



The Bunker

North Connel | Argyll | PA37 1RW

Guide Price £525,000

Fiuran
PROPERTY

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Built by the Ministry of Defence as the Group Headquarters for No 27 of the Royal Observer Corps, The Bunker has since been sympathetically renovated and is now a unique residential Dwelling, with spectacular bay views across Connel airfield. With over 400m² internal floor space, this spacious property also comes with planning permission for a 2 Bedroom Annex, along with an Admin Outbuilding offering further development potential (subject to the relevant consents).

Special attention is drawn to the following:-

Key Features

- Striking detached Dwelling in sought after village location
- Spectacular views of Ardmucknish Bay, across Connel airfield
- Planning permission for 2 Bedroom Annex (10/00431/PP)
- Large Admin Outbuilding with development potential
- Open plan & modern Kitchen/Diner with glazed doors to front
- Lounge area with multi-fuel stove & double height ceiling
- Spacious Landing with balcony overlooking Lounge below
- 3 ground floor double Bedrooms, all with En Suite Shower Rooms
- Master Bedroom on upper floor with luxury En Suite Bathroom
- Utility Room, family Bathroom, Snug, Sitting Area & Plant Room
- Air source heat pump providing heating & hot water
- Thermostatic room controls (controlled via Bluetooth)
- Modern features, including ceiling downlights/attractive light fittings
- Kitchen appliances, window coverings & flooring included
- Easily maintained & enclosed garden, mainly laid to lawn
- Stone-built Store/Garden Shed
- Driveway with private parking for several vehicles
- No chain



Built by the Ministry of Defence as the Group Headquarters for No 27 of the Royal Observer Corps, The Bunker has since been sympathetically renovated and is now a unique residential Dwelling, with spectacular bay views across Connel airfield. With over 400m² internal floor space, the spacious property also comes with planning permission for a 2 Bedroom Annex, along with an Admin Outbuilding offering further development potential (subject to the relevant consents).

The ground floor accommodation comprises entrance Hallway with stairs rising to the first floor, open plan Lounge, Dining Area, Snug & Kitchen, 3 double Bedrooms (all with En Suite Shower Rooms), Plant Room, Utility Room, family Bathroom, and side Porch.

The first floor boasts a sizeable landing area with spectacular views & balcony overlooking the Lounge below, Sitting Area, and Master Bedroom with luxury En Suite Bathroom.

Situated in a rural yet convenient location within walking distance of the Lochnell Arms (a local pub with restaurant), The Bunker is also conveniently located for easy access to the nearby town of Oban. There is a regular bus and train service serving Oban, Fort William & Glasgow.

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

APPROACH - Via gated driveway to the far side of the property, leading into a large private parking area, and entrance at the rear into the Hallway or at the other side into the Porch.

GROUND FLOOR: HALLWAY

With original concrete staircase (with bamboo overlay) leading to the first floor, wooden flooring with underfloor heating, openings to the Lounge & Snug, and doors leading to 3 Bedrooms and the Plant Room.

LOUNGE 7.6m x 7.6m

Open plan to the Dining Area, with double height ceiling, Charnwood Cove 3 (12-16kw) multi fuel stove, main heating controller, wooden flooring with underfloor heating, door leading to the Annex, and 2 sets of glazed doors leading to the front patio.

DINING AREA 6.1m x 3.05m

Open plan to the Kitchen & Snug, with glazed doors leading to the front patio, and wooden flooring with underfloor heating.

KITCHEN 6.45m x 4.4m

Fitted with a range of modern gloss base & wall mounted units, wooden work surfaces, centre island with breakfast bar, sink & drainer, 2 built-in electric ovens, 2 combi ovens/microwaves, large ceramic hob, cooker hood, integrated dishwasher, American style fridge/freezer, tiled flooring with underfloor heating, windows to the front & side elevations, and door leading to the Utility Room.



SNUG 2.8m x 2.75m

With wooden flooring and underfloor heating.

UTILITY ROOM 2.6m x 2.6m

Fitted with base units, wooden work surface, space for washing machine & tumble dryer, stainless steel sink & drainer, tiled splash-backs, coat hooks, tiled flooring with underfloor heating, ceiling LED light, door leading to the Bathroom, and glazed external door leading to the side Porch.

BATHROOM 2.6m x 1.55m

With modern white suite comprising bath with mixer tap & shower attachment, WC & vanity wash basin unit, shaving point, ceiling LED light, tiled walls, and tiled flooring with underfloor heating.

SIDE PORCH 1.7m x 0.9m

With storage cupboard.

BEDROOM ONE 4.35m x 4.65m (max)

With windows to the side elevation, wooden flooring with underfloor heating, and door leading to the En Suite.

EN SUITE SHOWER ROOM 2.4m x 1.05m

With modern white suite comprising WC & wash basin vanity unit, shower enclosure with mixer shower, Kair heat recovery ventilation system, tiled walls, and tiled flooring with underfloor heating.

BEDROOM TWO 4.75m x 2.4m

With windows to the rear elevation, wooden flooring with underfloor heating, access to water stop tap, and door leading to the En Suite.

EN SUITE SHOWER ROOM 2.4m x 1.05m

With modern white suite comprising WC & wash basin vanity unit, shower enclosure with mixer shower, Kair heat recovery ventilation system, tiled walls, and tiled flooring with underfloor heating.

BEDROOM THREE 3.75m x 3.5m

With windows to the rear elevation, wooden flooring with underfloor heating, and door leading to the En Suite.



EN SUITE SHOWER ROOM 2.4m x 1.05m

With modern white suite comprising WC & wash basin vanity unit, shower enclosure with mixer shower, Kair heat recovery ventilation system, tiled walls, and tiled flooring with underfloor heating.

PLANT ROOM 4.4m x 2.65m

With wooden flooring, manifold for heating pipes, electricity fuse board & isolation, and incoming BT line.

FIRST FLOOR: UPPER LANDING

With windows to the front elevation, glazed balcony overlooking the Lounge below, Sitting Area (3.05m x 2.3m) with glazed doors to the side, tiled flooring, and steps leading to the Master Bedroom.

BEDROOM FOUR/MASTER 7.55m x 3.45m (max)

With windows to the front elevation, fitted carpet, and door leading to the En Suite.

EN SUITE SHOWER ROOM 4.35m x 2.25m

With bath, WC, walk-in shower enclosure with mixer shower, wall-mounted chunky wooden worktop with 2 counter-top sinks, bathroom cabinets, feature mirrors, 3 ceiling LED lights, tiled walls, and tiled flooring with underfloor heating.

ANNEX 13.55m x 8.9m (max)

With glazed entrance door to the side, further glazed doors to the front, windows to the rear, power, lighting, and planning permission in place to convert into a 2 Bedroom Annex-10/00431/PP.

ADMIN OUTBUILDING 27.5m x 5.4m (max)

With entrance doors to the front & side, Hallway, 5 Rooms, fitted Kitchen, WC, Shower Room, electric heating, power, lighting, water supply, drainage to septic tank, and windows to the front & rear elevations. Potential to develop (subject to relevant consents).

GARDEN

The enclosed garden is easily maintained and mainly laid out lawn, with a gated driveway and private parking for several vehicles. There is an external brick-built store/shed with lighting.



The Bunker, North 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 & electricity. Drainage to septic tank/soak away. Air source heat pump.

Council Tax: Band G

EPC Rating: C70

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.

Proposed Development in Vicinity: Planning permission 22/01430PP & 23/00842PP

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, North Connel is a quiet rural location with its own village hall, hotel/restaurant, airstrip for light aircraft, and bus service. It is only a few minutes' drive from the villages of Connel and Benderloch and their local amenities. The village of Connel has two hotels/restaurants and a doctors' surgery, as well as a railway station with links to Oban and Glasgow. There are further facilities and services available in Oban, some 6 miles away.

DIRECTIONS

From Oban, take the A85 towards Connel. In Connel, turn right onto the A828 and after crossing the bridge, turn first left, then right. Follow the road along towards the airstrip. The Bunker is on the left just before reaching the airstrip and can be identified by the For Sale sign.

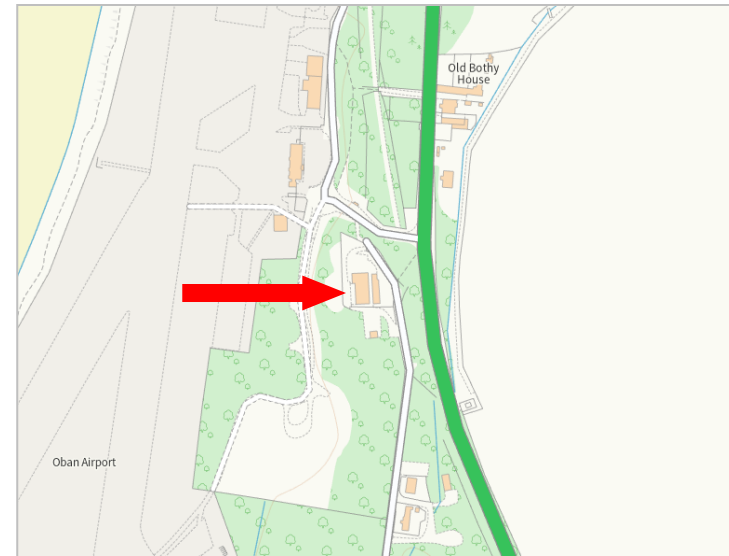
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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