



3 Bed Semi Detached Cottage

Guide Price: £220,000

Cumlodden Cottage East, Furnace, by Inveraray, Argyll, PA32 8XU

Traditional stone built cottage with stunning views across Loch Fyne to the front and rural scenes to the rear. This charming well presented property has retained many of the original features with exposed beams one of the highlights. Ideally located between the peaceful lochside villages of Furnace and Minard and only a 12 mile drive to Inveraray or Lochgilphead with many local amenities available. Comprising; Lounge, kitchen/diner, 3 bedrooms and family bathroom. The property further benefits from oil central heating with new boiler installed Jul 24. Multi fuel stove, private gravel driveway for multiple vehicles, front and rear gardens with bbq patio area, timber workshop/garden store with power, log store and coal bunker, double glazing, period flooring and doors. Broadband and digital television are available.




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Entrance 2.79m x 1.32m

Inner hallway with wooden floorboards, under stairs space for coat hanging and boot storage, central heating radiator and pendant lighting.

Lounge 4.86m x 4.74m at widest points

Inviting family room with spectacular loch views, exposed floorboards, original doors, sash and case windows, wood panelling, feature lighting. A handsome multi-fuel stove with slate hearth and oak mantle above provides the cosy focal point in the room. Central heating radiator, alcove library area, TV pint and socket points.

Kitchen/Diner 6.28m x 2.33m

Country style galley kitchen/diner with window views to rear garden and natural light from Velux above. Stable door with glazed insert to rear gardens. Matching base units and oak worktops, tiled splashbacks, space and plumbing for freestanding white goods, extractor hood. Belfast sink with period taps, feature wood panelling to dado height, graphite aqua click flooring, socket points and spotlighting. Ample space for dining furniture with garden views to enjoy.

Bathroom 2.00m x 1.78m

Installed with traditional fittings including a freestanding bathtub with metro tiled splashback, wall mounted thermostatic shower to centre with circular curtain frame above. Wood panelling to dado height, skylight, WC with toilet roll holder, WHB with vanity storage below, towel holder, central heating radiator and extractor fan.

Bedroom one 4.83m x 3.13m

Large ground floor double bedroom with delightful loch views to front. Good size inbuilt wardrobe with pendant lighting, shelving and clothes rail. Exposed floorboards, dressing area or potential for en suite area (2.0m x 1.2m) central heating radiator, feature cornicing and ample space for free standing furniture.

First Floor (attic rooms)

Narrow timber staircase with hessian covered treads, timber balustrade at top landing, pendant lighting and space for freestanding hallway furniture. Historic stairs not suitable with mobility issues.

Bedroom two 3.47m x 2.83m at widest points

Twin bedroom with a Velux window to the front giving elevated views of the loch, central heating radiator, combed ceilings, painted exposed floorboards, socket points space for free standing furniture.

Bedroom three 3.49m x 3.04m at widest points

Double bedroom with Velux window to the front giving stunning loch views, exposed beams and floorboards, socket points, spotlighting and original doors.

Outdoor space

The front garden has spectacular loch views from the lawn area, gravel driveway, bounded by high-level hedging and raised lawn areas with dry stone dyke walls. Climbing Clematis' and Rose bushes define the front of the cottage with bedding areas and stone chipped pathways.

Naturally sloping rear garden with patio and bbq area, log store and coal bunker, large timber workshop with power and light, mature gardens with Rhododendrons and various shrubs and trees providing privacy. Outside tap, oil tank and oil boiler to rear. Local moorings may be available for sailing enthusiasts.

Location

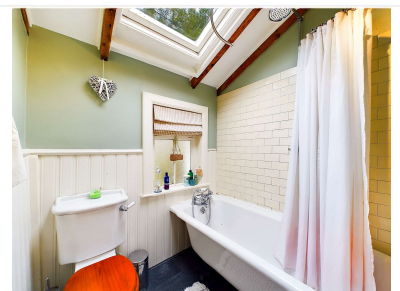
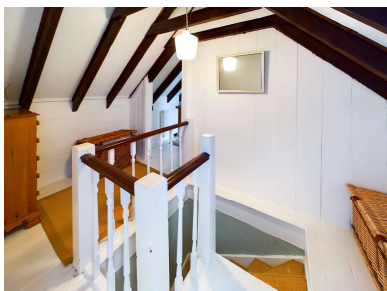
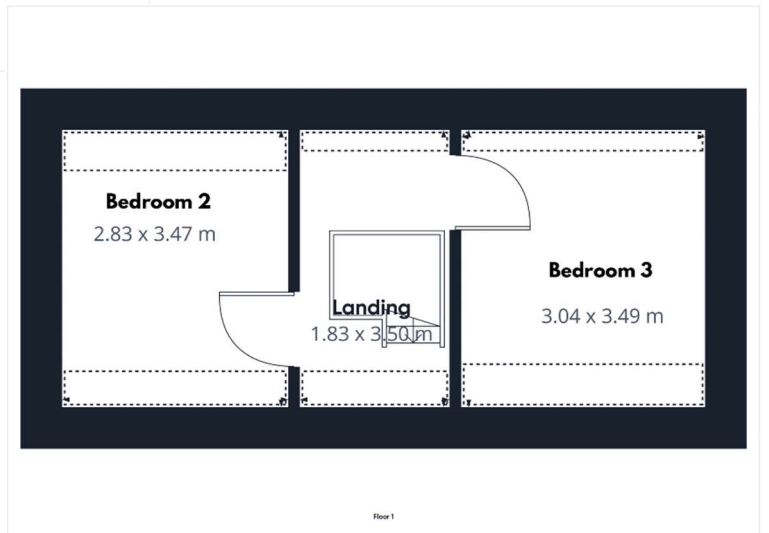
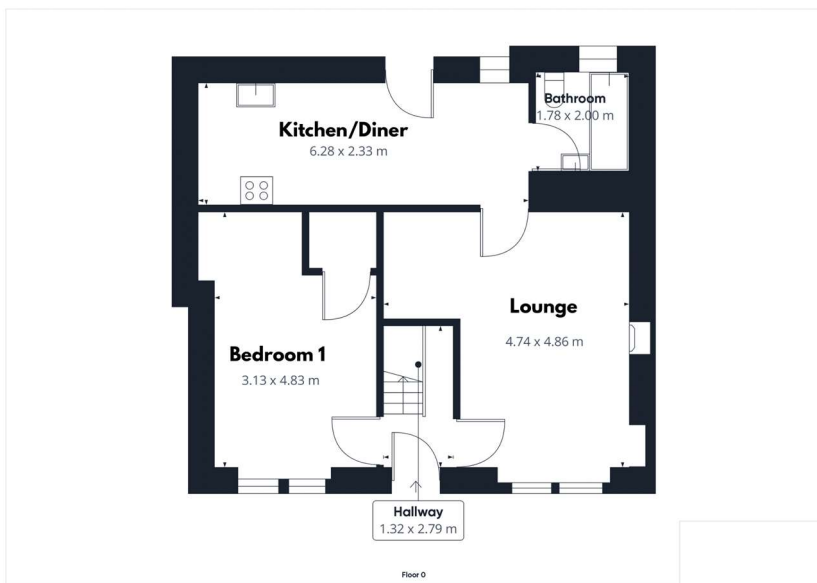
Cumlodden is nearby Crarae Gardens with café facilities and well located between the 2 main towns of Inveraray and Lochgilphead. Furnace is 1 mile along the coast road with a shop/post office, doctors surgery and village hall with community run bar/café which hosts several events throughout the year and the village offers good bus links to Glasgow. 9 miles away is the much sought after town of Inveraray, home of the Duke of Argyll, is situated approximately 1 hour west of Glasgow Airport, 45 minutes south of Oban and 30 minutes North of Lochgilphead. The town of Inveraray has the benefit of a primary school, Doctor's surgery, 9 hole golf course, a variety of independent shops, a medium size Co-operative supermarket, convenience store, and a leisure club with swimming pool and spa. Inveraray has many places to eat and drink including Brambles Bistro and the renowned seafood restaurant, Samphire.

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