



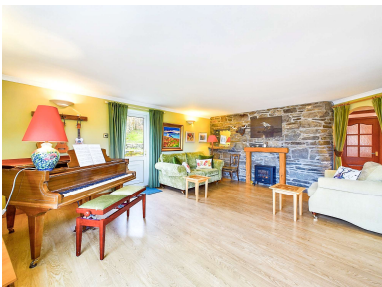
4 Bed Detached House

Guide Price: £460,000

Barbrae Cottage, Carsaig, Tayvallich, Argyll, PA31 8PN

Spacious family home positioned in a picturesque semi-rural location with stunning countryside views. This extended property is nestled between the two scenic bays of Tayvallich and Carsaig. Comprising downstairs: Family lounge, sunroom, sitting room, kitchen with utility and master bedroom with en suite shower/wet room; Upstairs: 3 double bedrooms, dressing room, home office and 2 bathrooms. The property benefits from large, enclosed gardens with pond, garage, garden shed/workshop, log store, garden conservatory, multi fuel stove, LPG central heating, double glazing and private driveway with parking for multiple vehicles.

The well-known and sought after sailing village is popular with locals and visitors alike. Amenities include primary school, restaurant and pub, café, shop, village hall with tennis court, boat launching and mooring facilities. The larger town of Lochgilphead with all its amenities and facilities is located 12 miles away. 4G, broadband and digital television are available.




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Sunroom/Diner 7.47m x 3.22m

A welcoming entrance via the extensive and multi-purpose sunroom. Full of natural light with countryside views to the front of the property. External steps with handrail leading to UPVC entrance doors with glazed panel. This delightful dual aspect glazed sunroom provides ample space for freestanding lounge and dining furniture. Timber cladding to ceiling, two central heating radiators, oak effect laminate flooring, socket points and pendant lighting.

Lounge 5.55m x 4.61m

Inviting room accessed from either the sunroom through glazed doors or from the inner hallway through a decorative arch. Formerly known as "the music room" this impressive space is the heart of the home with garden access, ¾ height windows with dual aspect garden views and built-in window seating. Feature stone wall with mirrored display area, electric stove with oak fire surround, oak effect laminate flooring, 2 central heating radiators, wall lighting, socket points, tv and phone point. Ample space for freestanding lounge furniture and musical instruments.

Kitchen 4.67m x 2.99m

Open plan from sunroom arch and inner hallway. Window views to rear. Matching wall and base units in country style with various storage and display options and wall shelving. Ample worktop space, stainless steel sink with drainage board and mixer tap. Space and plumbing for freestanding white goods, inbuilt extractor hood, tile effect linoleum flooring, tiled splashbacks, socket points, pendant lighting and heat alarm. Space for freestanding display furniture.

Utility 2.26m x 1.68m

Accessed from kitchen through archway with matching tile effect linoleum flooring. Base unit with worktop space, stainless steel sink with drainage board and mixer tap. Back door access and window views to rear. Pendant lighting and space and plumbing for freestanding white goods.

Pantry 3.49m x 1.07m

Large walk-in larder cupboard with lots of storage and shelving for cookery equipment and ingredients. Pendant lighting, socket points and oak effect laminate flooring. Accessed from inner hallway off the kitchen.

Inner Hallway 3.25m x 1.52m

With dual access archways this space gives access to the kitchen, sunroom, pantry, bedroom one and family lounge. Large double storage cupboard with sliding timber doors, shelving and hanging space, oak effect laminate flooring, coat hanging facilities, downlighters and smoke alarm.

Sitting room 4.68m x 3.78m

Cosy family room with dual aspect views to front countryside and rear garden. The focal point in this lovely room is the handsome multi fuel stove with exposed flue and tiled hearth. Carpeted flooring, pendant lighting, socket points, tv point, smoke alarm and carbon monoxide alarm. Ample room for freestanding lounge furniture.

Master Bedroom One 4.58m x 3.75m (with en suite)

On the ground floor this large sized double bedroom offers peaceful garden views. Carpeted flooring, socket points, tv and phone point, central heating radiator. Ample space for freestanding bedroom furniture.

En suite shower/wet room 3.38m x 2.05m

Wet room with three-piece suite featuring a large walk-in shower enclosure with ramp for easy access, decorative feature glass partition and multiway thermostatic massaging shower unit. WHB with mixer tap and inbuilt vanity storage below ample worktop space. WC with wall mounted Touche fitting. Respatex walls, wet room style flooring, vintage style central heating radiator with heated towel rail, extractor fan, and downlighters.

Hallway/Stairs 2.24m x 2.02m

Inner hallway accessed from sunroom and kitchen area with a delightful framed wall opening through sunroom to countryside backdrop beyond. Tile effect linoleum flooring, coat hanging, understairs storage cupboard, pendant lighting, phone and socket points. Carpeted stairs with timber balustrade to upper floor accommodation.

First Floor - Upper landing

Carpeted flooring with pendant lighting, this space has lots of natural light streaming in from velux above, clothes pulley and smoke alarm.

Bedroom Two 4.69m x 3.39m

Double bedroom with small lounge area, dual aspect elevated rural views to the front and rear. Carpet ready flooring, pendant lighting and socket points. Formerly 2 bedrooms that could be reinstated if required. Ample space for freestanding bedroom furniture.

Bathroom 1.99m x 1.71m

Three-piece suite with Bath, WHB and WC. Single taps, vanity shelving above WHB, seahorse patterned tiled splashbacks, cork tiled flooring, velux window and pendant lighting.

Home office area 4.68m x 2.99m

An ideal space for a home office or hobby room with feature arched doorway. Dual aspect window views. Inbuilt storage cupboard, wall mounted storage shelving, timber effect linoleum flooring, loft hatch access with integral loft ladder, pendant lighting, phone and socket points. Ample space for freestanding furniture. Currently open plan to the hallway that could be separated off with a partition wall to create another room.

Hallway 3.40m x 2.58m

Carpeted hallway with arched doorway from office area leading to bedrooms 3 and 4 and family bathroom. Combined velux window with views to front, central heating radiator, sockets, downlighters and smoke alarm.

Bedroom three 4.99m x 4.60m

Good sized double bedroom with stunning elevated dual aspect views. Combined Velux and ¾ height windows overlook the gardens. Built-in window seating to front offers the most fantastic rural vantage point. Carpeted flooring, 2 central heating radiators, phone and socket points. Ample space for freestanding bedroom furniture.

Dressing room 3.41m x 2.13m

Dressing room with combined Velux window with views to side garden. Carpeted flooring, loft hatch access, quadruple inbuilt cupboards with shelving, phone and socket points and downlighters. With space for freestanding bedroom furniture, this room could be used as a single bedroom. Arched doorway with curtain rail.

Bedroom Four 4.60m x 3.24m

Good sized double bedroom with combined Velux window with views to side, plus a window with views to rear. Carpeted flooring, central heating radiator, phone and socket points. Ample space for freestanding bedroom furniture.

Bathroom 3.24m x 2.07m

Large family bathroom with window to rear and a three-piece suite. Full size bath, overhead thermostatic shower and glass screen. Counter sunk WHB set on inbuilt vanity storage with ample worktop space, back to unit WC, matching wall cabinets with mirror and shave point, Respatex walls and bath panel, wet room style flooring, single mixer taps, downlighters, extractor fan and vintage style central heating radiator with heated towel rail.

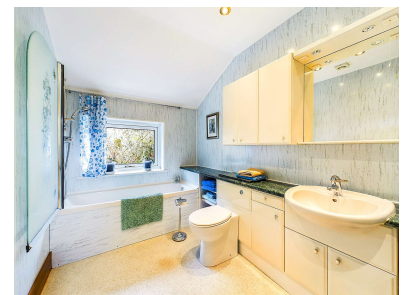
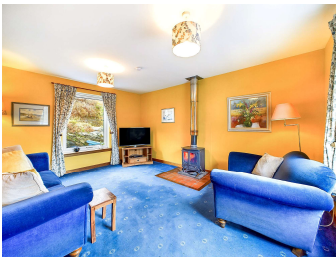
Outside

An abundance of local wildlife visits this welcoming wrap around plot with an enchanting rear garden which is enclosed for child/pet safety. Mainly laid to lawn with a good size gravel driveway providing parking for numerous vehicles. Dry stone dykes and fencing define the garden spaces. Rockery areas, annual flowering shrubs, established trees and various bulbs and perennials can be enjoyed all around the garden. Tiered areas with feature pond and numerous pathways and lawn areas throughout. Slabbed patio/bbq area. Log store, outdoor power point and tap.

Attached garage of block and render construction with concrete base, power and light.

Attached to the side of the garage is the ornate Victorian style garden conservatory with concrete base, power, water supply and plenty of room for freestanding conservatory furniture. Rear boot/utility room accessed from the rear garden, this is the ideal room for outdoor clothing/apparatus and washing/storing sailing equipment. Housing the gas boiler, with UVPC entrance door with glass insert, concrete painted flooring, coat hanging and rails, wall mounted shelving. Base units with ample worktop space, Belfast sink with swan neck mixer tap, pendant lighting. Space and plumbing for white goods.

Garden shed/workshop to side, with shelving, workbench, lighting and power.



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