



Craiglora & Craiglora Apartment

Connel | Argyll | PA37 1PH

Guide Price £575,000

Fiuran
PROPERTY

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Craiglora is a stunning Victorian Villa featuring 4 Bedrooms, situated above Loch Etive and the Falls of Lora at Connel Bridge. It includes a self-contained one Bedroom Annex Apartment with its own private terrace. Nestled in mature garden grounds, the property offers off-street parking and a detached Garage. This charming home not only serves as a wonderful family residence, but it also presents an excellent opportunity for generating income by renting out the Apartment.

Special attention is drawn to the following:-

Key Features

- Exquisite Victorian Villa with spectacular loch views
- Main house with 4 Bedrooms, Kitchen/Diner, Utility Room
- Lounge, Sitting Room, 2 Shower Rooms, Porch/Sun Room
- Annex with Kitchen/Diner/Lounge, Bedroom & Shower Room
- Large Loft with Ramsay style ladder, lighting & power
- Double glazing, with window coverings included
- Oil central heating, multi-fuel stove & open fire
- Period features incl. decorative cornicing & original staircase
- Original doors, skirtings, facings & decorative window shutters
- Mature garden grounds surrounding property
- Sizeable detached Garage & timber Summer House/Store
- Private parking for several vehicles
- Potential to generate excellent rental income from Annex
- Letting licence in place
- Conveniently located close to village amenities



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The ground floor accommodation within the main House comprises entrance Porch/Sun Room, Hallway with stairs rising to the first floor, Lounge with multi-fuel stove, Sitting Room with open fire, open-plan & modern Kitchen/Diner, and Utility Room. The first floor offers 3 large double Bedrooms, including Master with En Suite Shower Room, 4th Bedroom/Office, and contemporary family Shower Room.

The Apartment has its own entrance door leading into a Vestibule, modern Kitchen/Diner/Lounge with glazed doors leading to a secluded terrace, double Bedroom, and contemporary Shower Room.

In addition to many original features such as decorative ceiling cornicing/rosettes & wooden doors/skirtings/facings, the property also comes with oil central heating and double glazing throughout.

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

APPROACH

Via shared driveway leading to private parking area to the rear of the property. The main entrance is via the Porch/Sun Room to the front of the property.

CRAIGLORA GROUND FLOOR:

PORCH/SUN ROOM 3.4m x 2.4m

With glazing to the front & side elevations, wall-mounted electric heater, tiled flooring, and glazed French doors leading to the Hallway.

HALLWAY

With original staircase rising to the first floor, radiator, and doors leading to the Lounge, Sitting Room, and Kitchen/Diner.

LOUNGE 5.8m x 4m

With Bay window to the front elevation, further window to the side, attractive fireplace with multi-fuel stove, 2 radiators, recessed unit, and wood effect flooring.

SITTING ROOM 3.8m x 3.2m

With windows to the front & side elevations, fireplace with open fire, radiator, and fitted carpet.

KITCHEN 3.8m x 2.6m

Open-plan to the Dining Area, fitted with a range of modern base & wall mounted units, complementary wood effect work surfaces, sink & drainer, tiled splash-backs, Range cooker with cooker hood over, integrated dishwasher, space for American style fridge/freezer, built-in cupboard, 2 radiators, attractive fireplace with multi-fuel stove, Karndean style tiled flooring, and 2 windows to the side elevation.

DINING AREA 4.5m x 3.8m

With windows to the Utility Room and rear elevation, decorative panelling to walls, radiator, Karndean style tiled flooring, and door leading to the Utility Room.

UTILITY ROOM 3.8m x 1.4m

Fitted with base units & worktops, space for washing machine & tumble dryer, ceiling downlights, tiled flooring, access to a Loft, and door leading to the Annex Vestibule.

FIRST FLOOR: MIDDLE LANDING

With fitted carpet, skylight, and doors leading to the Shower Room, Bedroom One/Office, and Bedroom Two.

SHOWER ROOM 1.7m x 1.4m

With modern white suite comprising WC & vanity basin unit, shower enclosure with mixer shower, ceiling downlights, tiled walls, wood effect flooring, and Velux style window.



BEDROOM ONE/OFFICE 3m x 2.2m

With window to the side elevation, built-in storage, and fitted carpet.

BEDROOM TWO 3.4m x 2.6m

With window to the side, radiator, and fitted carpet.

UPPER LANDING

With fitted carpet, skylights, and doors leading to Bedroom Three and Bedroom Four.

BEDROOM THREE 4.5m x 3.4m

With window to the front, radiator, and fitted carpet.

BEDROOM FOUR/MASTER 5.3m x 4m

With Bay window to the front elevation, further window to the side, 2 radiators, fitted carpet, and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.1m x 1.4m

With white suite comprising WC & vanity wash basin, shower enclosure with mixer shower, ceiling downlights, tiled walls, wood effect flooring, and Velux style window.

THE APARTMENT: ANNEX VESTIBULE 3.8m x 1.2m

With skylight, ceiling downlights, tiled flooring, and door leading to the Annex Kitchen/Diner/Lounge.

ANNEX KITCHEN/DINER/LOUNGE 4.5m x 3.6m

Fitted with a range of modern base & wall mounted units, wood effect worktop, stainless steel sink & drainer, built-in electric oven, gas hob, stainless steel cooker hood, wall-mounted electric heater, wooden flooring, wooden beams to ceiling, window to the side elevation, door leading to the Bedroom, and glazed French doors leading to the private terrace.



ANNEX BEDROOM 3.2m x 3m

With window to the rear elevation, wall-mounted electric heater, wooden flooring, and door leading to the En Suite Shower Room.

ANNEX EN SUITE SHOWER ROOM 3m x 1.7m

With modern white suite comprising WC & vanity wash basin, walk-in shower enclosure with Respatex style wall panelling & mixer rain shower, chrome heated towel rail, ceiling downlights, wood effect flooring, and window to the rear elevation.

ANNEX TERRACE

The secluded terrace area overlooks Loch Etive and the Falls of Lora at Connel bridge, and is mainly laid to paving slabs.

GARAGE 9.2m x 3m

With garage door to the side elevation, pedestrian door to the front, and windows to the front & side.

SUMMER HOUSE/STORE 4m x 2.8m

With glazed French doors to the side elevation, timber clad & insulated walls, and wood effect flooring.

GARDEN

The property boasts a beautifully landscaped, mature garden with an array of established shrubs and trees, creating a private and picturesque setting. The outdoor space includes a mix of lawn, low-maintenance artificial grass, and decorative stone chippings. An attractive patio area at the front of the home provides an ideal spot for relaxing or entertaining. To the rear, a tarmac driveway offers convenient off-street parking for multiple vehicles.





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. Oil tank. Drainage to the loch.

Council Tax: Band G

EPC Rating: E39

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 thriving community, the village of Connel is a short drive from Oban on the Glasgow road. It is a vibrant village with an excellent doctors' surgery, as well as a railway station with links to Oban and Glasgow. There is a village hall as well as two popular hotel/pub/restaurants. There are further facilities and services available in Oban, some 5 miles away.

DIRECTIONS

From Oban take the A85 road to Connel. Drive under the bridge, and take a right opposite the Connel Surgery. Craiglora is located on the right.

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.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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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PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

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

