

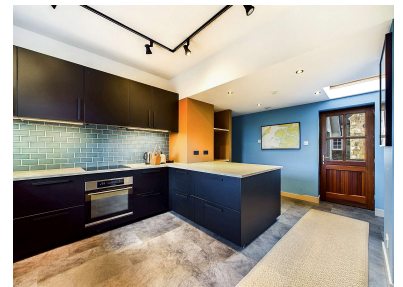


4/5 Bed Detached House

Guide Price: £475,000

Lora Villa, Connel, Oban, Argyll, PA37 1PD

Lora Villa stands as a beacon of Victorian elegance blended with modern convenience and flexible layout. This extended lochside property is set within the charming village of Connel, just five miles from the bustling town of Oban, offering breath-taking views over Loch Etive and Ben Lora beyond. The property features a contemporary kitchen, seamlessly blending classic design with contemporary functionality. The spacious open-plan living area is designed for relaxation and family entertainment with garden access. Large, full-height windows and doors flood the spaces with natural light while providing stunning views. Lora Villa's outdoor spaces are equally impressive, featuring beautifully landscaped gardens with a pathway that leads down to the water's edge. There is a large integral workshop/garage, Hypervolt car charging point and private driveway. Additional to the superb public living areas, the property comprises; 4/5 bedrooms (inc master with ensuite shower room), family bathroom, two WCs, utility room, home office and formal sitting room. The property further benefits from two wood burning stoves, oil central heating with recently installed combi boiler, economic smart heating control system, double glazing with traditional sash and case windows, and patio doors with raised decking to walled gardens. High-speed broadband, 4G and digital TV are available. EPC E43 - Council Tax band G




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Entrance/Porch 2.04m x 1.45m
Timber storm doors to tiled porch with window to front and space for coating hanging/boot storage.

Entrance Hallway 3.43m x 1.37m
Inner entry door to carpeted hallway with delightful carpet tread staircase leading to first floor accommodation. Hallway has feature pendant lighting, central heating radiator and under stairs storage facility.

Sitting Room 4.5m x 3.76m
Welcoming family room with dual aspect window views to front and rear. Ample space for freestanding furniture. Wood-burning stove with traditional surround provides the focal point in the room. Carpeted flooring, socket points, two central heating radiators, feature wall lighting, feature pendant lighting and tv point. Recessed alcove storage either side of fireplace.

Home Office (bedroom 5 option) 3.69m x 3.64m
With window views to the front driveway, wall shelving and glazed cabinet, this would make an ideal study but also offers potential as 5th bedroom or hobby space. Parquet style wooden flooring, central heating radiator, pendant lighting and socket points. Space for freestanding office furniture.

Bedroom One 2.78m x 2.37m
Smaller bedroom with window views to side of property. Inbuilt storage, carpeted flooring, feature spotlighting, central heating radiator and socket points. Room for freestanding furniture.

Kitchen 5.13m x 3.54m
A contemporary and recently installed fitted kitchen with a spacious feel. Matching wall and base units and various storage options throughout. Contrasting worktop in abundance. Integrated fridge, freezer and dishwasher. Inbuilt electric oven/grill, 4 zone induction hob and modern under cabinet lighting. All integrated white goods are included in the sale. Teal glazed metro tiles as splashbacks, feature spotlighting, tile effect flooring, vertical central heating radiator, composite sink with mixer tap. Window views with Velux above providing natural light stream. Access door to side driveway, car charging point and garage vehicular door.

Inner Hallway 3.88m x 1.39m
Steps from kitchen with tiled flooring, two inbuilt storage cupboards and spotlighting. Access to integral garage/workshop, utility, WC and open plan lounge/diner.

Utility Room 2.93m x 2.14m
Space and plumbing for white goods. Base units with stainless steel sink, tiled flooring, pendant lighting, loft hatch access and entry door from rear gardens. Space for outdoor clothing and footwear. Houses combi boiler (new in 2023 & recently serviced) and window to rear.

WC 1.15m x 0.99m
Two piece suite with WHB and WC. Tiled flooring, pendant lighting, tiled splashbacks, heated towel rail and extractor fan. Opaque window to gardens.

Open Plan Lounge/Dining area 5.56m x 3.52m/5.56m x 4.38m
Superb multi-purpose family space with fitted bar including sink and dual garden access through glazed doors. Light and bright with lots of room over two levels for lounge/dining furniture. Floor to ceiling windows and Velux above inviting natural daylight through the room. Dining area has wooden flooring, three vertical central heating radiators, downlighting and doors to garden raised decking. Lounge area is accessed down steps to tiled flooring. Central to the whole space is a wonderful wood-burning stove with exposed flue. Decorative glass blocks within display units and shelves compliment the two spaces. This truly is the most delightful spot for all the family to relax and enjoy the wonderful garden, loch and countryside views.

First Floor Landing 3.42m x 0.85m
From the main stairs turning to the right, the carpeted hallway with skylight above takes you to master bedroom two, bedroom three and the family bathroom.

Master bedroom Two 4.4m x 3.65m
Impressive double bedroom with elevated loch views to the rear and front garden/driveway. Plenty of space for freestanding bedroom furniture, wood effect flooring, two central heating radiators, pendant lighting, socket points and ensuite access.

Ensuite shower room 2.09m x 1.37m
Modern three-piece suite with thermostatic shower, WHB and WC. Wood effect flooring, opaque window to front, heated towel rail, vanity storage, extractor fan and spotlighting.

Bedroom Three 3.03m x 2.95m
Double bedroom with window views to front. Carpeted flooring, central heating radiator, pendant lighting, socket points and ample space for freestanding bedroom furniture.

Family bathroom 3.02m x 2.86m
Four-piece traditional style suite with bath with splashbacks and central taps, thermostatic shower enclosure with glazed screen, WHB and WC. Elevated window views to rear. Tiled splashbacks, wooden flooring, extractor fan, heated towel rail, shaver light and spot lighting.

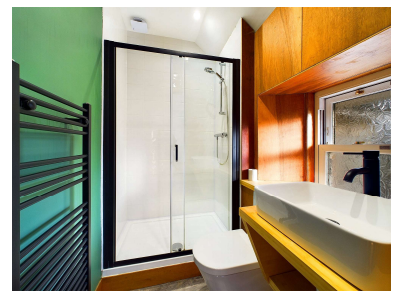
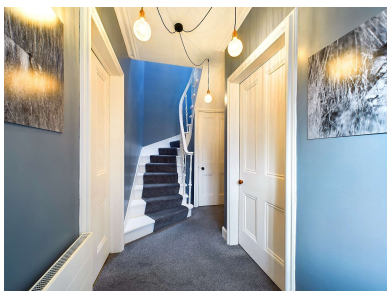
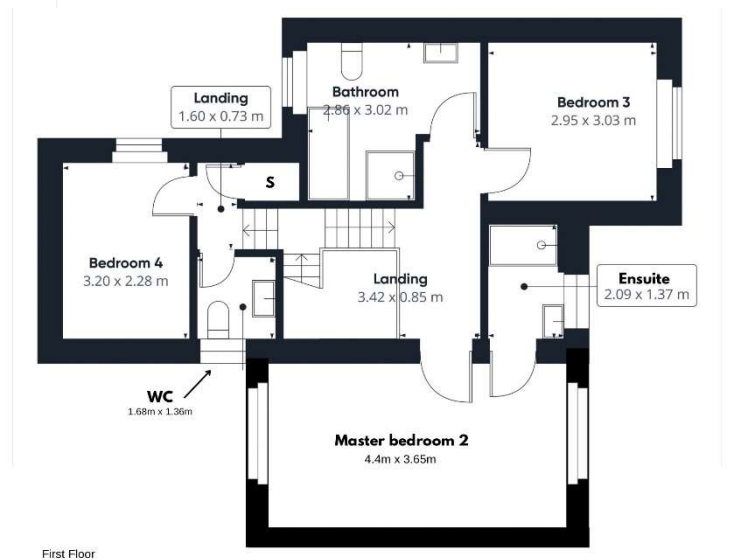
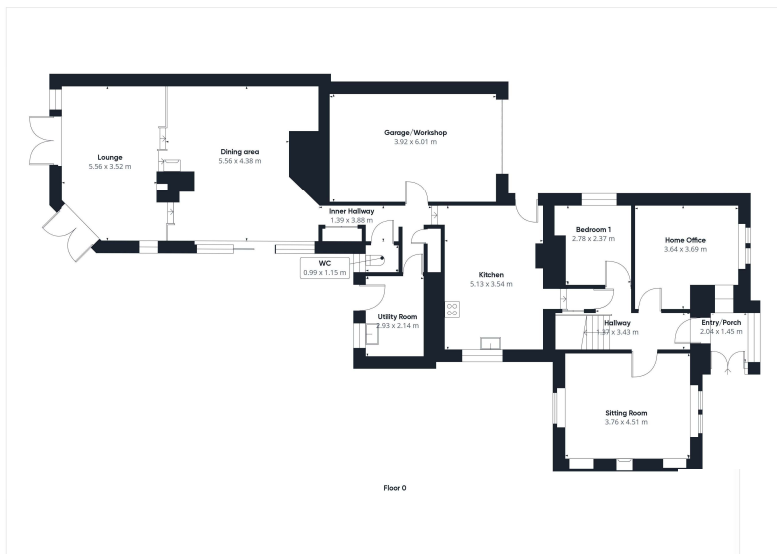
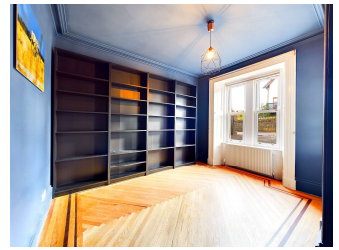
Upper Landing 1.60m x 0.73m
From the main stairs turning left, leading to fourth bedroom and WC. Landing is carpeted with a storage cupboard.

Bedroom Four 3.20m x 2.28m
Double bedroom with side window views. Pendant lighting, carpeted flooring, central heating radiator, socket points. Space for freestanding bedroom furniture.

WC 1.68m x 1.36m
Two-piece suite with WHB and WC. Window to side, carpeted flooring, central heating radiator, pendant lighting, tiled splashbacks and shaver light.

Integral Garage/Workshop 6.01m x 3.92m
This fantastic garage/workshop includes new up-and-over door to the front and integral access from the inner hallway. It is equipped with power points, central heating and light. Brick-built with concrete base. Lots of storage space throughout and ample room for workbenches, outdoor/sports equipment, sailing apparatus and vehicle.

Outside
Well-maintained grounds with stone walls, iron railings and gated entrance from the main road welcome you to the stone chipped driveway at the front of the property. To the side lies the integral garage/workshop and Hypervolt electric car charging port with ample parking. The rear gardens are child- and pet-friendly, secured by gates and mainly laid to lawn. Flagstones and steps guide you down to private shore access. There is a wonderful stone-laid vantage point at the bottom of the garden to enjoy the stunning outlook and sunsets. Raised decking surrounds the extended open-plan living space with 2 patio door points. Mature trees, annual flowering perennials, bedding areas, azaleas and hydrangeas highlight the boundary well. Outside taps and refuse storage space to the side.



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