



## Campster House

North Connel | Argyll | PA37 1QX

Guide Price £430,000

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PROPERTY



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Campster House is a modern & spacious 3/4 Bedroom detached Villa with wonderful loch views, large garden and private parking.

## Key Features

- Stunning 3/4 Bedroom detached family home
- Beautifully presented, with modern features
- Elevated views of Loch Etive
- Located in sought after North Connel
- Hallway, Kitchen/Diner, Utility Room, Lounge, WC
- 3/4 Bedrooms, 3 En Suites, Playroom/Bedroom
- Excellent storage, including Loft
- Gorgeous, fitted Kitchen by local craftsman, Michael Acey
- Engineered oak flooring & bespoke internal doors
- Oil central heating & wood burning stove
- Double glazing & ceiling downlights throughout
- Integrated appliances, window coverings & flooring included
- Large garden with timber shed, summer house & greenhouse
- Outdoor play/adventure/swing set & trampoline available
- Private parking for several vehicles
- 5 minute walk from the beach at Loch Etive



Campster House is a modern & spacious 3/4 Bedroom detached Villa with wonderful loch views, level garden and private parking.

The ground floor accommodation comprises double-height entrance Hallway with staircase rising to the first floor, gorgeous fitted Kitchen with a range of integrated appliances, raised Dining Room off the Kitchen, Utility Room with external door to the rear garden, stunning Lounge with wood burning stove & glazed doors, contemporary WC, and Bedroom One/Playroom.

The first floor offers 3 double En Suite Bedrooms, all with walk-in wardrobes, including Master with glazed doors & balcony to the front with wonderful loch views. There is also a Loft space.

With oil central heating, Campster House also benefits from double glazing throughout. The easily maintained garden houses a timber shed, summer house & greenhouse, and there is a driveway providing private parking for several vehicles.

The accommodation with approximate sizes is arranged as follows:

### **APPROACH**

Via private parking to the front/side of the property, and entrance at the front into the Hallway or at the rear into the Utility Room.

### **HALLWAY**

With double height ceiling & windows to the front elevation, staircase rising to the first floor, engineered oak flooring, opening to the Dining Area, and doors leading to the Lounge and WC.

### **DINING AREA** 3.9m x 3.2m (max)

Open plan to the Kitchen, with windows to the rear elevation, engineered oak flooring, and steps leading down to the Kitchen area.

### **KITCHEN** 5.1m x 3.65m (max)

Fitted with a range of modern white base & wall mounted units, under-cabinet lighting, complementary marble effect worktops with matching upstands, centre island/breakfast bar with low hanging pendant lights, sink & drainer, built-in electric oven/grill, built-in microwave, ceramic hob, integrated dishwasher, fridge, freezer & wine cooler, radiator, engineered oak flooring, windows to the front & side elevations, window seat, and door leading to the Utility Room.





**UTILITY ROOM** 3.75m x 1.6m

With base units, worktop, sink & drainer, space for a range of white goods, ceiling pulley, boiler, tiled flooring, window to the side elevation, and external door leading to the rear garden.

**LOUNGE** 5.45m x 5.05m

With windows to the side elevation, wood burning stove, radiator, engineered oak flooring, door leading to the Playroom/Bedroom, and glazed French doors to the front leading to a decked area/balcony with loch views.

**BEDROOM ONE/PLAYROOM** 3.35m x 2.05m

With windows to the rear elevation, large, shelved storage cupboard (2m x 1.45m), and engineered oak flooring.

**WC** 1.5m x 1.15m

With modern WC, glass counter-top wash basin, chrome heated towel rail, partially tiled walls, and engineered oak flooring.

**FIRST FLOOR: UPPER LANDING**

With balcony overlooking the Hallway below, built-in linen cupboard, engineered oak flooring, and doors leading to all upstairs Bedrooms.

**BEDROOM TWO** 3.7m x 3.25m

With windows to the rear elevation, radiator, walk-in wardrobe, fitted carpet, and door leading to the En Suite.



**BEDROOM TWO EN SUITE** 2.15m x 1.35m

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

**BEDROOM THREE** 3.7m x 3.25m

With windows to the front elevation, radiator, walk-in wardrobe, fitted carpet, and door leading to the En Suite.

**BEDROOM THREE EN SUITE** 2.15m x 1.35m

With modern white suite comprising WC & wash basin, corner shower enclosure with Respatex style wall panelling & mixer shower, radiator, tiled flooring, and window to the front elevation.

**BEDROOM FOUR/MASTER** 5.05m x 4.35m (max)

With radiator, walk-in wardrobe, fitted carpet, door leading to the En Suite, and glazed doors to the front leading to a glazed balcony.

**BEDROOM FOUR EN SUITE** 3.65m x 3.05m (max)

With corner bath, WC & wash basin, large shower enclosure with Respatex style wall panelling & mixer shower, radiator, tiled flooring, and window to the rear.

**GARDEN**

There is a level and easily maintained garden surrounding the property, mainly laid to grass and bounded by wooden fencing and attractive stone wall to the front. There is a timber garden shed, summer house & greenhouse, in addition to many delightful shrubs/trees and areas of decking. A children's outdoor play/adventure/swing set & trampoline can be included if required.





## Campster House, 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 and drainage. Oil tank.

**Council Tax:** Band F

**EPC Rating:** D68

**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

Campster House is located approximately 5 miles from the popular West Highland seaside town of Oban, which is known as the gateway to the isles and benefits from a variety of shops, numerous restaurants & bars, a public library, general hospital, a modern leisure centre & pool, cinema, a secondary school, and a wide range of outdoor pursuits. The village of Benderloch is under 3 miles away and offers a general store, petrol station, café, church, village hall & highly regarded primary school. There are also numerous beaches and a cycle path nearby.

## DIRECTIONS

Travelling north from Oban on the A85, turn right at Connel onto the A828 signposted for Fort William. Immediately after crossing Connel bridge, turn right signposted North Connel (East) and Bonawe. After approximately 0.5 miles, Campster House is on the left 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 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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**T:** 07872 986 164

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

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



