



INVERAVICH HOUSE | BARNALINE | DALAVICH | PA35 1HL

OFFERS OVER : £498,000 (£62,000 BELOW HOME REPORT VALUATION)

Enjoying a prime position, with views spanning across the extensive garden towards the surrounding countryside, the sale of Inveravich House, provides a substantial, country house, set in around 1.7 acres of grounds, bounded by the River Avich. Quietly nestled at rural Barnaline, on the edge of Dalavich village near Loch Awe, this imposing detached property was only built in 1992, however was architecturally designed to portray, a more traditionally styled, older home. Approached by a private gravelled driveway, leading to the attached double garage and ample parking area, the entrance door, with welcoming Latin quotes, opens to a superb, bright vestibule with French doors, preceding the entrance hallway, complete with several excellent storage cupboards. Boasting bright, generously sized rooms, many dual or triple aspect, and with decorative plaster corning to the high ceilings, the property provides spacious, flexible accommodation, elegantly arranged over two levels, and benefits from Total Control electric heating, and 'case-and-sash style' double glazing. The ground level comprises a large lounge, with striking open fire and access directly on to the grounds, a sizeable kitchen & dining room, study, family bathroom, plus a utility area with cloakroom, storage room, and integral double garage. The upper level enjoys five airy bedrooms, a further family bathroom and yet more storage, plus a hatch and Ramsay ladder to the large, floored loft space. Due to the size and location, Inveravich House would be ideally suited as a superb family home, as an idyllic holiday retreat, or as an exciting business opportunity, in extremely buoyant, self-catering market.

The village of Dalavich is situated on the banks of Loch Awe, one of Scotland's largest and most picturesque freshwater lochs. With its wooded shores and scattered small islands, the area is a popular destination for anglers, hill walkers, cyclists, ramblers and holiday makers. Dalavich itself offers a well-stocked General Store, which includes a Post Office and an excellent Café, whilst the extremely active, community-run village hall also offers a Restaurant and Bar and caters for private functions.

- Substantial Country House
- Desirable, Private Location with Stunning Countryside Views
- Impressive Entrance Vestibule and Reception Hallway
- Lounge with Open Fire
- Kitchen & Dining Room
- Utility, Storage Room, Cloakroom & Study
- 5 Bedrooms & 2 Bathrooms
- Double Glazing & Electric Heating
- Around 1.7 Acres of Garden Grounds
- Attached Double Garage
- Riparian Fishing Rights on the River Avich & Loch Awe, plus Permission for 1 Boat
- EPC Rating: D 65

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Accommodation

Entrance Vestibule 3.3m x 1.7m

With wooden entrance door, and two windows, with Latin greetings over - Pax Intranitibus (Peace to those who enter), Salus Exeuntibus (good health to those who depart) and Benedictio Habitantibus (blessings on those who abide). Terracotta tiled flooring. Glazed panelled, French doors with panelled side glazing to entrance hallway.

Entrance Hallway 5.8m x 3.2m

With stairs to upper level. Three built-in cupboards, one with sliding doors. Plaster coving. Doors to lounge, bathroom, study and kitchen & dining room.

Lounge 8.2m x 4.7m

With triple aspect windows to front, side and rear. Panelled, glazed door to rear garden. Impressive open fire, with stone surround, and polished granite hearth. Plaster corning.

Bathroom 3.1m x 2.2m

With window to rear. Fitted with white suite of WC, wash hand basin, and bath, with Triton shower over. Tiled splashback. Tiled flooring. Decorative plaster corning.

Study 3.1m x 2.2m

With window to rear. Decorative plaster corning.

Kitchen & Dining Room 8.3m x 7.3m

L-shaped, with triple aspect windows to front, side and rear. Fitted with white, shaker-style, kitchen units, offset with cream coloured work surfaces and breakfast bar. Stainless steel extractor chimney over.

Stainless steel, one-and-a-half bowl, sink unit. Tiled splashback. Plumbing for dishwasher. Built-in larder cupboard, with fitted shelving and window to side. Secondary door to entrance hallway, and door to utility.

Utility 5.7m x 4.9m

L-shaped, with window to rear, and Velux windows to sides. Fitted with white, shaker-style, kitchen units, offset with cream coloured work surfaces. Stainless steel sink unit. Tiled splashback. Plumbing for washing machine. Built-in cupboards, with sliding doors. Glazed, panelled doors to front side entrance, and rear side entrance. Terracotta tiled flooring. Doors to cloakroom, storage room, and garage.

Cloakroom 1.8m x 0.9m

With window to side. Fitted with white suite of WC and wash hand basin. Tiled splashback. Terracotta tiled flooring.

Storage Room 2.0m x 1.8m

With Velux window to side. Terracotta tiled flooring.

Garage 7.0m x 5.6m

with two Velux windows to side. Up-and-over, double metal doors. Hatch to lined, floored loft. Light and power.

Upper Level

Half Landing 2.2m x 1.0m

With window to rear.

Upper Hallway 6.2m x 2.3m

L-shaped, with hatch and Ramsay ladder to loft. Plaster corning. Two built-in cupboards. Doors to all bedrooms and bathroom.

Bedroom 4.6m x 4.6m

With dual aspect windows, to side and rear. Built-in wardrobes, with mirrored, sliding doors. Decorative plaster corning.

Bedroom 4.5m x 3.6m

With dual aspect windows to front and side. Built-in wardrobe, with wooden sliding doors.

Bathroom 3.3m x 3.0m

With window to rear. Fitted with white suite of WC, bidet, wash hand basin, and bath, with Triton shower over. Tiled splashback. Built-in shelving. Tiled flooring.

Bedroom 3.8m x 3.8m

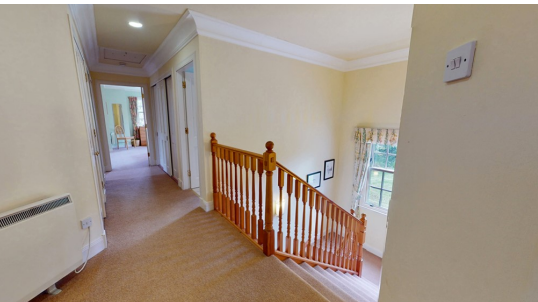
With windows to front. Built-in wardrobe, with wooden sliding doors.

Bedroom 5.8m x 3.8m

With dual aspect windows to front and side. Built-in cupboard, housing hot water tank.

Bedroom 4.7m x 4.8m

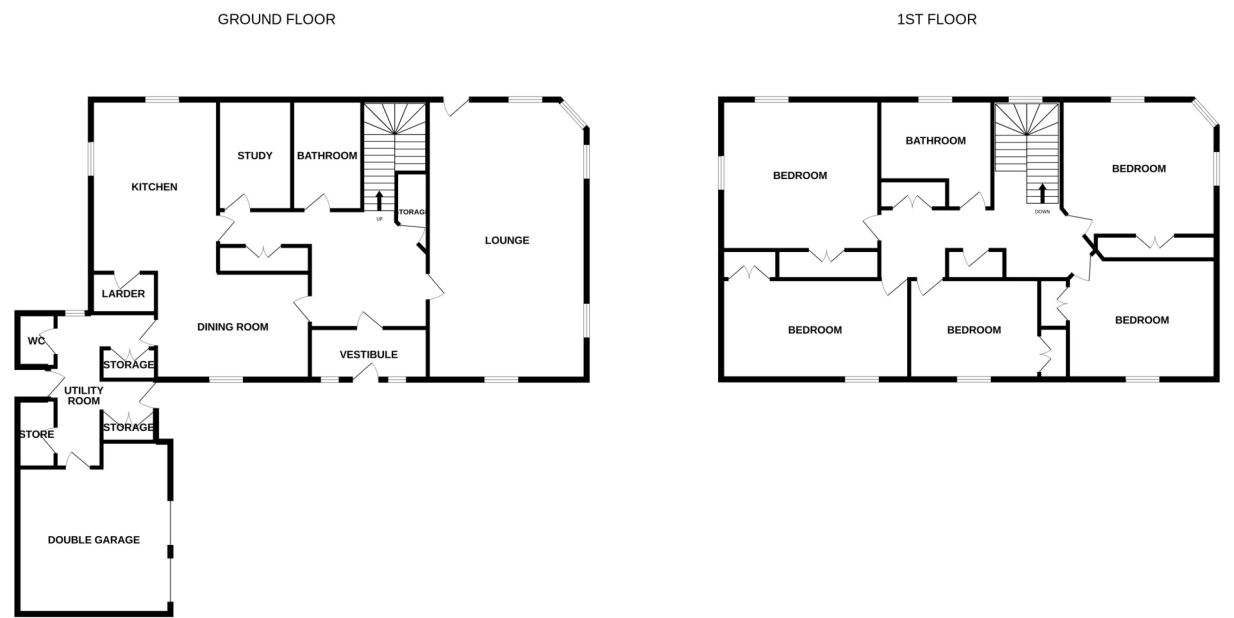
With dual aspect windows to side and rear, with partial loch views. Built-in wardrobe, with wooden sliding doors.



Title Plan



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Garden

Surrounding, and complimenting the property itself, the grounds at Inveravich House, equate to around 1.7 acres. Well maintained by the current owners, access is via a private gravelled driveway, providing a turning area and ample parking, by the double garage. The remainder of grounds are laid in the main to lawn, offset with mature trees, shrubs, bushes and seasonal planted beds. A gravel pathway runs around the entirety of the property, with a large paved patio area, featuring to the rear, offering an excellent entertaining space. A large area of natural lawn, with mown pathways, is located to the side of the property, and meanders down to the edge of the River Avich, whilst a substantial open log store, with metal roof, is also included in the sale.

Travel Directions

From Oban travelling on the A85 road, proceed for around 12 miles towards Taynuilt. Continue through the village, and take the turning on the right hand side for Kilchrenan (B845). Follow the road for 7 miles to Kilchrenan, bearing right after passing the Kilchrenan Inn. Continue along this round for around half a mile, bearing right where signposted Dalavich, 7.5 miles. Proceed for around 7 miles, passing a sign on the right for Kilmelford, 10 miles. Follow the road down and round the bend to the right, crossing the bridge, and climbing back up the hill. As the road begins to level out, take the turning on to the left hand side for Inveravich House. Cross the cattle grid on the left hand side and the property is directly ahead, through the wooden gate.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5).

