

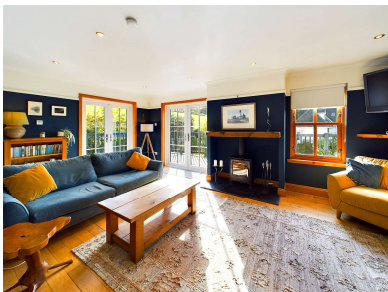


3 Bed Detached House

Guide Price: £350,000

Coille Dubh, West Loch, Tarbert, Argyll, PA29 6YF

Charming, bespoke family home with elevated sea and rural views. Set within an extensive and private corner plot with well stocked gardens and sweeping driveway. The hamlet of West Loch is a short 5 minute drive from Tarbert village with a variety of independent shops, cafes, bars, restaurants, doctor's surgery, school and a bustling harbour for sea loving enthusiasts. This spacious home comprises; Lounge with garden access, kitchen, sunroom/diner with garden access, utility room, 3 double bedrooms, family bathroom and shower room. The property further benefits from a large underbuild garage/workshop, private parking for multiple vehicles or boat storage, extensive garden grounds with veg patch, natural habitation, timber garden store, patio seating areas, wrap around balconies and decking, multi fuel stove, oil fired central heating system (GF underfloor heating), double glazing, French doors and ample storage throughout. Highspeed broadband, 4G, broadband and digital television are available.




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Entrance porch 1.53m x 0.80m /Hallway 5.35m x 1.07m

Timber entrance door with decorated glazed insert to porch with tiled flooring, pendant lighting, space for outdoor clothing and footwear. Glazed door to inner hallway giving access to all rooms on ground floor. Under stair storage cupboard with coat hanging and plenty storage space. Spot lighting, tiled flooring, socket points, space for freestanding furniture, smoke detector.

Lounge 6.23m x 3.71m

Welcoming family room with stunning elevated loch and rural views. Triple aspect windows and dual French doors to side and rear raised decking. Space in abundance with plenty of room for freestanding lounge furniture. Solid oak flooring and multifuel stove with slate hearth and oak beam mantle complement this inviting room. Spot lighting, socket points, wall mounted tv point, phone point and smoke detector.

Kitchen 4.89m x 3.04m

Contemporary kitchen units with an array of storage options throughout and under cabinet lighting. This room overlooks the rear garden and patio area. Access to the sunroom/diner and utility. Extensive granite worktop space with breakfast bar. Inbuilt electric oven/grill, 4 zone induction hob with black glass splashback and stainless steel extractor hood above, undercounter fridge and Siemens dishwasher. Countersunk stainless steel sink with swan neck mixer tap, spot lighting, slate tiled flooring, socket points, and smoke detector. Stainless steel splashbacks, wall mounted glazed shelving with feature lighting ideal for display items.

Sunroom/Diner 4.51m x 3.55m

Delightful room full of natural lights with peaceful views around the rear gardens and patio. French doors giving access to south facing outdoor seating area. Slate tiled flooring, socket points, spot lighting and plenty of room for large table and chairs. This is a wonderful space for family entertainment.

Utility 2.45m x 2.41m

Entrance from front exterior door with cat flap or directly from kitchen. Matching wall and base units with worktop space, stainless steel sink, tiled splashbacks and flooring. Window views to rear patio and gardens. Coat hooks, boot storage, socket points, space and plumbing for white goods.

Bedroom One 3.10m x 3.10m

Double bedroom on ground floor currently utilised as a study. Ample space for freestanding bedroom or office furniture. Solid oak flooring, window views to front, library shelving, socket points and spot lighting.

Shower room 1.95m x 1.70m

Modern three piece suite with walk in thermostatic shower enclosure, rainfall showerhead, concealed controls and glazed doors. Feature tabletop WHB with vanity shelving below and WC. Mosaic tiled splashbacks, tiled flooring, shaver/toothbrush point, heated towel rail, extractor fan and spot lighting.

First floor landing 2.18m x 1.86m

Carpeted staircase to first floor landing with timber balustrade. Large overhead Velux window streams sunlight into this area. Space for office furniture on landing if desired with second Velux above offering commanding loch views. Central heating radiator and socket point.

Bedroom Two 4.08m x 2.85m

Good sized double bedroom with amazing elevated loch and rural views through large dormer window to the front. Feature triangle windows view to the side. Carpeted flooring, central heating radiator, socket points and pendant lighting. Ample space for freestanding bedroom furniture. Double inbuilt wardrobes with mirrored doors and eaves storage.

Bedroom Three 4.06m x 3.57m

Substantial double bedroom with superb elevated loch and rural views through large dormer window to the front. Carpeted flooring, central heating radiator, socket points and spot lighting. Ample space for freestanding bedroom furniture. Double inbuilt wardrobes with mirrored doors and eaves storage.

Family bathroom 2.31m x 2.13m

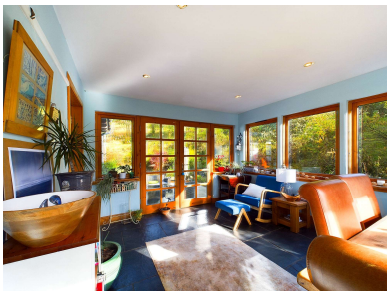
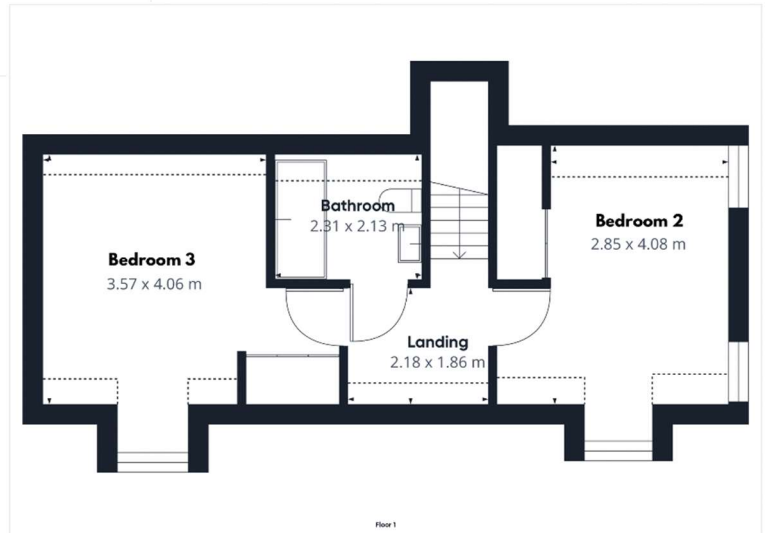
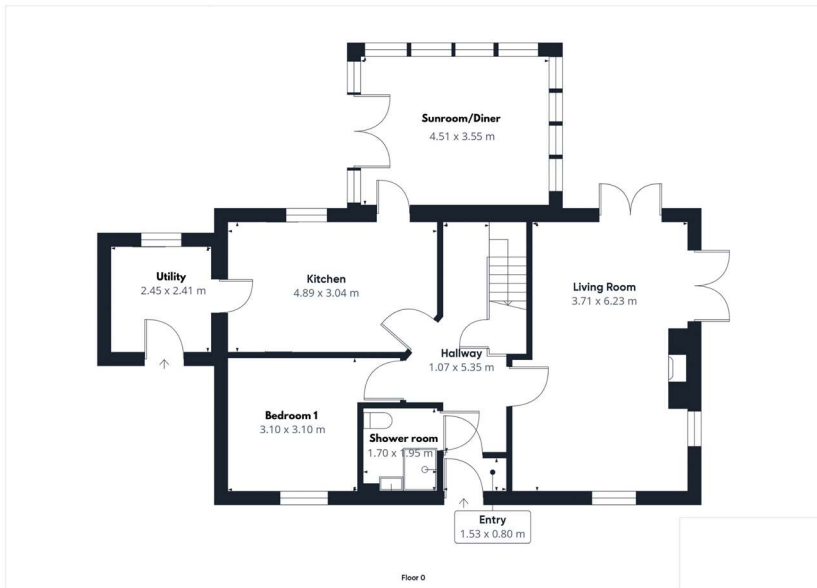
Three piece suite with double ended bath, centre taps and decorative mosaic tiling. Feature table top WHB with wall mounted mixer tap and vanity shelving below. White WC, tiled splashbacks, tiled flooring, heated towel rail, extractor fan, spot lighting and Velux window to the rear.

Outside

Large plot with various woodland and natural habitation areas to enjoy with pathways meandering throughout. A small burn runs near the property and can be heard amongst birds and wildlife that visit the garden regularly. To the front a sweeping driveway invites you to a stone chipped car park with space for numerous vehicles or boat storage. The property has a wrap around composite raised decking with main access stairs and balustrade from front. To the side there is a lawn area with active vegetable patch and surrounding fruit trees such as plum, whitecurrant and gooseberry bushes and many other fruitful annuals. To the rear there are various vantage points to sit and enjoy the views, sun and peaceful environment. A patio area with decorative stone paving provides ample room for seating and outdoor dining. Various border and bedding areas filled with annual flowering perennials such as hydrangeas and hostas guide you around the plot. Mature trees such as willows, rowan and oak further enhance the natural garden. In addition, there is a log store and good sized timber shed with lots of room for storing gardening and outdoor equipment. There are two external taps and several external sockets.

Garage/workshop 6.2m x 3.7m

Extensive under build garage/workshop with recent up and over door, recently skimmed walls, concrete base, power, light and water. Plenty of space for vehicle or boat storage plus space for work benches or outdoor water sport equipment.



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