

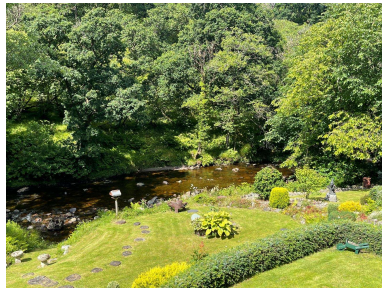


## 3 Bedroom Detached House

Guide Price: £400,000

Hidden House, 12 Otter Creek, Taynuilt, Argyll, PA35 1HP

Bespoke larch clad family home set in an idyllic private location with charming outlook. The garden is bordered by the River Nant where an abundance of local wildlife visits regularly. Architect designed and completed 2013, named Hidden House for a reason due to being set on a good size, secluded plot within a small hamlet of desirable properties, ideal for those seeking a peaceful, semi-rural lifestyle within easy commuting distance of Oban. The area surrounding the property is known for natural beauty, wonderful country walks, cycling routes, fishing rivers and lochs. GF accommodation comprising: family lounge, kitchen/diner, utility area, family bathroom, master bedroom with dressing room and en suite shower room. FF accommodation comprising: 2 double bedrooms and one en site shower room. The property further benefits from thermal solar panels providing hot water, a multi fuel stove, oil fired central heating, double glazing, plenty of storage throughout, naturally ageing Siberian larch cladding to exterior, large timber workshop, tool shed, log store, greenhouse, patio seating area and a spacious driveway with parking for several vehicles or boat storage. Broadband, 4G and digital television are available.



  
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#### Rear entrance porch 1.88m x 1.22m /Hallway 4.15m x 2.26m

Timber entrance door to entrance porch with laminate flooring, large storage cupboard ideal for outdoor clothing and footwear, pendant lighting, window view to side and central heating radiator. Leading to a welcoming hallway through glazed door with natural light streaming in from Velux above, carpeted flooring and space for hallway furniture. Pendant lighting, feature wall lighting, central heating radiator, socket points, smoke detector and open tread stairs leading to first floor accommodation.

#### Lounge 5.86m x 2.98m

Inviting room ideal for entertaining with its semi open plan layout to the kitchen diner. Glazed timber door within a bay window with seating areas provide wonderful garden views towards the river and forest backdrop beyond. Windows to the side and rear keep the room bright and airy. The multi fuel stove with exposed flue provides a lovely focal point from all spaces and has a hand-crafted timber surround with log storage insert. Carpeted flooring, ample space for freestanding lounge furniture, two central heating radiators, pendant lighting, tv point, socket points and carbon monoxide monitor. A decorative partition wall with display inserts acts as a partial divide to the kitchen diner to give a semi open plan feel to both areas.

#### Kitchen/Diner 5.86m x 3.00m

Semi open plan to the family lounge with window views to the rear and side. Modern kitchen with various storage options including pull out racks and display shelving. Matching wall and base units with cup handles and under cabinet lighting. Plenty of worktop space, large stainless steel sink with swan neck mixer tap and drainage board. Spot lighting, tiled splashbacks, socket points, smoke/heat detector, laminate flooring with integrated fridge and freezer. 4 zone induction hob, extractor hood, oven and grill. Dining area with space for dining table and chairs. Carpeted flooring, central heating radiator, side window and pendant lighting.

#### Utility area 1.84m x 1.27m

Accessed from the hallway is this compact utility area with space and plumbing for white goods. Laminate flooring, central heating radiator, socket points and pendant lighting. A handy multipurpose space for household storage and laundry.

#### Family bathroom 2.27m x 1.85m

White three piece suite with full sized bath, handheld shower attachment, WHB with mixer tap and modern WC. Opaque window view to front, extractor fan, flush ceiling lighting, heated towel rail, tiled splashbacks, mirrored vanity wall unit and space for freestanding vanity furniture.

#### Master Bedroom 5.21m x 3.00m

Generous master bedroom on ground floor with arched entrance to dressing room and en suite. Delightful garden views to front. Carpeted flooring, wallpaper coverings to feature wall, pendant lighting, TV and socket points and plenty of space for freestanding bedroom furniture.

#### Dressing room 3.26m x 2.36m

Located off the master bedroom with window views to the side, triple inbuilt wardrobes offering hanging rails and shelving. Carpeted flooring, pendant lighting, central heating radiator, phone point and socket points. Currently utilised as a home office and dressing area.

#### En-Suite 1.84m x 1.65m

Modern white three piece suite with walk in shower enclosure with thermostatic shower and glazed screen. WHB with mixer tap, modern WC, tiling to all walls, black mosaic tiled flooring, space for freestanding vanity furniture, heated towel rail and extractor fan.

#### First floor 2.27m x 1.93m

Carpeted open tread staircase with ash timber balustrade to first floor bedrooms. Vaulted ceiling with Velux from above provides a light and bright landing with large inbuilt storage cupboard, carpeted flooring, pendant lighting, loft hatch access and smoke detector.

#### Bedroom two 5.89m x 3.22m

Good sized double bedroom with dual Velux window views to the charming front gardens and River Nant. Two large inbuilt storage cupboards, two central heating radiators, carpeted flooring, pendant lighting. Ample space for freestanding bedroom furniture.

#### Bedroom three 5.23m x 3.59m

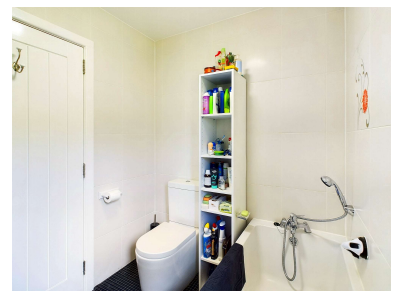
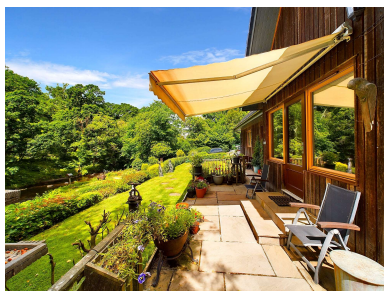
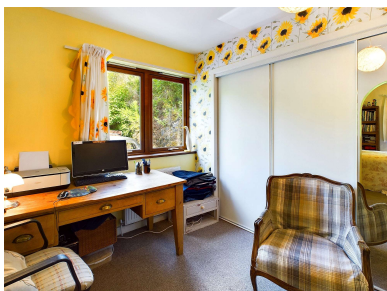
Spacious double bedroom with private ensuite facilities. Dual Velux views to the river Nant and well stocked front gardens Two central heating radiators, ample space for freestanding bedroom furniture, carpeted flooring, pendant lighting, TV point and socket points.

#### En-Suite 1.93m x 1.83m

Modern white three piece suite with thermostatic shower within a good size glazed shower enclosure, WHB with mixer tap and modern WC. Tiling to all walls with mosaic detailing, black mosaic tiled flooring, space for freestanding vanity furniture, heated towel rail, extractor fan and Velux window.

#### Outside

An enchanting plot in a secluded riverside setting with natural habitat area of land elevated behind the property providing privacy from neighbours and passers by. Plentiful mature trees, established hedges and shrubs (on left side of track to entrance driveway). Sweeping track leading to a good size gravel driveway offering private parking for multiple vehicles, boat or motorhome. Well maintained two-tiered lawn areas with various stepping stone paths inviting you to the riverside. Trellises and various bordered areas with rockery/bedding plants and annual perennials define the grounds. The plot welcomes an abundance of local wildlife such as red squirrels and seasonal birds. Flag stone patio to front with overhead pull out canopy provides a wonderful spot for family bbq's and time to enjoy the fantastic private view. To the side and rear of the property there is a large timber workshop with power, light, work benches, hanging brackets and shelving, timber garden shed, refuse storage area, log store and greenhouse.



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