



THE OLD POST OFFICE | KENTALLEN | NEAR APPIN | PA38 4BY

REDUCED GUIDE PRICE: £380,000 (£15,000 BELOW HOME REPORT)

The Old Post Office forms a most charming detached dwellinghouse, located in the popular coastal village of Kentallen, ideally positioned with stunning views over Loch Linnhe, to the mountains beyond. Set against a mountain backdrop in generous, well-maintained garden grounds with private parking, the setting is further complemented by the property itself, which dates back to around 1945, and extended in 1999. Upgrades in recent years include a new roof, windows and external doors, whilst the property is also freshly, neutrally decorated throughout and flooded with natural light. In excellent order and beautifully presented, The Old Post Office benefits from oil fired central heating and double glazing, and enjoys bright, airy and comfortable rooms. The split-level dining sun room and lounge, with French doors to the patio area, and large kitchen & breakfast room, are most attractive features. The property's layout provides the owners with flexible accommodation, and offers an idyllic holiday home as currently used, however it would also be ideally suited as a superb permanent family home, or as an investment opportunity for self-catering accommodation in a very buoyant holiday letting market.

Kentallen is a small village set along the coastline of Loch Linnhe. There is a popular hotel with restaurant and leisure facilities in close proximity, plus a cycle track which runs between Glencoe and Oban. The nearby villages of Ballachulish and Glencoe have a range of local amenities including supermarket, medical centre, post office, cafes, pubs, restaurants and schools. There is a highly regarded 9-hole golf course in close proximity, whilst Glencoe offers spectacular hill walking, climbing and skiing. Locally, the area also offers a diverse range of activities including sailing, kayaking, mountain biking and fishing. Fort William, some 16 miles north, enjoys extensive shopping, entertainment, pubs and restaurants, and is a renowned centre for outdoor activities. Oban, 28 miles to the south, also provides a good selection of shops, cafes and restaurants and offers daily ferry services to the islands. Both towns have train services to Glasgow and London.

- Desirable Detached Dwellinghouse
- Superb Coastal Location with Fantastic Loch & Mountain Views
- In Excellent Order
- Lounge with Dining Sun Room
- Kitchen & Breakfast Room
- 4 Bedrooms (Principal with En-Suite Cloakroom)
- Family Shower Room & Cloakroom
- Double Glazing & Oil Fired Central Heating
- Generous Garden Grounds with Private Parking
- EPC Rating: E 46

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Accommodation Dimensions

Dining Sun Room 4.8m x 3.1m
With UPVC entrance door. With two sets of triple windows to loch views and one to side. Glazed internal window to hallway. Two steps up to lounge area. Door to dining kitchen.

Lounge 5.6m x 3.3m
With double windows to loch views, and fitted window seat. Fully glazed, curved French doors to rear patio area.

Kitchen & Breakfast Room 4.3m x 4.2m
With two double windows to rear and one to loch views. Fitted with wood effect kitchen units, offset with granite effect work surfaces. Extractor hood over. One-and-a-half bowl sink unit. Tiled splashback. Built-in cupboard. Drying pulley. Doors to principal bedroom and inner hallway.

Principal Bedroom 4.6m x 4.3m
L-shaped, with double windows to loch views and rear, and triple window to side. Door to en-suite cloakroom.

En-Suite Cloakroom 1.3m x 0.9m
Fitted with modern white suite of WC and wash hand basin. Tiled splashback.

Inner Hallway 2.3m x 2.0m
With stairs to upper level. Built-in cupboard, housing hot water tank. Door to rear vestibule.

Rear Vestibule 1.9m x 1.8m
New frosted glazed UPVC door and frosted glazed side panel to rear garden. Half wall tongue-and-groove panelling. Door to cloakroom.

Cloakroom 1.7m x 1.0m
With frosted window to rear. Fitted with white suite of WC and wash hand basin. Half tiled walls.

Upper Level
Landing 7.1m x 2.4m
L-shaped, with double window to side and double window to rear. Doors to shower room and bedrooms.

Shower Room 2.0m x 1.9m
Up two steps. With frosted window to side. Fitted with new modern white suite of WC, wash hand basin and fully wet-walled shower cubicle, with mains shower and drench head over. Wet-walling splashback.

Bedroom 3.2m x 2.8m
With double window to loch views. Wooden floorboards.

Bedroom 3.2m x 2.7m
With double window to loch views. Built-in wardrobe.

Bedroom 4.3m x 4.0m
With double windows to loch and side views. Built-in wardrobes.

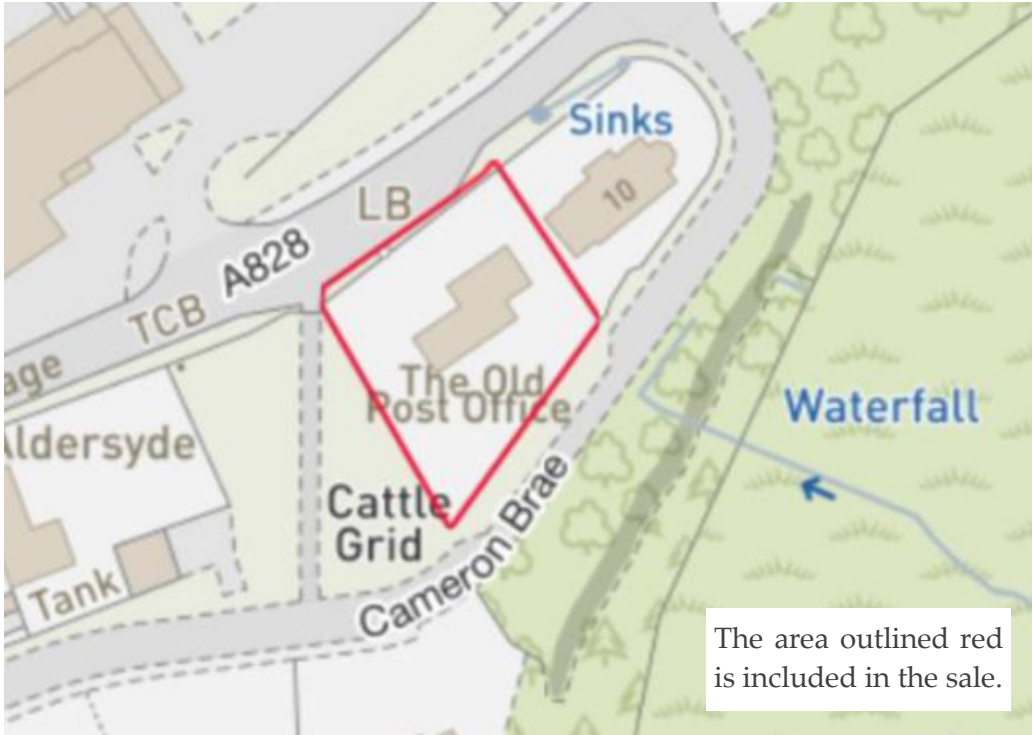
Garden
The Old Post Office is fully enclosed, with double gates for private, off-street, gravelled parking. Laid in the main to lawn, the grounds are offset with mature trees, shrubs and bushes, whilst a paved patio area is featured to the rear. Garden shed.

Travel Directions
From Fort William, head south along the A82. After about 13 miles cross the Ballachulish Bridge and at the roundabout after the bridge, take the first exit signposted Oban A828. Proceed on this road for 3 miles, past the sign for Kentallen. The property is located on the left hand side, directly after the turning for Cameron Brae, and across from The Holly Tree Hotel.

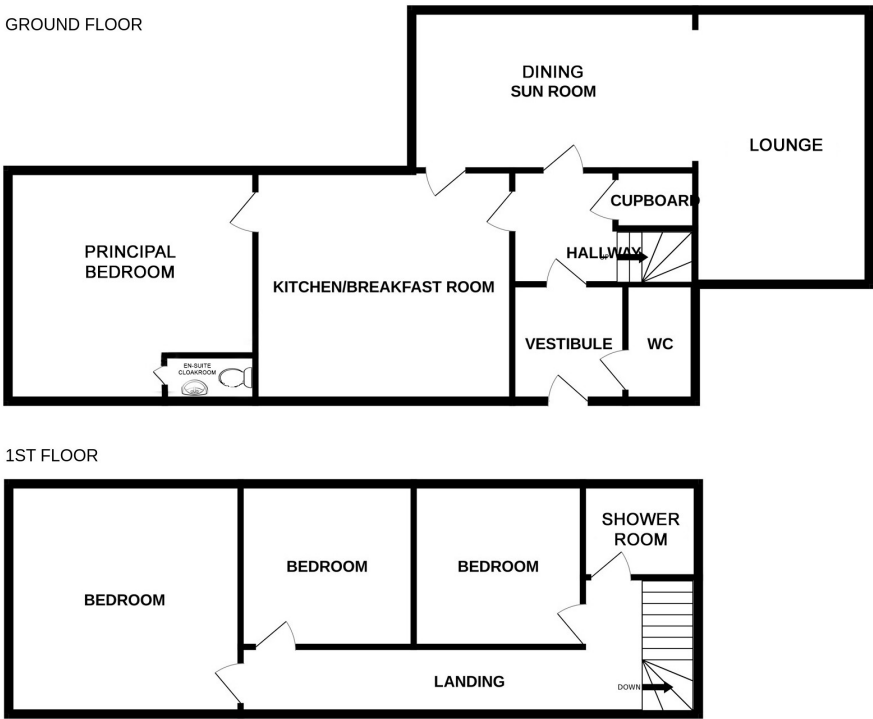




Title Plan



Floor Plan



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