



## Fishers Cottage

Glen Lonan | Taynult | PA35 1HY

Guide Price £460,000

**Fiuran**  
PROPERTY

# Fishers Cottage

Glen Lonan | Taynult | PA35 1HY

Fishers Cottage is an exquisite architect-designed and energy efficient 3 Bedroom property, with self-contained 1 Bedroom Annex and detached Studio with Shed/Workshop. Set in beautifully landscaped garden grounds, the property boasts spectacular views of Ben Cruachan and the surrounding countryside.

## Key Features

- Immaculate 3 Bedroom Cottage with modern features
- Far reaching countryside views with Ben Cruachan in distance
- Peaceful location on the outskirts of Taynult village
- Vestibule, open plan Kitchen/Lounge/Diner, WC, Utility Room
- 2 double Bedrooms, 2 En Suites, Office/3<sup>rd</sup> Bedroom
- One Bedroom Annex with open plan Kitchen/Lounge/Diner
- Contents of Annex available separately, if required
- Double glazed windows & 3 multi-fuel stoves
- Air source heat pump with underfloor heating throughout
- Solar panels with 2 battery storage units
- Excellent storage including built-in wardrobes & Loft space
- Modern features including ceiling downlights
- Beautifully landscaped garden surrounding property
- Detached Studio with Shed/Workshop & decking
- Greenhouse, poly-tunnel & variety of raised beds
- Private parking for several vehicles
- Annex currently operating as successful holiday rental



Fishers Cottage is an exquisite architect-designed and energy efficient 3 Bedroom property, with self-contained 1 Bedroom Annex and detached Studio with Shed/Workshop. Set in beautifully landscaped garden grounds, the property boasts spectacular views of Ben Cruachan and the surrounding countryside.

The accommodation within the main house comprises entrance Porch, Vestibule, modern open-plan Kitchen/Diner/Lounge with multi-fuel stove and glazed doors leading to the garden, 2 double Bedrooms with built-in wardrobes, 2 En Suites, Office/3<sup>rd</sup> Bedroom, WC, and Utility Room.

The Annex (The Bothy) offers a large open-plan Kitchen/Lounge/Dining area, double Bedroom with glazed doors leading to a private garden area, and an En Suite Shower Room.

With air source heat pump and solar panels with battery storage, the property is extremely energy efficient with an EPC rating of A96.

### **APPROACH**

Via tarmacked driveway leading to a gravelled parking area to the front of the property, and entrance at the front through the Porch into the Vestibule.

### **VESTIBULE** 4.55m x 3.35m

With glazed floor-to-ceiling windows to the front elevation, wood effect flooring, access to the Loft, and doors leading to the Kitchen/Diner/Lounge, Inner Hall, WC, Utility Room, and Office/3<sup>rd</sup> Bedroom.

### **KITCHEN/DINER** 6.15m x 4.15m

Open plan to the Lounge, fitted with a range of modern base & wall mounted units, wood effect work surfaces, breakfast bar, stainless steel sink & drainer, stainless steel extractor hood, integrated dishwasher, fridge & freezer, low hanging feature light over dining area, wood effect flooring, floor-to-ceiling windows to the side elevation, and glazed sliding doors to the rear elevation.

### **LOUNGE** 4.15m x 4.05m

With 2 windows to the side elevation, 2 further Velux style skylights, wall lights, multi-fuel stove, and wood effect flooring.



### INNER HALL

With built-in shelving, wood effect flooring, and doors leading to Bedroom One and Bedroom Two.

### BEDROOM ONE 3.5m x 2.75m

With wood effect flooring, walk-in wardrobe area, door leading to the En Suite Shower Room, and glazed French doors leading to the rear garden.

### EN SUITE SHOWER ROOM 2.15m x 2.15m

With modern white suite comprising WC & wash basin, walk-in shower enclosure with mixer rain shower, Respatex style wall panelling, tiled flooring, and window to the rear.

### BEDROOM TWO 3.6m x 2.65m (max)

With window to the front elevation, fitted wardrobes, wood effect flooring, and door leading to the En Suite Bathroom.

### EN SUITE BATHROOM 2.15m x 2.15m

With modern white suite comprising P-shaped bath with mixer rain shower over, WC & wash basin, Respatex style wall panelling, tiled flooring, and window to the front elevation.

### BEDROOM THREE/OFFICE 3.55m x 1.8m

With window to the front elevation, wall-mounted wooden desk, wall-mounted shelving, and wood effect flooring.

### WC 1.85m x 1.7m

With modern white suite comprising WC & wash basin, fitted cabinet, tiled flooring, and window to the rear elevation.

### UTILITY ROOM 2.95m x 2.15m (max)

Housing the hot water cylinder, fitted with base units, worktop, sink, ceiling pulley, space for washing machine & tumble dryer, and tiled flooring.



## ANNEX:

### THE BOTHY KITCHEN/DINER/LOUNGE 5.15m x 4.8m

Fitted with a range of modern base units, wood effect work surfaces, stainless steel sink & drainer, built-in electric oven & grill, ceramic hob, stainless steel cooker hood, integrated slimline dishwasher, fridge/freezer, built-in shelved cupboard, multi-fuel stove, wall lights, wood effect flooring, window to the front elevation, door leading to the Bedroom, and glazed French doors to the front elevation.

### THE BOTHY BEDROOM 5.05m x 3.5m (max)

With wardrobe recess, wood effect flooring, door leading to the En Suite Shower Room, and glazed French doors leading to a private garden area to the rear.

### THE BOTHY EN SUITE SHOWER ROOM 2.15m x 2.15m (max)

With modern white suite comprising WC & wash basin, walk-in shower enclosure with mixer rain shower, Respatex style wall panelling, tiled flooring, and window to the rear elevation.

### STUDIO 5.7m x 4.65m

With window to the rear elevation, multi-fuel stove, built-in cupboard, glazed doors to the front & rear elevations, log-store to the side, and private decked area to the rear with open countryside views.

### SHED/WORSHOP 9.95m x 3.4m (max)

With doors to the front & side elevations, internal workshop (2.25m x 1.95m), power, and lighting.

## GARDEN

The landscaped garden ground is mainly laid to lawn and stone chippings, with an array of attractive shrubs/trees. The rear garden houses an aluminium greenhouse, polytunnel and various raised vegetable beds. There is a further private area to the rear of the Annex which has been fenced off.



## Fishers Cottage, 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. Air source heat pump. Solar panels with battery storage. Drainage to digester tank.

**Council Tax:** Currently Band E (with small business rates relief on Annex)

**EPC Rating:** A96

**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

Taynuilt is a pretty Argyllshire village, only 12 miles from the town of Oban and containing a variety of residential dwellings, together with village amenities which include a village hall, post office, local store, church, tea-room, primary school, doctor's surgery, golf course, hotel & train station. There is a popular sports pavilion with sports field and tennis courts. There is also a range of outdoor pursuits nearby, including a variety of walks.

## DIRECTIONS

From Oban, take the A85 heading East. Upon reaching Taynuilt village, take a right just after the Taynuilt hotel, onto Glen Lonan Road. Follow the road for approximately 1.5 miles. Take a left directly after the cattle grid and follow the single track road for around half a mile. Fishers Cottage is on the left at the top of the track.

---

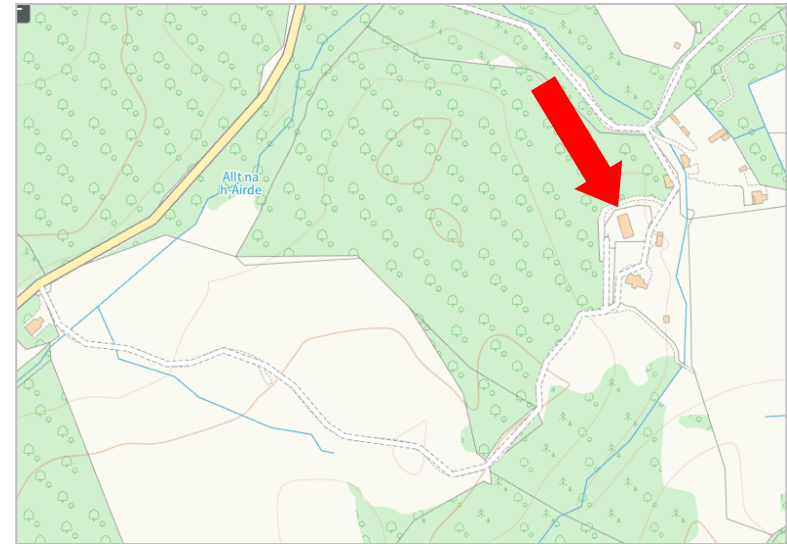
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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:** 07872 986 164

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

**Belvedere, Crannaig a Mhinister,  
Oban, PA34 4LU.**

