



Bridge of Awe Lodge

Taynuilt | Argyll | PA35 1HT

Guide Price £550,000

Fiuran
PROPERTY

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Bridge of Awe Lodge is a substantial 4/5 Bedroom detached Home with Garage, offering breathtaking river views, situated in the tranquil hamlet of Bridge of Awe, near Taynuilt. This impressive property sits within approximately 2.2 hectares (5.4 acres) of private grounds, complete with direct river access and fishing rights, and offers a rare opportunity to enjoy space, privacy, and natural beauty in the heart of the Scottish countryside.

Special attention is drawn to the following:

Key Features

- 4/5 Bedroom detached House in rural community
- Mature grounds extending to approx. 2.2 hectares
- Idyllic setting, with direct river access & fishing rights
- Local convenience store within walking distance
- Kitchen/Diner, Dining Room, Lounge, Sitting Room, 2 WCs
- 4 En Suite Bedrooms, 2 Offices/Bedrooms, Utility Room
- Detached Garage & 2 timber sheds
- Wood burning stove & central heating via Biomass boiler
- Double glazing throughout, with French doors to garden
- Modern features, including ceiling downlights
- Excellent storage, including eaves cupboards
- Spectacular views & direct access to River Awe
- Fishing rights & easy access to outdoor pursuits
- Private parking for several vehicles
- Easy access to A85 and only 13 miles from town of Oban



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The ground floor accommodation comprises entrance Hallway, modern Kitchen/Diner, spacious Dining Room and Lounge, separate Sitting Room, large double Bedroom with En Suite Shower Room, 2 Offices (could also be used as Bedrooms), Utility Room, and 2 WCs.

The first floor offers 3 further double Bedrooms (2 with En Suite Shower Rooms and one with En Suite Bathroom). There is also excellent storage space on this floor.

The property is set within extensive garden grounds extending to approximately 2.2 hectares (5.4 acres). The gardens are predominantly laid to lawn, interspersed with areas of patio paving, loose stone chippings, and mature planting that enhances the natural landscape. A private driveway provides ample off-street parking.

A scenic river runs along the lower boundary of the grounds, offering fishing rights, while several smaller streams and burns meander through the garden.

A series of charming bridges add character and appeal to this picturesque setting. To the rear, there is a fully enclosed section of garden, ideal for pets and family use. This area includes a drying green and two timber sheds, providing useful outdoor storage.

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

APPROACH

Via gated entrance and parking area to the side of the property, and entrance into the Hallway.

HALLWAY

With carpeted stairs rising to the first floor, radiator, wooden flooring, and doors leading to the Kitchen/Diner, Dining Room, Sitting Room, Bedroom One, both Offices/Bedrooms, WC and Utility Room.

KITCHEN/DINER 6.8m x 4.6m (max)

Fitted with a range of modern white base & wall mounted units, complementary work surfaces with inset sink & breakfast bar, further Belfast sink, tiled splash-backs, built-in ovens & coffee machine, tall fridge & freezer, dishwasher, washing machine, 2 radiators, wooden flooring, and doors leading to the Dining Room, Lounge, and Vestibule.

DINING ROOM 6m x 6m (max)

With windows & French doors to the front elevation, 2 radiators, wood burning stove, wooden flooring, and door leading to the Lounge.



LOUNGE 6.6m x 5.2m

With windows to the front & side elevations, 2 radiators, wood burning stove, fitted carpet, and door leading to the Vestibule.

VESTIBULE 1.8m x 1.5m

With wooden flooring, access to a Loft, doors leading to the Kitchen & WC 1, and external door to the garden.

WC 1 1.8m x 1.4m

With WC & wash basin, radiator, wooden flooring, and window to the rear elevation.

SITTING ROOM 7.3m x 2.9m

With windows to the front & side elevations, radiator, wooden flooring, and glazed door leading to the garden.

BEDROOM ONE 6.05m x 5.9m (max)

With windows to the front elevation, 2 radiators, built-in mirrored wardrobes, built-in shelved cupboard, fitted carpet, and door leading to the En Suite.

BEDROOM ONE EN SUITE SHOWER ROOM 2.2m x 1.3m

Fitted with white suite comprising WC & wash basin vanity unit, shower enclosure with mixer shower, chrome heated towel rail, partially tiled walls, and wooden flooring.

OFFICE 1/BEDROOM 3.55m x 2.75m

With window to the rear elevation, radiator, and wooden flooring.

OFFICE 2/BEDROOM 3.55m x 3.25m

With window to the rear elevation, radiator, shelving, and fitted carpet.

WC 2 1 2.15m x 1.7m

With WC & wash basin, radiator, and wooden flooring.

UTILITY ROOM 3.3m x 1.75m

With ceiling pulley, radiator, Plant Room cupboard housing the hot water cylinder, and wooden floorboards.



UPPER LANDING

With 2 large storage cupboards, fitted carpet, access to the Loft, and doors leading to all upstairs Bedrooms.

BEDROOM TWO 5.1m x 3.8m (max)

With dormer window to the front elevation, further window to the side, walk-in wardrobe, radiator, fitted carpet, and door leading to the En Suite.

BEDROOM TWO EN SUITE SHOWER ROOM 3.3m x 1.45m

Fitted with white suite comprising WC & wash basin vanity unit, shower enclosure with mixer shower, chrome heated towel rail, partially tiled walls, LVT tiled flooring, and Velux style window to the rear elevation.

BEDROOM THREE 5m x 4.85m (max)

With large Bay windows to the front elevation, built-in storage cupboards, eaves storage, radiator, fitted carpet, and door leading to the En Suite.

BEDROOM THREE EN SUITE BATHROOM 2.7m x 1.6m

Fitted with white suite comprising P-shaped bath with mixer shower over, WC & wash basin vanity unit, chrome heated towel rail, tiled walls, LVT tiled flooring, and Velux style window to the rear elevation.

BEDROOM FOUR 5.05m x 3.8m (max)

With dormer window to the front elevation, further window to the side, walk-in wardrobe, radiator, fitted carpet, and door leading to the En Suite.

BEDROOM FOUR EN SUITE SHOWER ROOM 3.25m x 1.45m

Fitted with white suite comprising WC & wash basin vanity unit, shower enclosure with mixer shower, chrome heated towel rail, partially tiled walls, LVT tiled flooring, and Velux style window to the rear elevation.

GARAGE 6.55m x 5.55m

With 2 powered up-and-over garage doors, pedestrian door, window, Biomass boiler, lighting, and electricity.



Bridge of Awe Lodge, 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 water & electricity. Biomass boiler. Drainage to private septic tank.

Council Tax: Band G

EPC Rating: E49

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

The property is located next to the River Awe, in the rural community of Bridge of Awe. Along with its enviable countryside setting, Bridge of Awe has a petrol station with convenience store and a licensed hotel/pub nearby. The neighbouring village of Taynuilt has further amenities including a hotel, railway station, licensed grocer, post office, medical centre, tearoom, primary school and golf course. The popular town of Oban, with a comprehensive range of services and facilities, is some 14 miles away.

DIRECTIONS

Travelling on the A85 from Oban to Glasgow, after passing through the village of Taynuilt, take a left hand turn at the signpost for Inverawe. Bridge of Awe Lodge is the first 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.

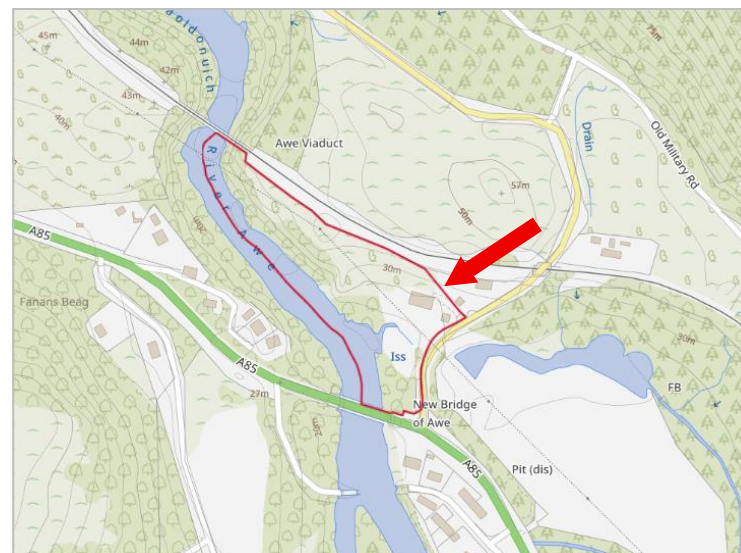
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

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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