



## Driftwood

Barcaldine | Argyll | PA37 1SG

Guide Price £330,000

**Fiuran**  
PROPERTY



# Driftwood

Barcaldine | Argyll | PA37 1SG

Driftwood is a delightful 3 Bedroom detached bungalow nestled in the peaceful rural community of Barcaldine. Set in an idyllic location, the property enjoys generous, well-maintained grounds featuring a charming Summer House and an abundance of mature shrubs and fruit trees, offering both privacy and picturesque surroundings.

Special attention is drawn to the following:

## Key Features

- 3 Bedroom detached Bungalow in rural community
- Set in grounds extending to approximately 0.5 acres
- Hallway, Kitchen/Diner, Lounge, Sitting Room, Bathroom
- 3 Bedrooms, Shower Room, Porch, Utility Room
- Partially floored Loft with lighting & Ramsay style ladder
- LPG central heating & multi-fuel stove
- Double glazing throughout
- White goods & flooring included in sale
- Attractive garden with small pond & variety of fruit trees
- Summer House, large Shed & Greenhouse
- Private parking for several vehicles
- Peaceful location in village of Barcaldine
- Short distance to Marina and local beaches



Driftwood is a delightful 3 Bedroom detached bungalow nestled in the peaceful rural community of Barcaldine. Set in an idyllic location, the property enjoys generous, well-maintained grounds featuring a charming Summer House and an abundance of mature shrubs and fruit trees, offering both privacy and picturesque surroundings.

The accommodation comprises entrance Hallway, open plan Kitchen/Diner/Lounge with multi-fuel stove, spacious Sitting Room with attractive fireplace, 3 double Bedrooms, family Bathroom, modern Shower Room, and rear Porch. There is also a Utility Room accessed from the rear of the property. The large Loft is fully insulated, partially floored, and benefits from lighting and a Ramsay style ladder.

In addition to LPG central heating, the property benefits from double glazing throughout. The attractive, fully enclosed garden houses a large timber shed and greenhouse, and provides private parking for several vehicles.

The accommodation with approximate sizes is arranged as follows:

### **APPROACH**

Via gated entrance and driveway leading to a parking area at the side of the property, and front door leading into the Hallway.

### **HALLWAY**

With radiator, 3 built-in cupboards (one housing the gas boiler and one housing the electric meter/fuse box), wooden flooring, access to the Loft, and doors leading to the Kitchen, Sitting Room, all 3 Bedrooms and the Bathroom.

### **KITCHEN/DINER** 6.25m x 3.5m (max)

Open-plan to the Lounge, fitted with a range of white base & wall mounted units, complementary work surfaces, stainless steel sink & drainer, built-in oven & microwave/oven, induction hob, integrated dishwasher & fridge/freezer, ceiling downlights, wooden flooring, 2 windows to the front elevation, and door leading to the Porch.

### **LOUNGE** 4.25m x 3.75m

With windows to the side elevation, internal glazed French doors and windows to the Sitting Room, multi-fuel stove, 2 radiators, wooden flooring, and glazed sliding doors leading to the rear garden.





**SITTING ROOM** 4.7m x 4.05m (max)

With windows to the rear elevation, attractive fireplace with electric fire, radiator, shelved recess, and fitted carpet.

**BEDROOM ONE** 4.05m x 2.6m

With window to the side elevation, radiator, 2 wardrobe recesses, and fitted carpet.

**BEDROOM TWO** 3.05m x 2.1m

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

**BEDROOM THREE** 3.05m x 2.6m

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

**BATHROOM** 2.55m x 1.7m

With white suite comprising bath with electric shower over, WC & wash basin, chrome heated towel rail, Respatex style wall panelling, vinyl flooring, and window to the front elevation.

**REAR PORCH** 1.55m x 0.9m

With coat hooks, vinyl flooring, door leading to the Shower Room, and external door leading to the rear garden.

**SHOWER ROOM** 1.7m x 1.55m

With modern white suite comprising WC & wash basin, corner shower enclosure with mixer shower, radiator, and vinyl flooring.





### **UTILITY ROOM** 2.75m x 2.55m

Fitted with base & wall mounted units, wood effect worktop, space for a range of white goods below, coat hooks, vinyl flooring, window to the rear elevation, and external door to the rear elevation. There is a covered Veranda with decking, providing an outdoor seating area.

### **SUMMER HOUSE** 3.6m x 2.6m

With windows to the front elevation, wall-mounted electric heater, power, internal insulation, and wooden flooring. Could be used as a Studio or Garden Office.

### **TIMBER SHED** 4.65m x 2.85m

With doors to the front elevation, 2 windows to the side, power, and lighting.

### **GARDEN**

The enclosed garden extends to approximately 0.5 acres and is predominantly laid to lawn, complemented by a range of mature trees and shrubs, including a selection of fruit trees. A rear patio area offers an ideal space for outdoor entertaining, while additional features such as a small pond and greenhouse enhance the appeal of the grounds. A private driveway provides ample off-road parking for multiple vehicles.



## Driftwood, Barcaldine



*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. LPG tank. Private septic tank.

**Council Tax:** Band E

**EPC Rating:** D55

**Construction:** Outer walls appear to be of non- traditional concrete panels.

**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 cycle track towards Oban and Fort William, Barcaldine also has a marina which offers deep water moorings, winter storage for yachts, short stay pontoon and other facilities. The neighbouring village of Benderloch has a church, mini-supermarket, petrol station/garage, café, and the popular Tralee beach. The town of Oban is approximately 11 miles away. With a population of around 8,000, it is a small town, but partly due to its tourist industry provides a variety of facilities and services.

## DIRECTIONS

Take the A85 from Oban to Connel, then the A828 towards Fort William. Arriving in Barcaldine, turn right at the sign for Barcaldine House. Turn left at the crossroads, go over the small bridge, and carry on straight ahead. Driftwood is the third house on the right 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](http://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.



**Fiuran**  
PROPERTY

**T:** 07872 986 164

**E:** [info@fiuran.co.uk](mailto:info@fiuran.co.uk)

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



