



Norwood

Barcaldine | Argyll | PA37 1SG

Guide Price £230,000

Fiuran
PROPERTY

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Norwood is a delightful 2 Bedroom detached Cottage, located in a peaceful spot overlooking a small river in the picturesque village of Barcaldine. Built in 2017, it benefits from modern features including air source heating and wooden flooring throughout.

Special attention is drawn to the following:-

Key Features

- Beautifully presented 2 Bedroom detached Cottage
- Peaceful location in village of Barcaldine
- Short distance to Marina and local beaches
- Porch, Hallway, Kitchen/Diner/Lounge
- Utility Room, 2 double Bedrooms, Shower Room
- Large Loft with potential for development
- Air source heat pump & underfloor heating
- Double glazing throughout
- Modern features including ceiling downlights
- Blinds & flooring included in sale
- Attractive garden next to river
- Private parking for several vehicles



Norwood is a delightful 2 Bedroom detached Cottage, located in a peaceful spot overlooking a small river in the picturesque village of Barcaldine. Built in 2017, it benefits from modern features including air source heating and wooden flooring throughout.

The accommodation comprises entrance Porch & Hallway, open-plan Kitchen/Diner/Lounge with glazed doors leading to the rear decking, 2 double Bedrooms (both with built-in wardrobes), and a contemporary Shower Room. There is also a large Loft space.

With modern features throughout, this beautifully presented property benefits from double glazing and underfloor heating. The attractive garden surrounds the property and overlooks a river to the rear. A driveway provides private parking for several vehicles.

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

APPROACH

Via gated access at the front of the property, and entrance at the front into the Porch or at the side into the Utility Room.

PORCH

With coat hooks, tiled flooring, and glazed door leading to the Hallway.

HALLWAY

With built-in storage cupboard, wooden flooring with underfloor heating, access to the Loft, and doors leading to all rooms.

KITCHEN/DINER/LOUNGE 8.4m x 3.3m

Fitted with a range of modern gloss base & wall mounted units, wood effect work surfaces, stainless steel sink & drainer, built-in electric oven, ceramic hob, stainless steel cooker hood, wooden flooring with underfloor heating, windows to the rear & side elevations, door leading to the Utility Room, and 2 sets of glazed doors leading to the rear decking.



UTILITY ROOM 2.7m x 1.3m

With wall-mounted unit, worktop with plumbing for washing machine below, space for tall fridge/freezer, coat hooks, window to the side elevation, tiled flooring, and external door.

BEDROOM ONE 3.9m x 2.9m

With windows to the front & side elevations, built-in mirrored wardrobe, and wooden flooring with underfloor heating.

BEDROOM TWO 2.8m x 2.4m

With window to the side elevation, built-in mirrored wardrobe, and wooden flooring with underfloor heating.

SHOWER ROOM 2.5m x 1.8m

Fitted with a modern white suite comprising WC & vanity wash basin, large shower enclosure, chrome heated towel rail, feature mirror, tiled walls, tiled flooring with underfloor heating, and window to the side elevation.

LOFT 8.4m x 5m

Offering development potential (subject to the relevant consents).

GARDEN

The easily maintained garden surrounds the property and is mostly enclosed. Mainly laid to grass and located next to a river, it attracts an abundance of wildlife including red squirrels, pine martins, deer and otters. There is a raised composite decking to the rear, and driveway to the side which houses 2 timber sheds.



Norwood, Barcaldine



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. Private septic tank. Air source heat pump.

Council Tax: Band E

EPC Rating: B81

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 cycle track towards Oban and Fort William, Barcaldine also has a marina which offers deep water moorings, winter storage for yachts, short stay pontoon and other facilities. The neighbouring village of Benderloch has a church, mini-supermarket, petrol station/garage, café, and the popular Tralee beach. The town of Oban is approximately 11 miles away. With a population of around 8,000, it is a small town, but partly due to its tourist industry provides a variety of facilities and services.

DIRECTIONS

Take the A85 from Oban to Connel, then the A828 towards Fort William. Arriving in Barcaldine, pass the sign for Barcaldine House and keep going until you reach the sign for the Camping and Caravanning Club. Take a right immediately after this sign, and Norwood is the second property on the left.

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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