



## 3 Bed Detached House

Guide Price: £425,000

Ard Beithe, Barcaldine, By Oban, Argyll, PA37 1SG

Well presented, architect designed family home with open plan living areas, impressive vaulted ceilings and viewing gallery. Ard Beithe signifies 'Tall Birches' and is nestled in a peaceful hamlet of neighbouring properties, ideal for those seeking semi-rural lifestyle and within walking distance of the village school. Located on the edge of Barcaldine, ideal for commuting to Oban and Fort William. The picturesque Tralee Bay with white sand beach and Loch Creran boatyard for sailing enthusiasts are nearby. The area also boasts wonderful cycle paths, country walks and extensive recreational forest literally on your doorstep. Comprising; Open plan lounge/kitchen/diner/snug, 1 master bedroom with en suite, 2 further double bedrooms, two open plan home office spaces in upper gallery, family bathroom and utility room. The property further benefits from oil fired underfloor heating on the ground floor and radiators on the first floor, double glazing, French doors to balcony off the dining area, naturally ageing cedar cladding to the front elevation to help blend in to the surrounding area, sloping garden grounds with wildlife visiting in abundance, under build garage/workshop with additional storage vault to the rear, private driveway parking for several vehicles or boat storage. Broadband, 4G and digital television are available.



  
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#### Entrance/Hallway

Decked entrance with balustrade leads to timber entrance door with letter box and opaque glazed insert. Entrance hallway has tiled flooring, coat hanging and space for outdoor footwear. Inner hallway is light and bright and has welcoming access to all ground floor rooms. Carpeted flooring, ample space for freestanding furniture, socket points, feature ceiling lighting, under floor central heating.

#### Open plan Lounge/Snug/Kitchen/Diner

##### Lounge & Snug 7.23m x 5.25m

Contemporary open plan lounge and snug split into two delightful family spaces with triple aspect window views. Grand vaulted ceilings, Velux window and exposed beams showcase the spacious open plan multiuse rooms. The multi fuel stove with exposed flue provides a lovely focal point in all spaces. Carpeted flooring throughout, ample space for freestanding lounge furniture, underfloor central heating, pendant lighting, feature wall lighting, tv point, phone point and ample socket points with USB.

##### Kitchen & Diner 7.24m x 3.60m

Accessed from the family lounge or hallway with dual aspect window views to the front and side with balcony access from dining area. Modern kitchen with various storage options including a large pantry cupboard with opaque glazed doors. Matching wall and base units and plenty of contrasting worktop space. Timber effect backboard, stainless steel sink with filter mixer tap and drainage board. Spotlighting and feature ceiling lighting, socket points, smoke detector, carpeted flooring with underfloor central heating, space and plumbing for white goods. Inbuilt Delonghi 4 zone electric hob, oven and grill with extractor hood above, inbuilt AEG fridge, freezer and dishwasher. Dining area is ideally open plan from the kitchen and lounge with plenty of room for a large family table and chairs and dining room furniture. Full height surrounding window views and French doors to the wonderful balcony which has ample space for outdoor seating and provides a delightful family bbq spot. Slabbed base with steel balustrades and lovely forest views.

##### Utility room 3.27m x 1.63m

Located opposite the kitchen/diner and accessed from the hallway is this good size utility room with access door to the rear garden. Tiled flooring with underfloor central heating, space and plumbing for white goods, spotlighting, socket points. Matching wall and base units with ample contrasting worktop space. Stainless steel sink with mixer tap and shower head attachment ideal for washing outdoor footwear. Storage cupboard with shelving and coat hanging houses electric switchboard.

##### Bedroom One 3.66m x 3.27m

Good sized double bedroom on ground floor with twin window views to the side. Carpeted flooring with underfloor central heating, pendant lighting, feature wall lighting and bedside switches. Ample space for freestanding bedroom furniture.

##### Bedroom Two 3.34m x 3.16m

Ground floor double bedroom with window views to the rear. Carpeted flooring with underfloor central heating, pendant lighting, feature wall lighting and bedside switches. Ample space for freestanding bedroom furniture.

##### Family bathroom 2.16m x 2.16m

White three piece suite with double ended bath, central mixer tap and tiled splashbacks. Over bath thermostatic shower with curtain wire. Vintage style WHB with tiled splashback, single taps and window view to rear, WC, vanity storage cupboard, extractor fan, feature ceiling lighting, heated towel rail, tiled flooring with underfloor central heating.

#### First floor

Timber open tread staircase with metal inserts and balustrade leads to carpeted first floor landing. Vantage point timber balcony overlooking open plan lounge area and natural light from all around from multiple feature windows.

##### Home office space One - 3.16m x 2.35m. Home office space Two – 3.91m x 3.48m

These purpose designed gallery spaces ideal for dual home offices or hobby rooms are on either side of the first floor landing. They are carpeted with the vaulted ceilings and exposed beams above with light streaming in from Velux windows above and from the ground floor full height windows. Plenty of inbuilt storage cupboards and worktop space, room for freestanding furniture, socket points, feature wall lighting.

##### Master Bedroom Three 5.84m x 5.70m

Extensive master bedroom with En suite facilities. Dual aspect views from Velux window array to the side and window views to rear. Carpeted flooring, 2 central heating radiators, inbuilt wardrobe with curtain and eaves storage, loft hatch access, pendant and wall mounted lighting with bedside switches & socket points. Plenty room for free standing bedroom furniture.

##### En-Suite 2.13m x 1.43m

Modern white three piece suite with thermostatic shower over bath. WHB with mixer tap and WC. Neutral tiling, pebble effect linoleum flooring, vanity storage cupboard and wall mounted mirrored cabinet, heated towel rail, extractor fan and Velux window to rear.

#### Outside space

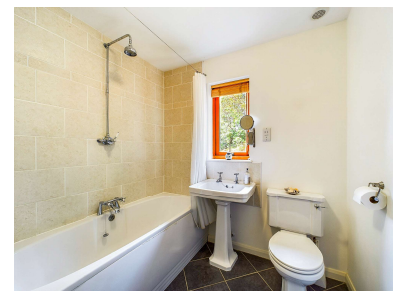
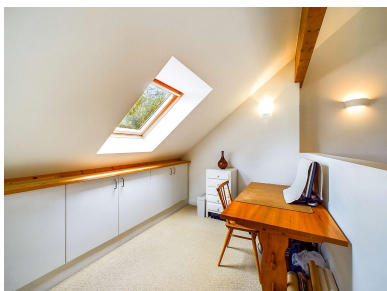
Easily maintained grounds on hillside setting with established trees and shrubs all around. Natural habitat area to side with annual flowering daffodils and bluebells welcomes an abundance of local wildlife such as red squirrels and birds. Large gravel driveway offering private parking for multiple vehicle, boat or motorhome. Bordered area to front with annual flowering perennial and fruit trees.

##### Workshop/Garage 5.70m x 4.25m

Large under build garage/workshop with up and over door, pedestrian entrance door, concrete base, power and light. Two workshop spaces with multiple work benches, hooks, shelving and purpose built storage units. Vault to rear with further under build storage space. Plenty of space throughout for outdoor equipment, bikes and sailing apparatus.

#### Location

The village of Barcaldine is situated 11 miles north of Oban and 32 miles south of Fort William on the A828. The famous Barcaldine Castle sits 2.5 miles from the village. Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and leisure centre. Oban is a haven for sailors and outdoor enthusiasts alike. Oban, known as the "Gateway to the Isles" is a popular tourist town and is an expanding port with an attractive seafront and busy harbour from which the Caledonian MacBrayne ferries operate serving the Inner Hebrides and some of the Outer Hebrides.



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