



## Creag Mor & Cruachan Den

Glen Lonan | Taynult | PA35 1HY

Guide Price £499,950

**Fiuran**  
PROPERTY



# Creag Mor & Cruachan Den

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Creag Mor is a beautifully presented 4 Bedroom detached property, with an additional self-contained 1 Bedroom Apartment (Cruachan Den) occupying a large plot surrounded by beautiful views of Ben Cruachan and the surrounding countryside, enjoying a tranquil setting however only a 5 minute walk into the village of Taynult.

## Key Features

- Spacious 4 Bedroom House & 1 Bedroom Apartment
- Picture window views with Ben Cruachan in distance
- Local village shops, school, public transport & bar/restaurant nearby
- Vestibule, open plan Kitchen/Diner, Lounge, Utility Room
- 4 Bedrooms (including Master with En Suite), Bathroom
- One Bedroom Apartment with open plan Kitchen/Lounge/Diner
- Some contents available separately, if required
- Double & triple glazed windows & 2 multi-fuel stoves
- Central heating system with heat store
- Excellent storage including built-in wardrobes & Loft space
- Modern features including ceiling downlights
- Easily maintained garden surrounding property
- Huge raised decking to side of house enjoying afternoon/evening sun
- 2 garden sheds, poly tunnel & private parking
- Separate garden & parking for Cruachan Den
- Cruachan Den currently operating as successful holiday rental
- Short-term letting licence in place



Creag Mor is a beautifully presented 4 Bedroom detached property, with an additional self-contained 1 Bedroom Apartment (Cruachan Den) occupying a large plot surrounded by beautiful views of Ben Cruachan and the surrounding countryside, enjoying a tranquil setting however only a 5 minute walk into the village of Taynuilt.

The ground floor accommodation within the main house comprises entrance Vestibule, spacious Hallway with large Store cupboard, modern open-plan Kitchen/Diner/Lounge with glazed doors leading to the decking and a multi fuel stove in the Lounge area, Utility Room, 3 Bedrooms, and a family Bathroom. The first floor offers a gorgeous Master Bedroom with built-in wardrobes and contemporary En Suite Shower Room.

The Apartment (Cruachan Den) offers an entrance Porch, Hallway, open-plan Kitchen/Lounge/Diner with multi fuel stove, Bathroom, Utility Room, and a double Bedroom on the first floor.

Radiators and hot water are heated via a thermal store and heat exchange system which provides mains pressure hot water. The thermal store allows for multiple heat sources, is currently fuelled by a modern oil-fired condensing boiler and a solid fuel stove, and has capacity for adding solar thermal panels.

With stunning views from every window and a private, sunny garden, Creag Mor would make a wonderful family home, with the added income potential from Cruachan Den.

#### **APPROACH**

Via shared driveway leading to private gated entrance & gravelled parking area, and entrance door at the front into the Vestibule.

#### **CREAG MOR GROUND FLOOR:**

##### **VESTIBULE** 2.05m x 2m

With windows to the front, tiled flooring, and glazed door leading to the Hallway.

##### **HALLWAY**

With carpeted staircase leading to the first floor, radiator, wood effect flooring, access to the Loft, large Store cupboard, and doors leading to the Kitchen/Diner, Lounge, Bedroom One, Bedroom Two, Bedroom Three, and the Bathroom.

##### **KITCHEN/DINER** 5.25m x 4.3m

Open plan to the Lounge, fitted with a range of base & wall mounted units, complementary work surfaces, sink & drainer, Britannia Range cooker with gas hob & electric ovens, stainless steel extractor hood, fridge, 2 built-in cupboards, wood effect flooring, windows to the rear elevation, door leading to the Utility Room, glazed sliding doors leading to the decking, and external door leading to the rear garden.





**LOUNGE** 5.25m x 4.35m

With windows to the front elevation, radiator, multi-fuel stove, wood effect flooring, and glazed doors leading to the decking.

**BEDROOM ONE** 4m x 2.6m

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

**BEDROOM TWO** 3.75m x 3.15m

With window to the rear, radiator, and wood effect flooring.

**BEDROOM THREE** 3m x 2.9m

Currently used as an Office, with window to the front elevation, radiator, wardrobe recess, and fitted carpet.

**BATHROOM** 3.15m x 1.7m

With modern white suite comprising bath, WC & wash basin, shower enclosure with mixer shower, heated towel rail, Respatex style wall panelling, vinyl flooring, and window to the rear elevation.

**UTILITY ROOM** 2.8m x 1.75m

With base & wall-mounted units, worktop, sink & drainer, washing machine, tumble dryer, fridge, freezer, dishwasher, vinyl flooring, and windows to the rear elevation.

**FIRST FLOOR: UPPER LANDING**

With Velux style window to the rear elevation, fitted carpet, and door leading to Bedroom Four.

**BEDROOM FOUR/MASTER** 5.75m x 4.45m

With 2 triple glazed Velux style windows to the rear elevation, radiator, built-in wardrobes, fitted carpet, and door leading to the En Suite.

**EN SUITE SHOWER ROOM** 2.05m x 1.7m

With modern white suite comprising WC & wall-mounted wash basin, shower enclosure with mixer shower, heated towel rail, Respatex style wall panelling, wood effect flooring, and Velux style window to the front elevation.





## **APARTMENT: CRUACHAN DEN**

### **GROUND FLOOR: PORCH** 1.95m x 1.25m

With windows to the rear elevation, tiled flooring, and glazed door leading to the Hallway.

### **HALLWAY**

With carpeted staircase rising to the first floor, radiator, wood effect flooring, and doors leading to the Lounge/Diner/Kitchen, Bathroom, and Utility Room.

### **LOUNGE/DINER/KITCHEN** 5.1m x 4.9m

Fitted with a range of wood effect base & wall mounted units, complementary work surfaces, sink & drainer, gas Range cooker, cooker hood, integrated dishwasher, fridge/freezer, radiator, multi-fuel stove, wood effect flooring, and windows to the front & side elevations.

### **BATHROOM** 2.45m x 1.95m

With modern white suite comprising bath with mixer shower over, WC & wall-mounted wash basin, heated towel rail, Respatex style wall panelling, tile effect flooring, and window to the rear elevation.

### **FIRST FLOOR: UPPER LANDING**

With Velux style window to the rear elevation, fitted carpet, and door leading to the Apartment Bedroom.

### **BEDROOM** 4.05m x 4m

With triple glazed window to the side elevation, Velux style window to the rear elevation, radiator, built-in wardrobe, and fitted carpet.

### **GARDEN**

The enclosed & easily maintained garden surrounds the property and is mainly laid to lawn with gravelled pathways. There is a massive raised deck to the side of the house, 2 timber garden sheds, a polytunnel, and a gravelled area for a firepit. To the front of the property there is a large private parking area, which includes allocated parking for Cruachan Den. There is also a private outdoor area for guests of Cruachan Den to enjoy.



## Creag Mor & Cruachan Den, 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, water & drainage. Oil tank.

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

**EPC Rating:** C69

**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. After approx. 500m, turn left into a shared driveway. Creag Mor is the first house on the left.

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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

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