



Ardchattan Manse

North Connel | Argyll | PA37 1QZ

Guide Price £440,000

Fiuran
PROPERTY

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Ardchattan Manse is a spacious detached Bungalow featuring 4/5 Bedrooms, set within generous garden grounds close to the shores of Loch Etive. The property includes a detached Garage and 2 large Attics, offering excellent potential for further development (subject to the necessary consents). The property offers a fantastic opportunity to create a wonderful family home in a peaceful and scenic setting.

Special attention is drawn to the following:-

Key Features

- Generous 4/5 Bedroom detached Bungalow
- Located in idyllic rural setting next to Loch Etive
- Porch, Vestibule, Hallway, Kitchen, Dining Area, Lounge, WC
- 4 Bedrooms, Office/5th Bedroom, Bathroom, Utility Room
- 2 floored Attic spaces with development potential
- Oil central heating
- Double glazing throughout
- Excellent storage
- All white goods included in sale
- Window coverings & flooring included
- Detached Garage
- Private parking for several vehicles
- Sought after village location, on bus route



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The accommodation comprises entrance Porch, Hallway, fitted Kitchen with Dining Area and Utility Room off, bright Lounge with fireplace, 4 Bedrooms, a modern Bathroom, separate WC, Store, and Vestibule. Stairs lead to a Landing area with Office/5th Bedroom off. There are also 2 fully floored Attic spaces offering development potential (subject to the relevant consents).

The property benefits from double glazing throughout and oil-fired central heating, though the heating system would benefit from some attention. Externally, there is a large, level garden and a detached Garage, offering ample outdoor space and practical storage.

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

APPROACH

Via gated driveway leading to a large parking area to the side of the property, and entrance at the front into the Porch or Vestibule, or at the rear into the Utility Room.

PORCH 1.3m x 1m

With arched entrance door, vinyl flooring, and arched internal door leading to the Hallway.

HALLWAY

With stairs rising to the upper floor, 3 radiators, 2 built-in storage cupboards, and doors leading to the Dining Area, Lounge, 4 Bedrooms, Bathroom, WC, Store, and Vestibule.

DINING AREA 5.2m x 2.9m (max)

With windows to the rear and side elevations, fitted base & wall mounted units, built-in storage cupboard, radiator, fitted carpet, and opening to the Kitchen.



KITCHEN 2.9m x 2.15m

Fitted with a range of modern gloss base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, tiled splash-backs, stainless steel cooker hood, vinyl flooring, window to the rear elevation, and opening to the Utility Room. White goods included (no guarantees).

UTILITY ROOM 2.15m x 2m

Fitted with modern gloss base & wall mounted units, complementary worktop, oil-fired boiler, vinyl flooring, window to the side elevation, and external door to the rear garden. White goods included (no guarantees).

LOUNGE 5.2m x 3.6m

With windows to the front & side elevations, 2 radiators, fireplace, and fitted carpet.

BATHROOM 2.45m x 2.4m (max)

With modern white suite comprising bath with electric shower over, WC & vanity wash basin, radiator, chrome heated towel rail, partially tiled walls, vinyl flooring, and windows to the rear elevation.

BEDROOM ONE 4m x 3.1m

With windows to the rear elevation, radiator, wall-mounted wash basin, built-in wardrobe, and fitted carpet.

BEDROOM TWO 3.55m x 3.05m

With windows to the rear & side elevations, radiator, and fitted carpet.

BEDROOM THREE 3.15m x 2.7m

With windows to the front & side elevations, radiator, and fitted carpet.

BEDROOM FOUR 3.85m x 3.15m

With windows to the front & side elevations, radiator, and fitted carpet.



STORE 2.6m x 1.5m (max)

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

WC 1.6m x 0.75m

With WC & wall-mounted wash basin, radiator, vinyl flooring, and window to the rear elevation.

VESTIBULE 3.05m x 1.05m

With tiled flooring, and windows & glazed door to the front elevation.

LANDING 3.6m x 2.95m (max)

With Velux style window to the rear elevation, built-in shelved cupboard, fitted carpet, and doors leading to the Office/Bedroom 5 and both Attics.

OFFICE/BEDROOM 5 3.45m x 3.15m

With 2 windows to the front elevation, radiator, built-in wardrobe, and fitted carpet.

ATTIC 1 12m x 3.1m (max)

Fully floored, with power, and lighting.

ATTIC 2 5m x 3.1m (max)

Fully floored, with power, and lighting.

DETACHED GARAGE 7.35m x 2.9m

With up-and-over door to the front elevation, pedestrian door to the side, window to the rear, and lighting.

GARDEN

The property enjoys a large, level garden, enclosed for privacy and featuring a variety of mature shrubs and trees. Given its location, the garden attracts a range of local wildlife. There is also private parking for several vehicles within the grounds.



Ardchattan Manse, 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 electricity & water. Oil tank. Drainage to septic tank.

Council Tax: Band G

EPC Rating: E44

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.

Current Ownership:

Church of Scotland General Trustees
Charity number SC014574

LOCATION

The property is quietly situated in the village of North Connel, a highly desirable location, and a short drive from the town of Oban. The nearby village of Connel has a medical centre, a public house and restaurant, and a well-established hotel. It also has excellent travel links with a railway station linking Oban and Glasgow, and a regular bus service. There is a primary school in nearby Benderloch, along with further amenities. There are further facilities and services available in Oban, some 5 miles away.

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. Ardchattan Manse is on the left after approximately 1 mile 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.

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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T: 07872 986 164

E: info@fiuran.co.uk

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

