



MacPhee & Partners



BRUACH | GLEN LONAN ROAD | TAYNUILT | PA35 1HY

GUIDE PRICE: £450,000

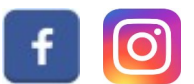


Quietly located on a prime site in the charming, residential village of Taynuilt in Argyll, the sale of Bruach forms a substantial and striking detached villa, set in generous garden grounds with internal garage and ample parking. Situated on the desirable Glen Lonan Road, the property enjoys stunning countryside views towards majestic Ben Cruachan, with the centre of the village and it's facilities within walking distance. This deceptively spacious villa is in excellent order throughout and benefits from oil fired central heating and double glazing. The flexible accommodation on offer is conveniently arranged over two floors and comprises a large lounge with feature gas fire and bay window to the views, dining room, dining kitchen, utility room, triple-aspect garden room with ceiling beams and French doors to the garden, double bedroom with en-suite shower room, and a family bathroom with spa bath, all located on the ground floor. The wooden staircase leads to the upper level, opening out on to a bright open sitting room, principal bedroom with en-suite shower room, plus two further double bedrooms with Jack-&-Jill shower room. Due to the size of the property and the location, Bruach would be ideally suited as a permanent family home as currently used, as an idyllic holiday retreat, or as a Bed & Breakfast or self-catering business opportunity.

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.

Substantial, Striking Detached Villa
Idyllic Village Location with Expansive Countryside Views
Lounge with Feature Gas Fire
Dining Room
Large Dining Kitchen & Utility Room
Garden Room with Vaulted Ceiling & Beams
Upper Open-Plan Sitting Room Area
4 Double Bedrooms
2 En-Suite Shower Rooms & 1 Jack-&-Jill Shower Room
Family Bathroom
Oil Fired Central Heating & Double Glazing
Spacious Garden Grounds around 0.3 Acres
Integral Garage plus Ample Private Parking
EPC Rating: C 70

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Accommodation

Entrance Porch 1.6m x 1.5m

Angled space, with decoratively glazed wooden front door and decoratively glazed side panel. Oak flooring. Glazed panelled door to entrance hallway.

Entrance Hallway 4.9m x 4.2m

L-shaped, with stairs to upper level. Doors to bathroom, lounge, dining room, dining kitchen and bedroom. Oak flooring.

Bathroom 2.0m x 1.7m

With frosted window to side. Fitted with white suite of WC, wash hand basin, and corner spa bath with shower attachment. Fully tiled walls and flooring.

Lounge 5.6m x 4.7m

With two windows to front and bay window to side. Feature gas fire set in cast-iron surround with slate hearth and oak overmantle. Oak flooring. Glazed French doors to dining room.

Dining Room 3.1m x 3.1m

With double window to side countryside views. Oak flooring. Door to hallway.

Dining Kitchen 7.4m x 3.7m

With double windows to side countryside views, and rear garden.

Fitted with Mackintosh-inspired oak kitchen units, offset with granite effect work surfaces. Integral Bosch double oven. Electric hob with extractor chimney over. Integral dishwasher. Graphite coloured one-and-a-half bowl sink unit. Tiled splashback. Tiled flooring. Doors to utility room and garden room.

Utility Room 4.5m x 2.1m

With window to rear. Fitted with shaker-style oak kitchen units, offset with wood effect work surfaces. Stainless steel sink unit. Tiled splashback. Two built-in cupboards. Tiled flooring. Hatch to loft. Doors to rear garden and integral garage.

Integral Garage

With up-and-over door. Light and power.

Garden Room 4.2m x 3.5m

With windows to sides and rear. Fully glazed French doors to rear. Vaulted timber ceiling, feature timber beams and Velux windows to sides. Tiled flooring.

Bedroom 4.5m x 3.3m

L-shaped, with window to front. Built-in wardrobe. Oak flooring. Door to en-suite shower room.

En-Suite Shower Room 2.1m x 1.5m

Fitted with white suite of WC, wash hand basin and fully tiled shower cubicle, with Triton shower. Half tiled walls. Tiled flooring.

Upper Level

Open-Plan Upper Sitting Room 6.4m x 5.3m

With windows to side and rear, and Velux windows to side. Door to principal bedroom and open to inner hallway.

Principal Bedroom 5.1m x 3.3m

L-shaped, with double Dormer window to side views. Built-in wardrobe. Oak flooring. Door to en-suite shower room.

En-Suite Shower Room 2.8m x 1.5m

With frosted window to side. Fitted with white suite of WC, wash hand basin and fully wet-walled shower cubicle, with mains shower and drench head. Fully tiled walls. Laminate flooring.

Inner Hallway 5.2m x 2.5m

Angled hallway with Velux window to front. Hatch to loft. Doors to bedrooms.

Bedroom 4.0m x 3.5m

Slightly angled room with double windows to rear. Built-in wardrobe with mirrored bi-folding doors. Oak flooring. Door to Jack-&-Jill shower room.

Jack-&-Jill Shower Room 2.3m x 1.7m

With frosted Velux window to rear. Fitted with white suite of WC, wash hand basin and fully tiled shower cubicle with Triton shower. Half tiled walls. Tiled flooring.

Bedroom 4.1m x 3.9m

L-shaped, with Dormer window to front. Built-in wardrobe.

Integral Garage

With up-and-over door. Light and power. Door to utility room.

Garden

The property enjoys generous garden grounds, equating to around 0.3 acres. Approached by a gravelled driveway providing ample parking, the grounds are laid in the main to lawn, offset with mature shrubs, gravelled pathways and a paved patio area. A raised timber deck is located to the rear and side, and features a covered pergola.



Floor Plan

GROUND FLOOR

BATHROOM

LOUNGE

DINING ROOM

KITCHEN/DINER

SUN ROOM

BEDROOM

ENSUITE

UTILITY ROOM

1ST FLOOR

LOUNGE

BEDROOM

ENSUITE

W

BEDROOM

1 + 2 BATHROOM

W

BEDROOM

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are given to the nearest millimetre. However, the floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The size of the property and the accuracy of the floorplan can be given. Maps with Mapbox ©2023

Title Plan
The area for sale is outlined in red and equates to around 0.3 acres.

Travel Directions
From Tyndrum on the A82 travelling North, take the first left on to the A85 signposted Oban. Proceed on this road for around 24 miles to the village of Taynuilt. Continue through the village, taking a left on to Glen Lonan Road, directly before the Taynuilt Inn. Follow this road ahead or around a third of a mile and directly after the national speed limit sign, turn left on to a shared driveway. Bruach is located on the right hand side with private parking.

 **what3words** **beed.jeep.waddle**



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