



## 3 Bedroom Detached Bungalow

Offers Over: £325,000

Bruach Coille, Ford, By Lochgilphead, Argyll, PA31 8RH

Bespoke family home set in a peaceful and semi-rural location with partial views of An Lodan Loch and surrounding countryside. The feature vaulted ceilings and full height windows create a bright and spacious living area. This delightful bungalow lies in the village of Ford with an abundance of local wildlife on your doorstep while within commuting distance of Oban and Lochgilphead. Comprising; Open plan lounge to the split-level dining area, kitchen, 3 double bedrooms, en-suite, family shower room and WC. The property further benefits from double glazing, open fire, recently installed air source central heating, good size gardens, covered deck area to the front, driveway, workshop and log store. Broadband, 4G and digital television are available. EPC E49 – Council tax band F.



  
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#### Lounge 5.76m x 4.39m

Open plan living area with split level access to the dining area. Vaulted ceiling with exposed beams, full height arch window views to the front and glazed patio doors to the side making this room feel bright and spacious. Focal point central fireplace with open fire set on a tiled hearth. This really is the perfect place to relax in a welcoming, cosy and sociable environment. Wall lighting, carpeted flooring, TV point, 2 central heating radiators and ample space for freestanding lounge furniture.

#### Dining area 5.79m x 3.57m

Impressive dining space slightly raised from the open plan lounge via 3 timber steps. Handsome vaulted ceilings and exposed timber beams with wrought iron supports. Ample space for large dining table, chairs and freestanding dining furniture. Double central heating radiator, wall lighting, carpeted flooring, socket points and dual aspect window views. The dining area is located off the family kitchen to keep everyone connected while entertaining.

#### Kitchen 2.88m x 2.96m

A practical kitchen with countryside window views to front and rear. Tiled flooring, matching wall and base units with ample worktop space, inbuilt Beko oven and grill, Hotpoint 4 zone electric hob with white tiled splashbacks, space and plumbing for freestanding white goods and an inbuilt Whirlpool dishwasher. Composite sink with swan neck mixer tap, pendant lighting, socket points and extractor fan. Open access to the dining area.

#### Rear Entrance Porch 1.68m x 1.47m

External timber door with glass insert welcomes you into the rear porch with access to a WC. Storage and hanging space for coats and boots, tiled flooring with insert dirt catcher mat, pendant lighting. Electric switchboard, central heating radiator. Internal door leading to the family kitchen.

#### WC

Two piece suite with WC and WHB with single taps and mosaic tiled splashbacks. Opaque window to front, tiled flooring, pendant lighting, storage cupboard housing heat pump, central heating radiator and loft hatch access.

#### Inner hallway

Central hallway with rear garden entrance door, space for book shelving and coat hanging. Carpeted flooring pendant lighting, smoke alarm, central heating radiator and twin window views to the rear garden.

#### Bedroom One 3.60m x 3.40m

Large double bedroom with en suite facilities. Partial loch and countryside views to the front of the property. Carpeted flooring, central heating radiator, pendant lighting, socket points, tv point, double inbuilt wardrobes with sliding doors. Access to the en suite bathroom.

#### En-suite 2.24m x 1.99m

Recently installed three piece suite with full size bath, shower head mixer tap, WHB and WC. Spot lighting, Modern grey floor and walls tiles. Glass vanity shelving above WHB, mixer tap, contemporary touch sensor illuminated mirror, opaque window to front and dual fuel heated towel rail finished in chrome.

#### Bedroom two 3.38m x 2.61m

Double bedroom with window views to the front garden, Loch An Lodan and countryside beyond. Carpeted flooring, central heating radiator, pendant lighting, socket points. Inbuilt double wardrobe with sliding doors.

#### Bedroom three 3.31m x 2.70m

Double bedroom with window views to the front garden, Loch An Lodan and countryside beyond. Carpeted flooring, central heating radiator, pendant lighting, socket points.

#### Family shower room 2.01m x 1.70m

Three piece suite with recently installed thermostatic shower, walk in enclosure, respatex splashbacks, glass sliding doors and rainfall option shower head. WC and WHB. Shaver point, wooden vanity shelving, opaque window to rear. Inbuilt vanity storage and pendant lighting.

#### Outdoor space

Good size gardens to the front and rear. Mature and well stocked grounds with stunning rural views of the surrounding countryside with an abundance of wildlife visiting regularly. Mainly laid to lawn featuring a mixed range of bordering trees, shrubs and annual flowering perennials. Private driveway to front with further vehicle and boat storage space to rear. Timber workshop, coal bunker, wood stores and whirlingig. A covered timber decked area to the front of the property ideal for outdoor seating and family bbq's. Timber posts decorated with seasonal flowering clematis support this covered area.

#### Location

The village originated as a stopping point on the drover's route to Inveraray. The property offers views of An Lodan which is a small loch armed from the famous Loch Awe is a great spot for Pike fishing and seeing the wonderful wildlife that is in the local area. Several standing stones are scattered around the area, the three most notable ones being the one in the field next to the guest house, there is also a crannog present and it is clearly visible from the road. The slightly bigger village of Kilmartin is about a 5-minute drive away which has a church, hotel, pub, museum and cafe. Lochgilphead is 8 miles further south of Kilmartin which has bigger amenities such as numerous cafes, pubs, restaurants, hotels, high school, supermarket, Tesco express, dentist, hospital, opticians, vets and many more.

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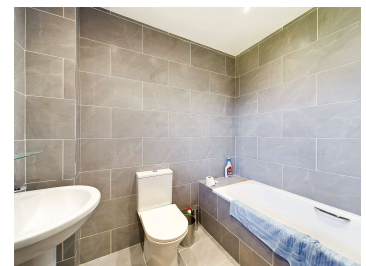
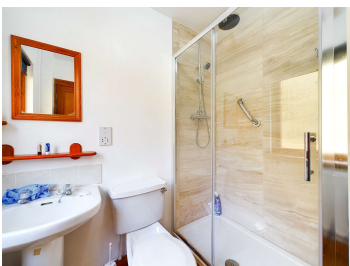
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**Approximate total area<sup>†</sup>**  
114.66 m<sup>2</sup>

(†) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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