



3 Bed Detached House

Offers Over: £435,000

Yealand House, Ardmore, Crinan, Argyll, PA31 8SW

Individually designed split-level family home located on a secluded and elevated position with stunning harbour and loch views.

Just a short distance from the renowned Crinan Hotel, this unique property is in an ideal location for sailing enthusiasts with access to the Crinan Canal and Loch Crinan leading on to the Sound of Jura and the west coast of Scotland. The bustling town of Oban with full amenities with ferries to Hebridean Islands, is 35 miles by car or a leisurely sail by boat. A delightful sweeping driveway welcomes you to a well stocked gardens attracting an abundance of local wildlife. Comprising; Open plan lower lounge, 3 double bedrooms (two en-suite), family bathroom, kitchen/diner, dining room/2nd lounge, utility room and porch/sunroom. The property further benefits from elevated deck areas to enjoy the wonderful views, extensive grounds to explore, detached garage/workshop, timber shed, multifuel stove, off peak electric heating, double glazing and private parking for multiple vehicles. 4G, highspeed broadband and digital television are available.




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Sunroom/Entrance porch 3.18m x 2.15m (at widest points)

Timber framed glazed door welcomes you to the perfect spot to enjoy the morning sunshine and family breakfasts. Glazed to three walls, tiled flooring, wood panelling, power sockets, electric panel heater, space for freestanding furniture. Timber door with letterbox leading to inner hallway.

Inner hallway 8.59m x 1.20m

Fixed inbuilt dirt catcher mat on entry, spotlighting, two energy efficient panel heaters with temperature control, power sockets, linked smoke alarm. Newly Carpeted hallway leading to the vantage point with balcony overlooking the formal lounge and Velux window with views beyond across the Sound of Jura to north Jura, George Orwell's Cottage, Island of Scarba and the Gulf of Corryvreckan.

Kitchen/diner 3.56m x 4.13m

Family kitchen/diner with dual aspect window views to front and side window with views towards the sea and the Sound of Jura. Country style pine wall and base units with worktops. Space for freestanding white goods, extractor fan above the cooker space. Off peak electric storage heater, ample room for 6 seat table and chairs, wall mounted glass display cabinets, downlighting, spotlighting. Stainless steel sink with mixer tap, tiled splashbacks, wood laminate flooring, heat sensing and smoke alarm. Access to utility room.

Utility/laundry room 1.22m x 1.73m

Ideally situated off the kitchen/diner with space and plumbing for white goods. Shelving, coat hanging space and housing electric switchgear. Side door leads to the side garden.

Versatile Dining room/2nd lounge 4.26m x 3.49m

Currently used as a family lounge with window views to the front driveway area and garden. Carpeted flooring, electric panel heater, smoke detector, spotlighting, ample space for freestanding dining or lounge furniture. Can also be used as a lounge to form a suite off the master bedroom with en suite facilities.

Master bedroom 5.27m x 3.87m

Large double bedroom with triple aspect views and recently upgraded en-suite facilities. Double inbuilt wardrobe with mirrored doors, three flush ceiling lights, newly carpeted flooring, two electric panel heaters, dressing area, ample space for freestanding bedroom furniture. Opaque window to inner family bathroom. Timber frame glazed door to a private raised decking area with scenic harbour views over to Harbour Island, The Sound of Jura and north Jura itself as well as steps to lower rear veranda.

En suite 1.48m x 1.66m

White three-piece shower suite, Mira electric shower within glazed enclosure, white wet wall splashbacks, WHB with shelving above and WC. Electric heated towel rail, vinyl flooring, wall mounted mirrored vanity unit, extractor fan, flush ceiling mounted spotlight and side loft hatch.

Bedroom Two 2.85m x 3.45m

Good sized double bedroom with balcony views over the lower lounge. WC en-suite facilities, twin inbuilt wardrobes, carpeted flooring and electric panel heater. Window views to side over the harbour, flush ceiling spotlighting, Velux window offers stunning harbour views across the Sound of Jura to the islands.

En-suite 1.25m x 2.29m

White two-piece en-suite with WHB and WC. Electric heated towel rail, shelving, vinyl flooring, flush ceiling lighting, extractor fan, wall mounted mirror with pull light and shaver/toothbrush point. Opaque window to utility room. Main house loft hatch access.

Bedroom three 2.77m x 3.48m

Twin bedroom with window views to the side Garden. In built bedside cabinets with overhead storage and wardrobes to the side. Carpeted flooring, electric panel heater, flush ceiling lighting and space for freestanding bedroom furniture.

Family Bathroom 2.85m x 3.45m

Good size room with a white four-piece suite. Full sized bath, back to unit bidet, countertop WHB with mixer tap and back to unit WC. Vanity storage below, shelving above, large wall mounted mirror, extractor fan, pull light with shaver point, tiled splashbacks, vinyl flooring, electric heated towel rail, spotlighting. Large cupboard housing hot water cylinder with ample shelving space above for linen/towels/laundry.

Lower lounge 4.41m x 9.01m

Accessed from the end of the inner hall viewing point, newly carpeted staircase down to the open plan living accommodation. This impressive space has plenty of room for family entertaining, reading, music and relaxing. Double height vaulted ceilings with 2 Velux windows providing natural light from above. Oak flooring suspended for dancing, ample space for a variety of lounge furniture including a recess space for a piano if desired. Library area has shelving and delightful views towards the harbour. Off peak electric storage heater, spotlighting. Multifuel stove set in stone hearth with wrap around timber mantle. Lounge area has an under stairs storage cupboard, panel heater and energy efficient temperature controlled panel heater. Further spotlighting, large bay window with bay window seat overlooking the wonderful harbour with views beyond across the Sound of Jura to Northern Jura, the Corryvreckan and Scarba through two windows to either side of the bay window and UPVC exterior door to the side giving access to a focal point veranda area in front of the lounge. Ideal for watching the breath-taking sunsets at the end of a long day.

Outside

There is a gate from the veranda to a steep path leading down through the back garden to a gate that gives access to the path to the harbour below. It is possible to buy mooring space in the harbour. Charming sweeping driveway to sizeable garden grounds with an abundance of annual flowering shrubs and bushes, mature trees and perennials. Gradual sloping lawn to front, well stocked mature borders and spacious gravel parking area with space for multiple vehicles and boating equipment. Raised decking wraps around the property offering numerous vantage points to the harbour and beyond. Timber garden shed, stonewall and fenced boundary to neighbouring property.

Garage/Workshop 6m x 5m

Large double garage/workshop with up and over roller door, concrete base, block and render construction, tiled roof, gutters, downpipes, power and light. Pedestrian door to one side and window to the other side. Currently used as a Games Room.

Location

Crinan is a small coastal village in the west coast of Scotland, located in the region known as Knapdale, part of Argyll and Bute. Prior to the Crinan Canal being built, Crinan was known as Port Rìgh, which means the king's port. The Canal starts at Ardrishaig sea loch on Loch Gilp and ends nine miles away at Crinan sea loch on the Sound of Jura.

There are a Hotel and a boatyard with a small shop selling essential groceries. Lochgilphead is a short 5-mile journey and provides a larger range of amenities, including primary and secondary school, a hospital, supermarkets, fuel stations, cafes, pubs, restaurants, hotels, Tesco express, dentist, opticians, vets and many more. Crinan is also ideal for cycling along the canal and more adventurous off-road tracks. Walking enthusiasts, Wild life lovers will enjoy the conservation of the Knapdale Forest, which includes Pine Martins, Deer, Otters and Beavers.

Crinan Harbour offers regular boat trips to Jura, Scarba and across the Gulf of Corryvreckan, which is the third largest whirlpool in the world.

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Floor 0



Floor 1

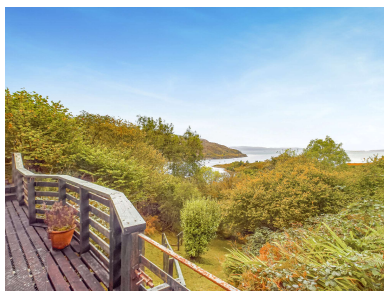


Approximate total area⁽¹⁾
146.67 m²

(1) 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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