



Oakbank

Inverneill | Argyll | PA30 8ES

Guide Price £395,000

Fiuran
PROPERTY

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Nestled within an exclusive countryside development, Oakbank is a beautifully presented and outstandingly spacious five-Bedroom detached home. This exceptional property boasts generous living accommodation as well as a large and attractive wrap-around garden with parking for multiple vehicles. Offering breathtaking country and sea views across Loch Fyne, Oakbank combines the tranquillity of rural living with modern living and ample space, making it a perfect family home or countryside retreat.

Special attention is drawn to the following:-

Key Features

- Well-presented 5 Bedroom detached house
- Porch, Hallway, feature staircase, Kitchen/Diner
- Lounge, Conservatory, Dining room/ Office, Utility room
- Two ground floor Bedrooms, WC, En-Suite
- Three first floor Bedrooms, Bathroom
- Marble fireplace and working coal fire
- Double glazing throughout
- Modern and efficient Air-Source heating installed in 2022
- Excellent storage throughout including a large (30m²) cellar space
- Two large Loft spaces which are floored
- Large enclosed, mature and private garden
- Majority of window coverings and fitted flooring included
- Two driveways offering parking for multiple vehicles
- Exclusive development with private road
- Walk in condition
- Quiet countryside location offering various outdoor pursuits as well as a 300m walk to the nearby beach



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The ground floor accommodation comprises entrance Porch, modern fitted Kitchen/ Diner leading to a Conservatory, Lounge with open coal fire, Dining room/Office, Utility room, WC, master Bedroom with En-Suite and a further Bedroom. A feature staircase in the Hallway leads to the first-floor accommodation.

The first floor offers three well-proportioned Bedrooms, Bathroom and an abundance of storage.

In walk in condition, Oakbank benefits from a modern and efficient Air source heating system heating and double glazing throughout. The sizeable wrap around garden is largely enclosed and boasts a variety of mature plants and shrubs offering seasonal colour. The garden also includes an area of storage sheds/ log stores, raised beds and an attractive decking area to the rear of the property. Oakbank is served by a quiet private road which is a short drive to Tarbert (South) and Ardrishaig/ Lochgilphead (North).

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

APPROACH

Via private parking from both driveways, and entrance via steps at the front of the property into the Porch and via steps at the back of the property into the Utility room or Conservatory.

PORCH

With UPVC double entrance doors, internal glass paneled door with glass surround and tiled flooring.

HALLWAY

With radiator, carpeted flooring, three large storage cupboards, doors leading to all ground floor rooms and a feature staircase leading to the first floor.

LOUNGE 7.1m x 4m

With French doors leading from the Hallway, radiators, carpeted flooring, open coal fire with attractive marble surround, stained glass windows to the side elevation and large bay window to the back elevation overlooking the garden.

KITCHEN/DINER 6.1m x 3.2m

Fitted with a range of base and wall mounted units, breakfast bar with shelving below, contemporary worktops, sink/ drainer, tiled splash back, built-in oven, electric hob, cooker hood above, dishwasher, wooden flooring (Kitchen) and carpeted flooring (Dining), radiator, window to the front elevation and French doors leading into the Conservatory.



CONSERVATORY 3.5m x 2.8m

With radiators, wooden flooring, windows to both side and back elevations offering a countryside or Loch outlook and UPVC double doors leading to the decking area and garden.

DINING ROOM/ OFFICE 3.9m x 3.4m

With radiator, carpeted flooring and window to the back elevation overlooking the garden.

MASTER BEDROOM 4.8m x 3.3m

With radiator, carpeted flooring, window to the side elevation, four spacious wardrobes and door leading to the En-suite.

EN-SUITE (MASTER BEDROOM) 2.8m x 2.4m

With modern white suite comprising WC and wash hand basin, shower enclosure with mixer shower, tiled flooring, partially tiled walls, radiator, heated towel rail and window to the side elevation.

BEDROOM TWO 2.9m x 2.9m

With radiator, carpeted flooring, window to the side elevation and large storage cupboard.

WC 1.8m x 1.8m

With modern white suite comprising WC and wash hand basin, tiled flooring, partially tiled walls, radiator and window to the front elevation.

UTILITY ROOM 4.2m x 1.6m

Fitted with modern base mounted units, stainless steel sink/ drainer, tiled splash back, washing machine, footwear storage and wall mounted coat hooks, tiled flooring, hatch to floored loft space and UPVC door leading to the garden via the decking area.



FIRST FLOOR: UPPER LANDING/ HALLWAY

With velux windows over the feature staircase and hallway, carpeted flooring, large end to end storage cupboard, and doors leading to all first-floor rooms.

BEDROOM THREE 5m x 3.2m

With radiator, carpeted flooring, spacious built in wardrobes and window to the front elevation offering a view towards Loch Fyne.

BEDROOM FOUR 3.8m x 2.6m

With radiator, carpeted flooring, storage cupboard (with hatch to further floored loft space) and velux window.

BEDROOM FIVE 5m x 3.5m

With radiator, carpeted flooring, spacious built in wardrobes and window to the rear elevation offering a beautiful countryside view.

BATHROOM 3.8m x 1.7m

With modern white suite comprising bath with mixer shower over, WC and wash basin, tiled walls, tiled flooring, heated towel rail and velux window to the side elevation.

CELLAR

With wooden door leading from the driveway, concrete floor, brick walls, electricity supply and lighting. The cellar space extends to around 30m² with additional access under the whole house.

GARDEN

Situated on a plot extending to 1/3 of an acre, the largely enclosed, large wrap around garden offers both sea and country views, partly bordered by mature trees and shrubs that provide vibrant, seasonal colour, and mostly laid to easily maintained lawns. An area of decking at the rear of the property offers the perfect spot to relax. The garden also features an area of raised beds, outdoor storage including multiple log stores. The property benefits from two private driveways offering parking for multiple vehicles.



Oakbank, Inverneill



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. Shared septic tank. Air source heating system.

Council Tax: Band F

EPC Rating: C70

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

Inverneill is a small settlement situated on the shores of Loch Fyne located around 4 miles from Ardrishaig/Lochgilphead (North) and around 9 miles to Tarbert (South). The nearest main settlement is the town of Lochgilphead which boasts a range of local shops, supermarket, hospital, primary & secondary schools, as well as a sports centre, swimming pool and public library. The local bus service connects Lochgilphead, Tarbert, Campbeltown, Inveraray & beyond.

DIRECTIONS

Heading South on the A83 from Ardrishaig towards Tarbert, turn right at the South end of Inverneill into the private road (signposted 'Churchill wood') which is situated where the main road pavement ends. Bear left up the private road. The property is situated around 200 hundred yards along to the left-hand side.

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.

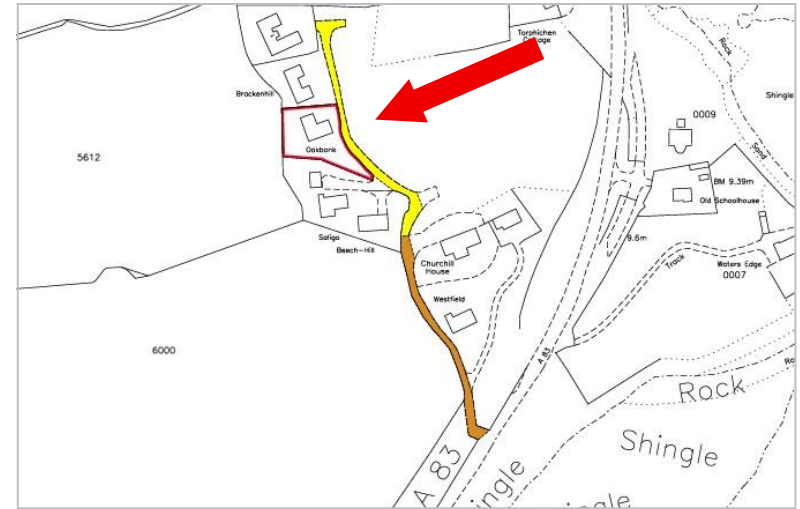
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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