

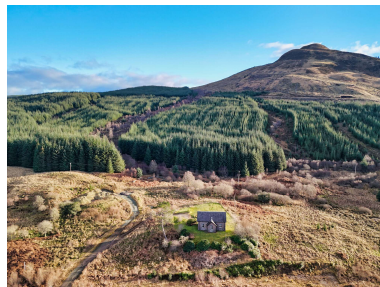


2 Bed Detached Farmhouse

Guide Price: £250,000

North Craleckan, Furnace, by Inveraray, Argyll, PA32 8XN

Traditional stone built farmhouse with approx 1 acre of grounds. Escape to the stunning Argyll countryside with this unique opportunity to acquire this rarely available family home on rural hillside setting with no near neighbours. North Craleckan boasts dramatic country views of the hills connecting west Loch Fyne and Loch Awe with forest walks nearby including 'The old Drovers Road' and 'Leacainn Walk'. Situated on the edge of the village of Furnace lies this unique property in an elevated position and set back from the A83 connecting Inveraray with Lochgilphead. Comprising; Lounge, kitchen/diner, 2 double bedrooms, family bathroom, utility and WC. The property further benefits from extensive garden grounds, driveway parking, off peak electric heating, double glazing, ample storage throughout including loft space. Digital television, BT phone line/broadband, 4G signal and broadband are available at the property. EPC rating E44 - Council Tax band D.




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Insulation upgrades include the external walls of all first floor rooms, the ground floor sitting room, the entrance hallway and all the first floor sloping ceilings except the bathroom and first floor store room were covered with 13mm plasterboard and 50mm closed cell foam insulation. A set plaster coat was then applied to all these walls.

Entrance Hallway 3.38m x 2m

Timber exterior front door to entrance hallway with window views to front gardens and countryside beyond. Access to lounge/diner, breakfasting kitchen and stairs to first floor accommodation. Carpeted flooring, pendant lighting, smoke detector, off peak storage heater, wallpaper coverings, coat hooks and feature beam to ceiling.

Lounge 4.3m x 3.7m

Welcoming family space with plenty of room for lounge furniture and partition wall creating an ideal reading snug or home office space. Dual aspect window views to front and rear. Blocked off brick open fire display space with timber mantle above, feature beams, carpet flooring, off peak storage heater, pendant lighting with decorative cornice. Alcove book shelving and large storage cupboard.

Kitchen/Diner 5.16m x 3.91m

Country style kitchen with feature ceiling beams and dual aspect window views to front and rear. Matching base units with wrought iron hinges and worktop space in abundance, space for freestanding cooker with splashback, double Belfast sink with mixer tap. Space for dining table and chairs in centre with chain suspended timber lighting frame. Wallpaper coverings, vinyl flooring in retro design, off peak storage heater with convector heating on demand, extractor fan and smoke detector. Large pantry cupboard provides excellent storage for dried goods and culinary equipment.

Rear hallway 3.47m x 1.45m

Access from rear exterior timber door or kitchen, leading to utility room with WC. Vinyl flooring, understairs storage cupboard, pendant lighting, space for outdoor footwear and coat hooks.

Utility 2.16m x 2.11m

Window views to rear, matching wall and base units, worktop space, stainless steel sink, vinyl flooring and pendant lighting. Porch loft hatch access, space and plumbing for white goods.

WC 2.11m x 0.91m

2 piece suite with WC and WHB. Tiled splashback, vinyl flooring, wall mounted towel and toilet tissue holder.

First Floor landing 1.97m x 1.93m

Carpeted staircase with timber balustrade to first floor accommodation and half landing family bathroom. Top landing with pendant lighting, loft hatch access and large walk in storage cupboard with Velux window.

Bathroom 1.67m x 0.96m

Located on the half landing. Three piece suite with bath, WHB and WC. Vinyl flooring with one step to bath and sink area. Decorative timber wall cladding to dado height, tiled splashbacks, heated towel rail and pendant lighting. Shaver point and extractor fan.

Bedroom One 4.26m x 3.98m

Good sized double bedroom with elevated countryside views to the side. Carpeted flooring, space for freestanding bedroom furniture, double inbuilt wardrobes, hot water tank/airing cupboard, pendant lighting and off peak storage heater. Wallpaper coverings to feature wall.

Bedroom Two 3.95m x 3.78m

Good sized double bedroom with elevated countryside views to the side. Carpeted flooring, space for freestanding bedroom furniture, quadruple inbuilt wardrobes, pendant lighting and electric on demand heater. Wallpaper coverings to feature wall.

Outdoor space

The property is set within approx 1 acres of grounds mainly laid to lawn with stock fencing defining the boundaries. Rhododendrons border the front gardens with a selection of mature shrubs and trees. Ample space to create further features and live a rural lifestyle. Private parking for several vehicles. The plot is positioned in a rural setting surrounded by hills and the Leacainn Burn runs opposite the property on the neighbouring fields. The Leacainn Walk is a delightful country walk linking the nearby village of Furnace with the local historical crofting museum Auchendrain. Another well know local walk 'The Old Drovers Road' offers 7 miles of nature walking linking west Loch Fyne with the popular Loch Awe area.

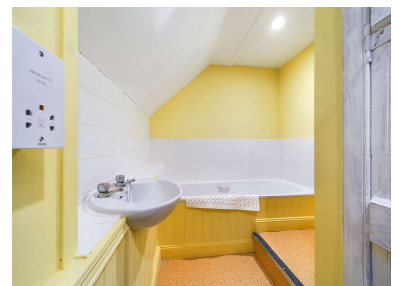
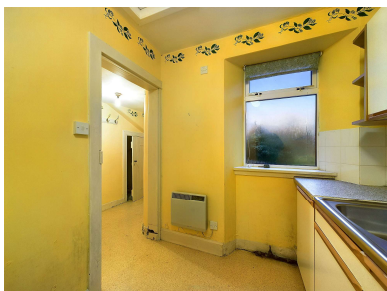
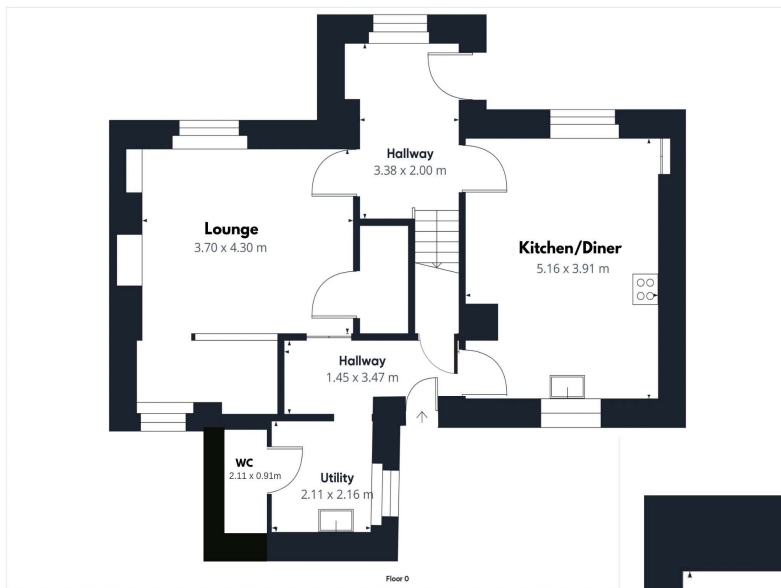
Location

Furnace is well located between the 2 main towns of Inveraray and Lochgilphead. There is a local shop with post office, doctors surgery and village hall with community run bar/cafe which hosts several events throughout the year and the village offers good bus links to Glasgow. 8 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 is well known for the many places to visit, eat and drink.

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