

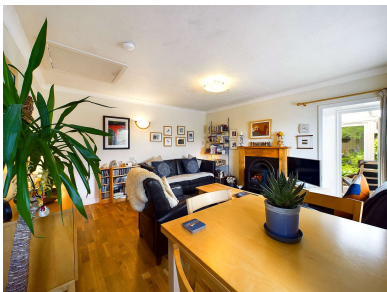


1 Bed Detached Cottage

Guide Price: £160,000

The Cottage, Stronachullin, Inverneill, By Ardrishaig, PA30 8ET

Enchanting traditional stone cottage presented in good condition with wonderful gardens. This rare roadside cottage enjoys rural and loch views with nearby access to the shores Loch Fyne. Well situated with no near neighbours between Lochgilphead and Tarbert offering a good mix of local amenities within a 10 minute drive. Comprising; Lounge/diner, sunroom, kitchen, 1 double bedroom, bathroom and utility area. The property further benefits from a partially converted loft space with ladder access offering excellent storage, power and light (currently used as temporary accommodation for guests), recent energy efficient electric radiators, an open fire, double glazing, garden stores, well stocked and well kept private garden grounds with south facing patio and bbq area. An abundance of local wildlife visits the garden regularly. Broadband, 4G and digital television are available.




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Entrance Hallway 2.11m x 1.47m / Inner Hallway 1.15m x 1.13m

UVPC entrance door with glazed insert to the inner hallway with wood effect vinyl flooring, coat hooks, energy efficient electric panel heater, pendant lighting, dado height wall panelling. Loft hatch access to eaves storage area.

Lounge/Diner 4.05m x 4.19m

Charming room with loch views across adjacent farmland. UVPC external door to narrow front garden at the roadside (never used). Focal point in the room has to be the handsome open fire with decorative cast iron surround, tiled hearth and timber mantle. Free standing electric stove as seen is used in summer months. Ample space for freestanding lounge/dining furniture, energy efficient electric heater, laminate flooring, tv/phone/socket points, smoke detector and carbon monoxide monitor, feature wall lighting, loft hatch access with ladder to upgraded storage space with Velux window, power and light. Double glazed door access to the conservatory.

Conservatory 3.01m x 2.28m

Wonderful space to relax and enjoy the delightful garden scenes. Double glazed with power, light and fitted blinds. French doors giving direct access to the wonderful garden and patio area. Space for conservatory furniture, tiled flooring and socket points.

Kitchen 2.63m x 1.74m

Light and bright compact kitchen with superb window views of the gardens. Country style, matching wall and base units with various storage options including glass display cabinet. Ample worktop space, wall mounted stainless steel breakfast bar shelf, stainless steel sink, drainage board with mixer tap. Tiled splashbacks, inbuilt 4 zone hob, extractor fan, inbuilt electric oven and grill. Feature pendant lighting, wood effect vinyl flooring, smoke detector and socket points.

Utility area 2.11m x 1.47m

Ideally situated off the kitchen this room currently utilised as a utility area, household storage and pantry cupboard. Space and plumbing for white goods. Window to side, wood effect vinyl flooring, freestanding shelving and pendant lighting.

Bedroom 3.29m x 2.97m

Good sized double bedroom with dual aspect scenic and loch views to front and side of property. Carpeted flooring, ample space for freestanding bedroom furniture, socket points, pendant lighting, energy efficient electric radiator.

Bathroom 1.90m x 1.59m

Modern three piece suite with a bath, overhead Mira electric shower with folding glazed screen, WHB with mixer tap, and WC. Tiled splashbacks, dado height wall panelling, opaque window to side, spotlighting, mirrored wall mounted vanity cabinet, heated towel rail, spotlighting and extractor fan.

Loft area 3.24m x 2.97m (at widest points)

Accessed from lounge via a pulldown ladder. Timber cladding to ceiling with Velux window to rear. Space for storage units, carpeted flooring, wall lighting, socket points. Additional eaves storage space either side.

Outside

Located just off the A83 with parking to the side and rear of property. Loch Fyne located across the road to the front of the cottage and rural scene to the rear. Picket fencing and dry stone dyke boundaries with gravel pathways, various borders with established shrubs and flowering bushes. The main south facing garden area lies to the side of the property which has a decorative semi circle lawn with well-maintained borders hosting an abundance of annual flowering perennials, mature trees and beautiful foliage. There are two slabbed patio/bbq areas ideal for enjoying the sun as it travels around the cottage. Trellis divides the main garden and the two tucked away garden stores.

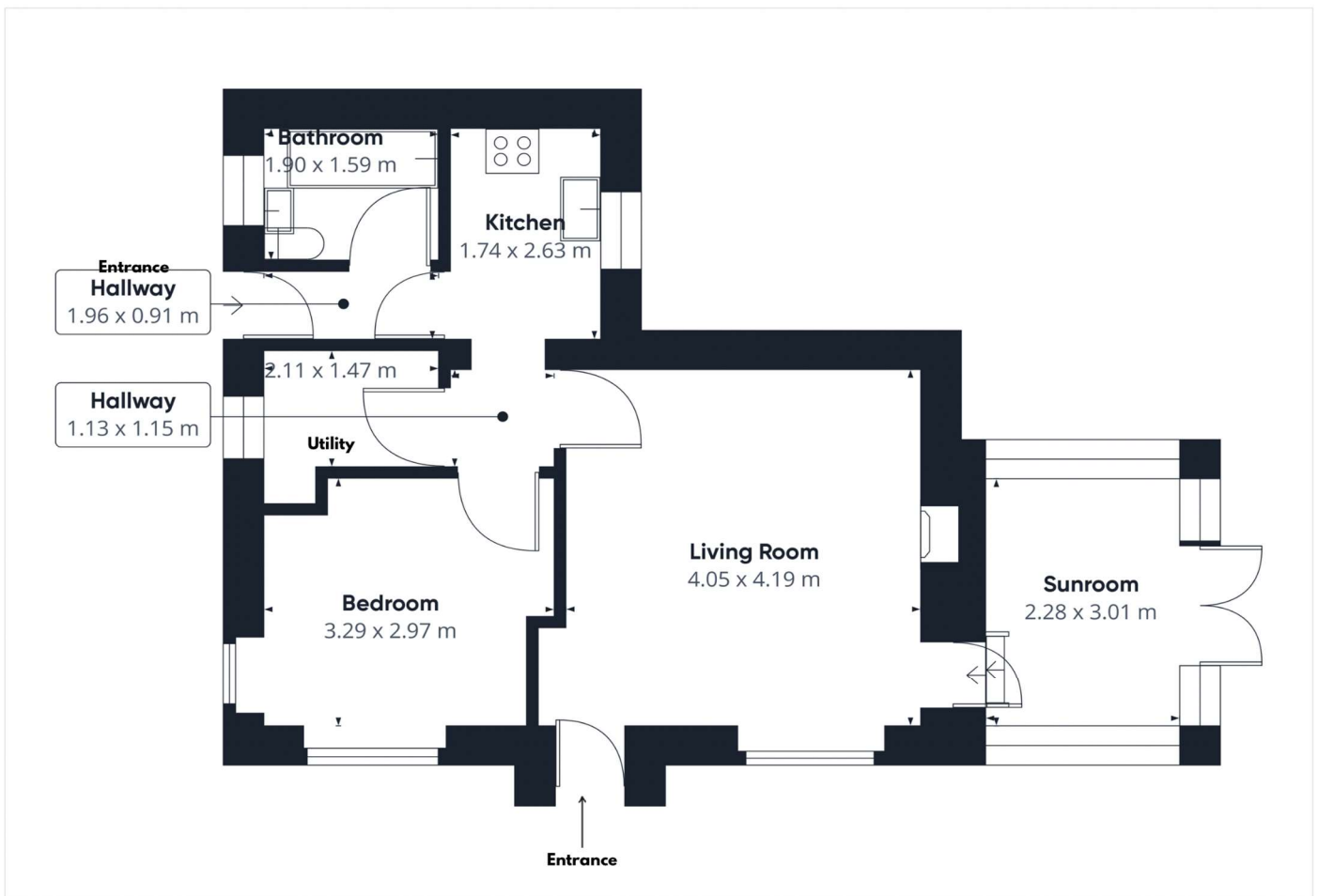
Location

Inverneill is a peaceful Hamlet on the outskirts of Ardrishaig. The main local amenities in Ardrishaig are a mini supermarket, newsagents, primary school, hairdressers, launderette, the Rumbly Tum cafe and many more. Ardrishaig also has a local pub and the Grey Gull Hotel and restaurant. Ardrishaig also boasts the beginning of the iconic Crinan Canal, a stunning walkway along a 9 mile stretch of water.

Lochgilthead provides a Co-op Supermarket and a Tesco express along with a range of smaller independent shops providing many everyday requirements. The town has a hospital, dentist, vets, car garages, banks, opticians, primary and secondary school as well as being the location for the headquarters of Argyll and Bute Council. There is a swimming pool and various sporting facilities in the town. Restaurants and cafes include Cafe 35, Argyll café, The Smiddy, the Stag hotel, the Taj Mahal Indian restaurant, Lee Garden Chinese take-away and Argyll fish and chip shop. The Horseshoe Inn at Kilmichael and the Kilmartin Hotel are also worth a visit.

Tarbert which is located on the Kintyre Way the area is a popular tourist destination, famed for its seafood, and in the summer is host to Scotland's largest sailing regatta - the Scottish Series. There are a number of cafes and restaurants overlooking the harbour in addition to a supermarket, banking services, Dentist, Doctor, Bowling Green plus 2 Churches. Tarbert Academy offers local schooling at nursery, primary and secondary level. Nearest hospital in Lochgilthead is a 20 minutes drive. There is a short 9-hole golf course in the village and two major golf courses at Machrihanish, including the Machrihanish Links, one of the finest links in the country and voted one of the top 50 courses in the UK. For outdoor enthusiasts the area offers numerous walking cycling, fishing, stalking and shooting opportunities. The nearby coves and bays of the Knapdale peninsula are a truly must-be-seen unspoilt area.

There are regular ferry services from Tarbert to the isles of Islay, Jura and Colonsay. There is also a service between Tarbert and Portavadie on the Cowal peninsula which offers an alternative route, via Dunoon, to Glasgow. The ferry terminal at Claonaig to the south provides crossings to the Isle of Arran and there is a daily flight from Machrihanish near Campbeltown to Glasgow.



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