



Ravenswood

Kilmelford | Argyll | PA34 4XD

Guide Price £385,000

Fiuran
PROPERTY

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Nestled in the scenic village of Kilmelford, Ravenswood is a delightful three-Bedroom home occupying a prime shorefront position. Combining traditional charm with a generous amount of outdoor space, this property offers the perfect balance of character and potential. The expansive grounds not only enhance the home's idyllic setting but may also offer exciting development opportunities, subject to the appropriate permissions.

Special attention is drawn to the following:-

Key Features

- Well-presented 3 Bedroom detached house
- Porch, Hallway, Kitchen/ Dining room, Back Kitchen, Lounge
- Utility room and large Pantry/ Storeroom
- First floor Bedroom, En-suite, family Bathroom
- Woodburning stove in Kitchen/Diner and Lounge
- Double glazing throughout
- Modern and efficient panel heaters
- Shorefront position offering breathtaking views
- Large, mature and private garden
- Window coverings and fitted flooring included
- 2 large workshops, garden shed and greenhouse
- Private driveway offering parking for several vehicles
- Popular village location, short commute to Oban
- Nearby moorings available (subject to permissions)
- Close to local amenities and Bus service
- Walk-in condition, no chain



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The ground floor accommodation comprises entrance Porch and Hallway, fitted Kitchen/Diner, with woodburning stove, Back Kitchen, Lounge, also featuring a woodburning stove, family Bathroom, master Bedroom/ En-suite, Utility room, large Pantry/Storeroom and stairs leading to the first floor.

The first floor offers two double Bedrooms, both featuring beautiful, elevated sea view across Loch na Cillie and Loch Melfort beyond.

In walk in condition, Ravenswood benefits from modern electric panel heaters, gas connection for cooking purposes, and double glazing throughout.

The large, mature garden is enclosed and boasts a range of outbuildings including a garden shed, two large workshops and a greenhouse. An area of land on the shorefront is also included within the sale. Situated in a quiet village setting, the property is a short commute to Oban (North) and Lochgilphead (South).

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

APPROACH

Via private parking from the driveway through a gate to garden path at the back of the property into an entrance door to the Porch or Utility room.

PORCH 1.8m x 1m

With a characterful wooden entrance door, tiled flooring and glass paneled door leading to the Hallway.

HALLWAY

With tiled flooring, doors to the Kitchen/Diner, master Bedroom and Bathroom.

KITCHEN/ DINER 4.5m x 5m

Fitted range of base and wall mounted storage units, contemporary work surfaces, wooden splash backs, stainless steel sink & drainer, gas range cooker with tiled splash back and extractor unit above, woodburning stove with slate hearth, electric panel heater, tiled flooring, windows to the front elevation and doors leading to the Lounge, Hallway, Back Kitchen and staircase.

BACK KITCHEN 2.7m x 1.8m

Fitted with a range of base and wall mounted units, contemporary work surfaces, stainless steel sink/ drainer, tiled splash back, built-in oven, dishwasher, washing machine, vinyl flooring, electric panel heater, window to the rear elevation and doors leading to the Kitchen/ Diner and Utility Room.



LOUNGE 5m x 4m

With electric panel heater, carpeted flooring, woodburning stove with slate hearth, built-in display cupboard with glass doors, windows to the front elevation offering a sea view and door leading to the Kitchen/ Diner.

BEDROOM ONE/ MASTER 3.7m x 3.4m

With electric panel heater, carpeted flooring, built in wardrobes with sliding doors, windows to the front elevation offering sea views and door leading to the En-Suite.

ENSUITE 2.1m x 1.5m

With modern white suite comprising large walk-in shower enclosure with electric shower over, WC and wash basin with storage below, built in storage cupboard, heated towel rail, electric fan heater, tiled flooring, partially tiled walls and window to the side elevation.

BATHROOM 2.8m x 1.7m

With modern cream suite comprising Bath with mixer shower over, glass shower screen, WC and wash basin, electric panel heater, tiled flooring, partially tiled walls and window to the rear elevation.

UTILITY ROOM 2.8m x 1.4m

With vinyl flooring, floor and wall mounted storage units and exterior door leading to the patio area.



STOREROOM/ PANTRY 3.9m x 1.2m

With window to the side elevation, concrete slabbed flooring and an abundance of storage shelving.

FIRST FLOOR LANDING

With carpeted flooring, large storage cupboard, skylight window above and doors leading to both first floor Bedrooms.

BEDROOM TWO 3.4m x 3m

With electric panel heater, carpeted flooring and window to the front elevation offering a sea view.

BEDROOM THREE 3m x 1.9m

With electric panel heater, carpeted flooring and window to the front elevation offering a sea view.

GARDEN

The property enjoys a fully enclosed wrap around garden, featuring beautiful sea views across Loch na Cillie and Loch Melfort beyond. Partly bordered by mature trees and shrubs that provide vibrant, seasonal colour throughout the year and partly to easily maintained lawns as well as a vegetable patch. The garden also boasts a recently laid and attractive patio area offering the perfect spot to relax with a coffee or evening drink. Included in the sale are two large workshops (both with electricity supply), garden shed and greenhouse. A large driveway offers parking for several vehicles as well as direct access to the outbuildings. Subject to relevant consents the vast expanse of the Garden may offer various opportunities for further development. An additional area of parking is also available to the East of the property.





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, and private septic tank.

Council Tax: Band F

EPC Rating: G20

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

Kilmelford is a small village in a tranquil rural location situated on the A816 around 15 miles from Oban (North) and around 21 miles to Lochgilphead (South). The village features a busy village Hall, Hotel with pub & restaurant, Parish Church and nearby Melfort Yacht Haven providing moorings & Boatyard. A regular Bus service links the village to Oban & Lochgilphead. Primary schooling is provided in the nearby village of Kilninver with secondary education at Oban High School. The closest major settlement of Oban provides all amenities including supermarkets, public services as well as a range of popular cafes, restaurants and public houses. The area is rich in the availability of many outdoor pursuits.

DIRECTIONS

On entering Kilmelford on the A816 from Oban, proceed through the village and turn right at the junction signposted 'Melfort, Degnish', follow this road for approximately 0.4 miles where you will find the property located to the right-hand side of the single track road identified by the Fiuran Property 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.

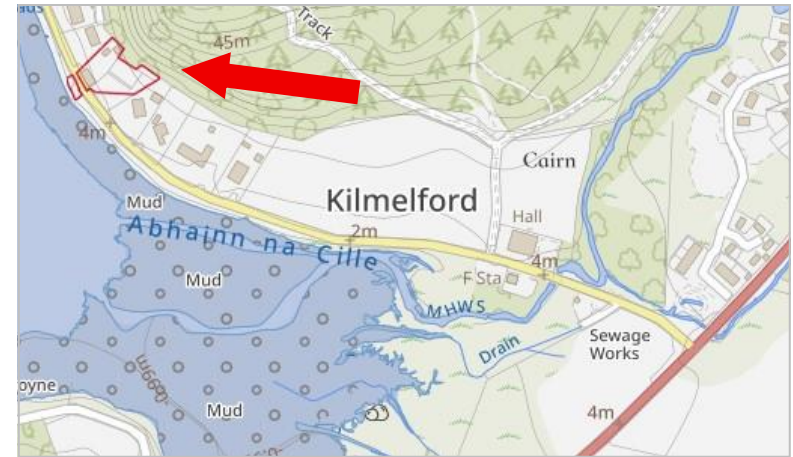
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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