



JOORZRAW | ARDLARACH ROAD | ARDFERN | LOCHGILPHEAD | PA31 8JA



PRICE GUIDE: £300,000

Situated in the desirable coastal village of Ardfern, the subjects of sale forms an charming detached dwellinghouse, set in generous garden grounds, complete with off-street parking. Joorzraw offers deceptively spacious accommodation, conveniently arranged over two levels and benefits from double glazing and electric heating. Whilst some upgrading and modernising would be advantageous, the property would provide a fantastic family home, idyllic holiday retreat, or investment opportunity in an extremely buoyant self-catering market, following works. The dining lounge with feature slate fireplace is an attractive space, with views and a door to the rear garden, and is complemented by the bright kitchen to the front. A double bedroom, cloakroom and utility/shower room, make up the remainder of the ground floor, whilst three further double bedrooms and a bathroom are located on the upper level.

Ardfern is a most desirable, and sought-after village, situated along Loch Craignish, a sea loch on the mid-Argyll coast. A haven for outdoor enthusiasts, the area offers a wide range of activities including sailing, kayaking, fishing, riding, cycling, and walking, to name but a few. A full range of amenities and services can be found in Lochgilphead, some 15 miles to the south and also in the principal town of Oban approximately 24 miles to the north. The village benefits from a thriving primary school, yacht centre, fantastic village store, village hall, a beautiful Inn, and superb café. Loch Craignish is a short wander from the property.



- Attractive Detached Dwellinghouse
- Convenient Village Location near to Loch Craignish
- Dining Lounge with Open Fire
- Kitchen
- Utility/Shower Room
- 4 Double Bedrooms
- Bathroom & Cloakroom
- Double Glazing & Electric Heating
- Garden Grounds with Off-Street Parking
- EPC Rating: F 30

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Accommodation

Entrance Hallway 3.0m x 2.0m

L-shaped, with single glazed panelled front door. Two built-in cupboards with louvre doors. Doors to kitchen, cloakroom, utility/shower room, bedroom and dining lounge.

Kitchen 4.0m x 2.0m

With double window to front. Fitted with white kitchen units, offset with beige coloured, sparkled work surfaces. Black coloured sink unit. Tiled splashback. Hatch to dining lounge. Laminate flooring.

Cloakroom 1.8m x 1.1m

With window to front. Fitted with white WC and blue coloured wash hand basin.

Utility/Shower Room 2.7m x 1.9m

L-shaped, with window to side. Fitted with fully wet-walled shower cubicle with Mira shower. Mainly tiled walling. Heated towel rail. Plumbing for washing machine. Fitted shelving. Tiled flooring.

Bedroom 4.5m x 2.9m

Slightly L-shaped, with window to rear.

Dining Lounge 6.2m x 4.5m

Slightly L-shaped, with double window to rear and stairs to upper level. Half glazed UPVC door to rear.

Open fire set in slate fire surround.

Upper Level

Landing 1.9m x 1.9m

With hatch to loft. Built-in cupboard, housing hot water tank. Doors to bedrooms and bathroom.

Bedroom 5.1m x 3.4m

Slightly L-shaped, with windows to side and rear. Built-in wardrobe and cupboard.

Bedroom 4.1m x 3.1m

Slightly L-shaped, with window to front.

Bathroom 2.9m x 1.7m

With window to front. Avocado coloured suite of WC and wash hand basin, and champagne coloured bath. Tiled splashback.

Bedroom 4.4m x 2.9m

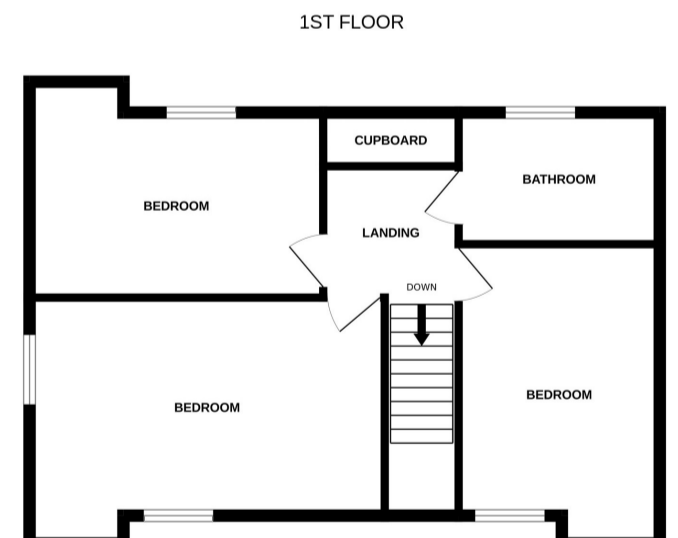
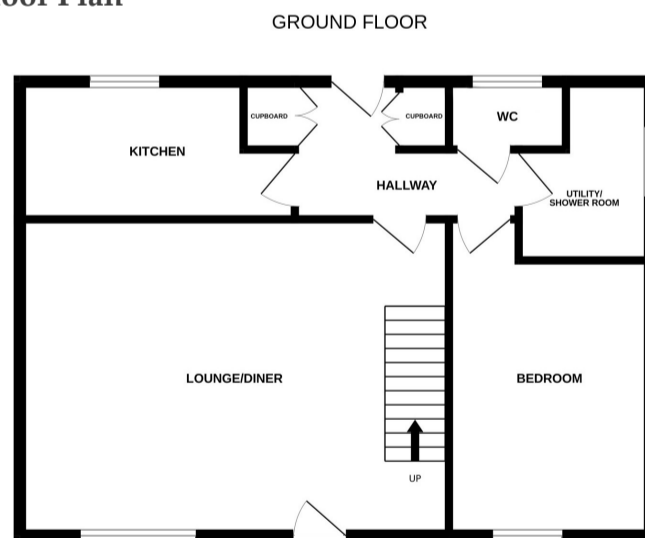
Slightly L-shaped, with window to rear.

Garden

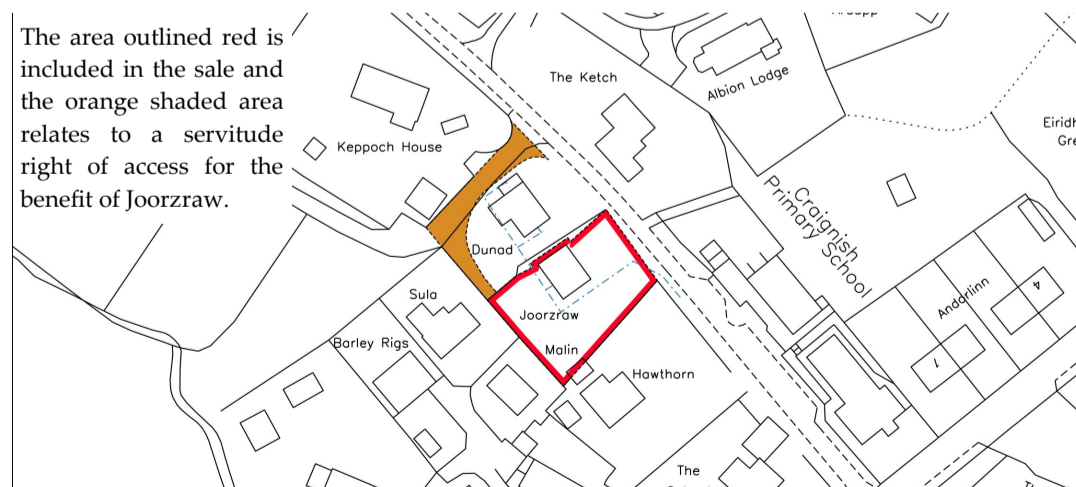
The property benefits from garden grounds, to all sides and is approached at the front by a gravelled driveway, providing ample parking. The grounds are laid to natural lawn, offset with a paved pathway, mature trees, bushes and seasonal planting.



Floor Plan



Title Plan



The area outlined red is included in the sale and the orange shaded area relates to a servitude right of access for the benefit of Joorzraw.

Travel Directions

From Oban Fire Station, proceed South on the A816 for 22 miles. Where signposted Ardfern, turn right, and proceed along the single track road for just over half a mile, passing Ardfern Yacht Centre. Continue past Ardfern Village Store, turning right on to Ardlarach Road at the Primary School. Joorzraw is the third property located on the left hand side.

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