



MacPhee & Partners



KENNOVARA | BENDERLOCH | OBAN | PH37 1QU



REDUCED GUIDE PRICE: £648,000 (£52,000 BELOW HOME REPORT)

Peacefully situated in an idyllic location and commanding breath-taking, unspoiled views across the open countryside, Kennovara forms a most impressive, Architect designed detached property, set in around 30 acres of land with paddocks, outbuildings and a recreational cabin, on the banks of Lochan Dubh. Providing bright, flexible accommodation, the property benefits from superior fittings including Nordan windows and doors, an Air Source Heating system, underfloor heating to the ground level, an impressive double sided stove between the lounge and dining area, quality kitchen with impressive island featuring integral appliances, modern bathroom suites and premium oak herringbone flooring, to name but a few. The sale of Kennovara truly offers the successful purchaser a fantastic lifestyle opportunity.

Kennovara enjoys a private and secluded location yet is only 2 miles from the main village of Benderloch. Benderloch is coastal village and offers local amenities such as a primary school, local shop, coffee shop, garage, community hall and church. The nearby village of Connel, 3 miles distant, offers a main train link and small airport with flights to Coll, Colonsay and Tiree. The secondary school and further amenities are available in the large town of Oban, know as the Seafood Capital of Scotland.

- Stunning Architect Designed Detached Property
- Idyllic Private Location with Breath-Taking Views
- Lounge & Upper Sitting Room
- Kitchen, Dining & Sitting Area
- Utility Room
- 5 Bedrooms (Principal with En-Suite Bathroom)
- Family Shower & Cloakroom
- Air Source Heating System – Under Floor Heating to Ground Level
- Nordan Double Glazing
- Around 30 Acres of Land
- Paddocks, Stables, Outbuilding & Cabin
- EPC Rating: C 76

MacPhee & Partners

Top Floor, 26 George Street
Oban, PA34 5SB

01631 565251

estateagency@macphee.co.uk :: www.macphee.co.uk



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Accommodation Dimensions

Entrance Hallway

With Nordan entrance door. Full length glazed panels to front and side. Stairs to upper level. Under stair cupboard. Tiled flooring. Doors to cloakroom. Open to kitchen, dining and sitting area.

Cloakroom 1.9m x 1.4m

Fitted with modern white coloured suite of WC and wash hand basin. Built-in cupboard with sliding doors. Tiled flooring.

Kitchen, Dining & Sitting Area 10.6m x 4.7m

With full length glazed panels and two patio doors to rear. Fitted with gloss white kitchen units and central island. Hob with extractor fan over and sink located on the island. Integrated oven and microwave. Plumbing for dishwasher. Feature double-sided, wall-mounted stove. Tiled flooring. Door to utility room. Open to lounge.

Utility Room 3.5m x 1.3m

Fitted wall units. Fitted worksurface. Fitted shelving. Tiled flooring. Nordan door to front.

Lounge 6.9m x 4.4m

With window to front and full length window to rear. Feature double-sided, wall-mounted stove. Fitted media unit. Solid oak herringbone flooring.

Upper Level

Landing/Reading Area

With picture windows to front. Four Velux windows to front. Built-in cupboard. Open to study/sitting room. Doors to bedrooms and shower room.

Study/Sitting Area 3.4m x 2.9m

With patio doors to rear. Glazed balustrade. Fitted shelving.

Principal Bedroom 4.7m x 4.0m

With picture window and window to rear. Built-in wardrobes with sliding doors. Open to en-suite bathroom.

En-Suite Bathroom 4.3m x 2.9m

With picture window to side and Velux window to side. Fitted with modern white suite of WC, wash hand basin, bath with shower attachment, and marble shower cubicle with dual headed shower. Heated towel rail. Fully marbled walling and flooring.

Shower Room 2.9m x 1.2m

With Velux window to front. Fitted with modern white suite of WC and wash hand basin set on vanity unit, and tiled shower cubicle with dual headed shower. Heated towel rail. Tiled flooring.

Bedroom 2.8m x 2.7m

With window to front. Wooden herringbone flooring.

Bedroom 3.4m x 3.1m

With picture window and window to front. Built-in wardrobe with mirrored sliding doors. Fitted shelving. Solid oak herringbone flooring.

Bedroom 3.6m x 3.1m

With picture window and window to rear. Built-in wardrobe. Fitted shelving. Solid oak herringbone flooring.

Bedroom 3.1m x 2.9m

With picture window and window to rear. Built-in wardrobe. Solid oak herringbone flooring.

Grounds

The property enjoys a substantial 30 acres of grounds. The garden ground around the property is laid to lawn with a patio area with raised beds to the rear. There are two paddocks, ideal for equestrian purposes, with the outbuilding to support this - comprising stables and feed barn. The remaining ground is laid to a natural state and stretched from the property to the banks of Lochan Dubh, where there is a timber cabin located on the banks of the lochan.

Outbuildings

Stables

Wooden construction comprising two stables.

Feed Barn

With corrugated iron sheeting.

Cabin

The wooden constructed cabin, located on the banks of Lochan Dubh, has planning for recreational use. Patio entrance doors. The current owners have also installed a septic tank.

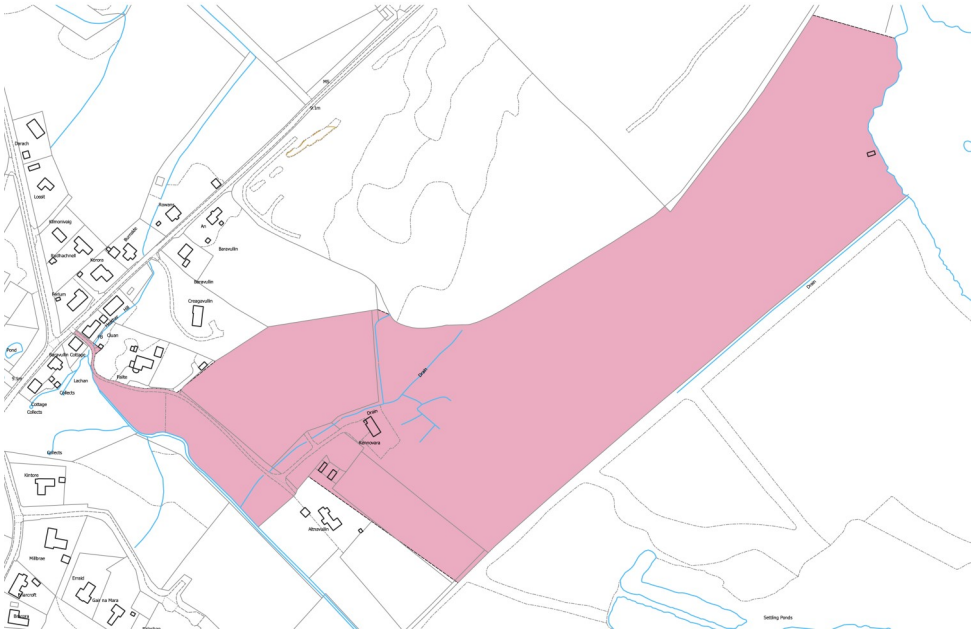
Travel Directions

From Oban, approach the village of Benderloch and proceed toward the primary school, turning left immediately before reaching it - signposted South Shian. Proceed along this road for around 1.5 miles and turn right up a private road, signposted Altnavullin. Kennovara is located at the end of this road on the left hand side.

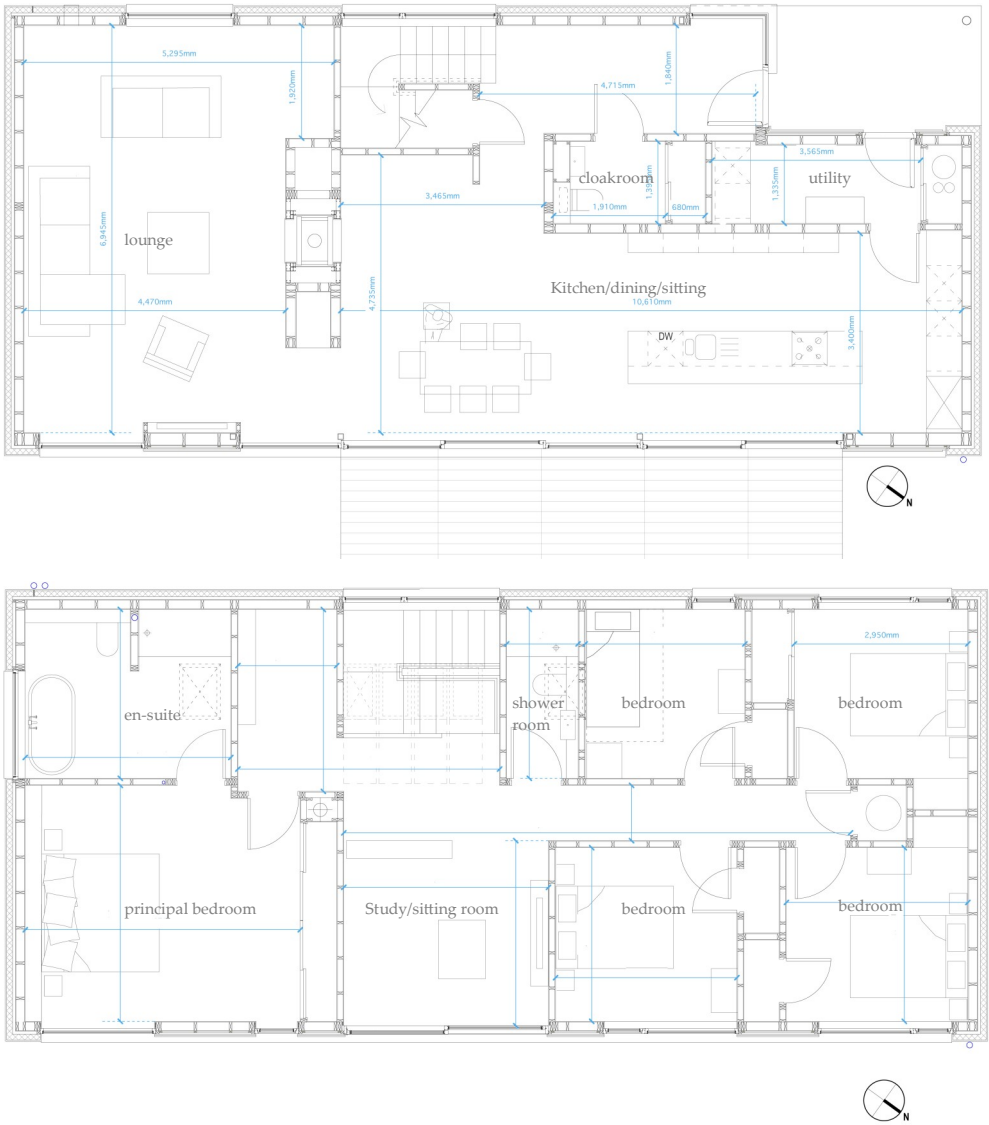


Title Plan

The area shaded pink is included in the sale.



Floor Plan



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 6)'.