



FISHERS GLEN | TAYNUILT | ARGYLL | PA35 1HY



Enjoying an elevated position in the heart of Argyll, with spectacular far-reaching views of Ben Cruachan and the surrounding countryside, the sale of Fishers Glen offers a superior, architect-designed detached villa with self-contained letting annex, peacefully set in beautifully maintained garden grounds. This stunning property boasts many impressive features including a striking timber staircase, modern fitted kitchen, wood-burning stove, open fire, modern kitchen, contemporary bathroom with free-standing bath and sauna, exposed timber beams, floor to ceiling windows, a decked terrace, and separate balcony above.

The sale provides an idyllic "lifestyle" opportunity or business venture and will suit a variety of purchasers, in an area renowned for its natural beauty, wildlife and an abundance of outdoor activities including hillwalking and hiking.

An Exceptional, Modern Detached Property with Incredible Views

Ground Floor - Entrance Porch, Semi Open-Plan Lounge & Dining Kitchen, Utility Room, Plant/Laundry Room, Cloakroom, Principal Bedroom with En-Suite Shower Room, Self-Contained Annexe comprising Kitchen and En-Suite Bedroom
Upper Floor - Upper Lounge with Balcony, Two Bedrooms, Bathroom with Sauna

Double Glazing & Ground Source Underfloor Heating Throughout

Offers Over: £595,000 **EPC Rating: C 72**

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Property Description

Situated on a prime semi-rural site, with stunning views towards Ben Cruachan and the surrounding countryside, Fishers Glen forms a superior architect-designed detached villa with self-contained annexe, nestled in generous, beautifully maintained grounds of over an acre.

In immaculate order throughout, beautifully presented and flooded with natural light, the property offers spacious accommodation, conveniently arranged over two levels, is neutrally decorated in peaceful tones, and provides a most tranquil living space. On the ground floor, a welcoming porch opens on to the semi open-plan lounge with wood burning stove and dining kitchen, complete with cathedral-style and full length windows, plus French doors leading on to the expansive decked terrace. An extremely useful utility room, cloakroom and plant/laundry room are all accessed from the kitchen, whilst a separate hallway leads to the principal en-suite bedroom and self-contained one bedroom annexe. The upper level is accessed by two separate wooden staircases and offers a study area. The triple-aspect main upper lounge boasts an open fire with solid oak overmantle and provides direct access to the raised balcony. Two further double bedrooms and a large family bathroom with free-standing bath, shower enclosure and sauna complete the upper level. Benefiting from double glazing, ground source underfloor heating and solar panels, the property is well insulated and energy efficient.

In addition to the main house is a self-contained one bedroom annexe, comprising a kitchen, double bedroom and en-suite shower room. Finished to an equally excellent standard, the annexe is also double glazed with ground source underfloor heating, and has its own external access via French doors. The sale also offers planning permission for an additional two bedroom annexe, complete with dining lounge and kitchen.

Providing spacious and flexible accommodation as a whole, the sale offers an exciting opportunity to purchase a most exquisite, large family home with ancillary accommodation, or the prospect to run a premium self-catering business.

Situated in beautifully maintained, landscaped garden grounds of just over an acre, Fishers Glen is accessed by a gravelled driveway, with ample parking area to the rear of the property. The fully enclosed grounds are laid in the main to lawn, offset with mature hedging, shrubs, seasonal planting, a stunning variety of trees and a small burn which meanders through the edge of the grounds. An impressive decked terrace embraces the front and side of the property, featuring a superb seating area and fire-pit. Included in the sale is a polytunnel, large garden shed/workshop and a well-stocked fruit orchard.

The popular village of Taynuilt offers a range of facilities including a highly recommended primary school, village hall, church, doctors surgery, local shops, post office, hairdresser, golf course and a wealth of outdoors activities including walking and hill-walking. A modern sports pavilion is a superb addition and offers sports such as shinty, football, cricket, rugby, hockey and tennis, with further facilities available for fitness classes, kids parties, meetings etc. A secondary school and principal amenities are available in the town of Oban, some 12 miles to the west. There is a bus service which operates to and from Oban and Glasgow, as does the train service which stops in Taynuilt for passengers wishing to go in either direction.





Floor Plan



Accommodation Dimensions

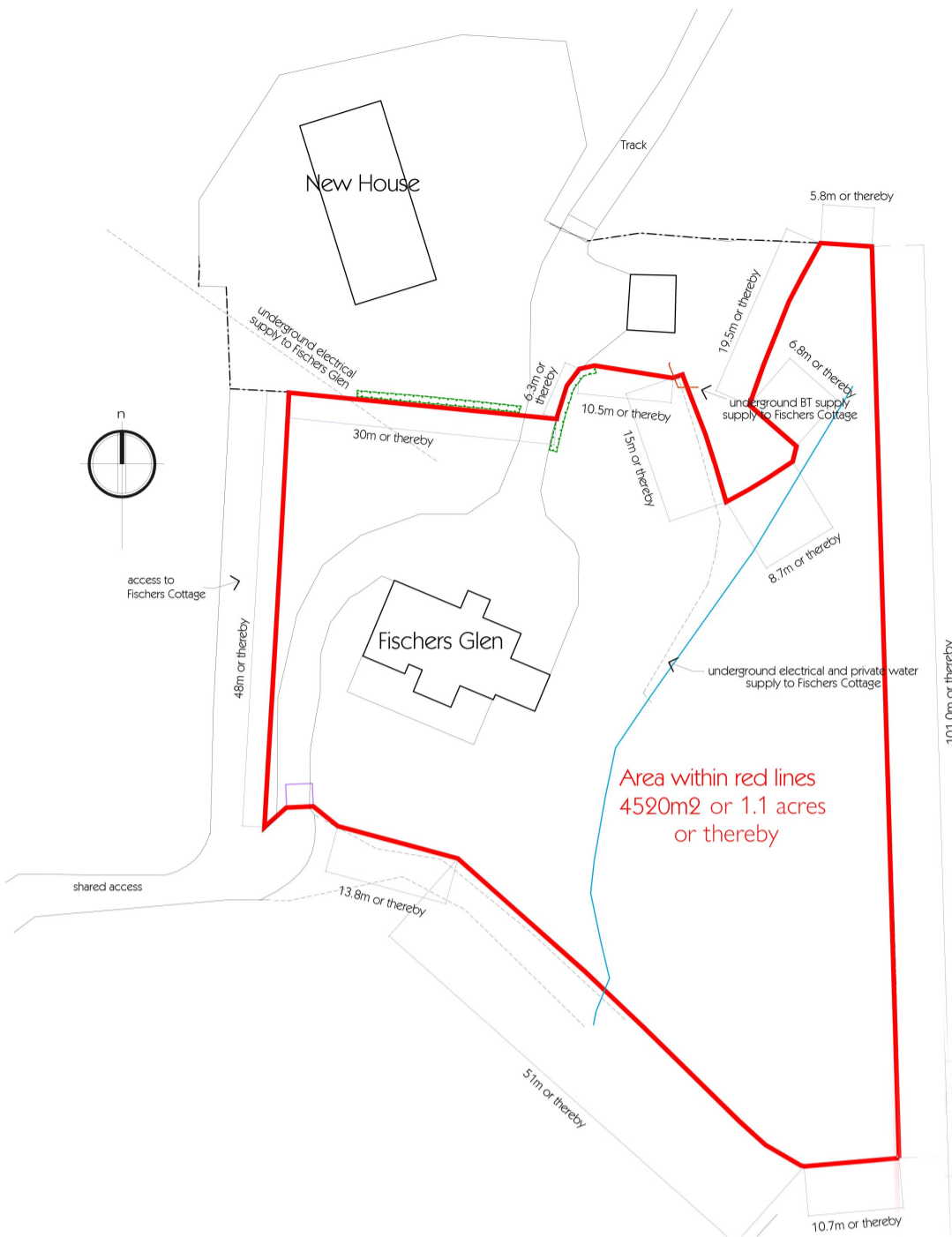
Ground Level

- Entrance Porch
- Semi Open-Plan Lounge 10.0m x 3.8m
- Semi Open-Plan Dining Kitchen 7.4m x 3.9m
- Utility Room 2.7m x 2.3m
- Plant/Laundry Room 3.9m x 2.0m
- Cloakroom 2.3m x 0.9m
- Hallway
- Principal Bedroom 4.6m x 3.2m
- En-Suite Shower Room 2.2m x 1.6m

Self-Contained Annexe (shaded blue)

- Kitchen 2.1 x 2.1m
 - Bedroom 4.3m x 3.2m
 - En-Suite Shower Room 2.2m x 1.6m
- Upper Level*
- Upper Lounge 7.5m x 4.0m
 - Hallway
 - Bedroom 3.9m x 3.7m
 - Bedroom 5.0m x 4.3m
 - Bathroom 5.5m x 3.2m





Title Plan

The area for sale is outlined in red and equates to around 1.1 acres. The property is approached via a shared driveway.

Travel Directions

Travelling north from Glasgow on the A82, turn left at Tyndrum on to the A85, signposted Oban. Continue on this road for around 24 miles to the village of Taynuilt. Turn left where signposted Glen Lonan, directly before the Taynuilt Inn. Continue on this road for around 1.5 miles, turning left on to the track directly after the cattle grid. Follow the track for around half a mile and Fishers Glen is the first property on the right at the top of the track.



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