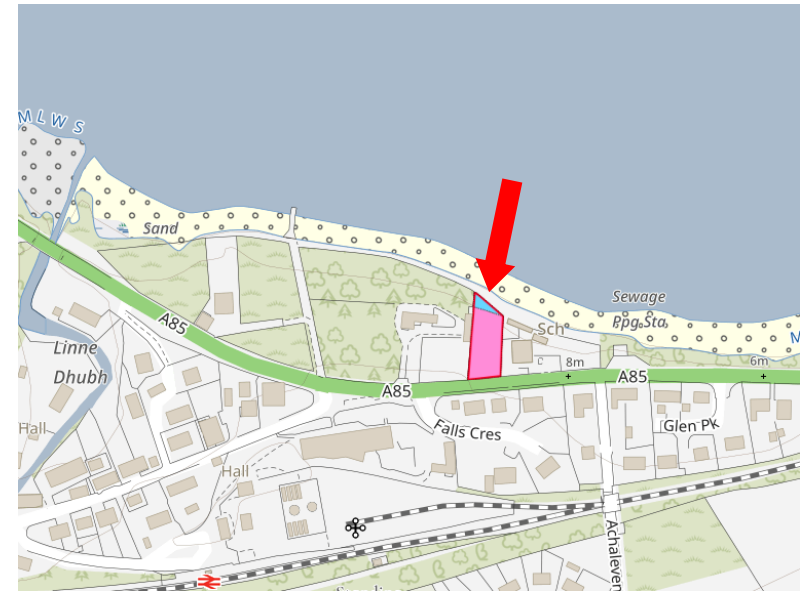
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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