



2 Bedroom Semi Detached

Offers Over: £300,000

The Old School, Lochawe, Dalmally, Argyll, PA33 1AQ

'Awe' inspiring period property with spectacular views towards the iconic Loch Awe and Kilchurn Castle, with a dramatic mountain backdrop. The Old School is a traditional stone-built property that has been lovingly converted into a wonderful family home complemented by the perfect blend of original features and contemporary finishes throughout, with extensive elevated garden grounds and private parking. Located in the picturesque commuter village of Lochawe, approx. 30-minute drive or train journey to Oban with a host of mainstream amenities. Just a hundred yards up the road towards Oban is St. Conan's Kirk, a well-known historic landmark blending cultural preservation and numerous opportunities for community involvement. Comprising; open plan lounge, kitchen, diner and snug, 2 good sized double bedrooms, an impressive atrium/sunroom extension that could provide a 3rd bedroom if required, family bathroom on the ground floor and a shower room on the first floor. The property further benefits from oil central heating; a recently installed wood burning stove, double glazing, patio doors, easily accessible loft storage inlets, spacious gardens, outdoor seating areas, log/tool store, tarmac driveway with gates and private parking. Highspeed broadband, 4G and digital television are available. EPC E43 - Council tax band E




ARGYLL
Estate Agents

Atrium 5.43m x 2.42m / Sunroom 5.13m x 2.85m

Impressive entrance to this wonderful home with triple aspect window views. Exposed stonework to one wall with entrance door to inner hallway. Glazed doors welcome you from the front of the property to a spacious area laid out over two levels. Full height glazing to the front with wonderful loch, hills and garden views. Composite flooring, space for outdoor clothing, footwear and furniture. Open plan to the second level sunroom with French door garden access to the side of the property, carpeted flooring, space for furniture, socket points, spotlighting, central heating radiator, small inbuilt storage cupboard with tap and decorative wall panelling. The sunroom area has the potential to provide a 3rd bedroom or fantastic home office if required.

Hallway 4.93m x 0.90m

Feature wall panelling, vinyl flooring, boiler cupboard, smoke detector, socket points, central heating radiator and feature wall lighting.

Bedroom One 6.13m x 3.44m

Peaceful and spacious bedroom with dual windows to the rear garden and hillside beyond. Inbuilt wardrobe with mirrored sliding doors, two central heating radiators, socket points, pendant lighting with cornice, carpeted flooring and feature wall panelling. Ample space for freestanding furniture.

Bathroom 2.46m x 1.52m

White three-piece suite with thermostatic shower and screen over the bath, WHB and WC. Tiled splashbacks, inbuilt vanity storage, illuminated wall mirror, decorative wall panelling to dado height, heated towel rail, spotlighting and extractor fan.

Open plan living areas

Elegant, multifunctional spaces over two levels designed tastefully to provide the perfect family living and entertainment environment.

Kitchen/Diner and Snug 5.84m x 5.70m

Lower level of the fantastic split level open plan living space. Designer solid oak wall and base units with numerous storage options throughout including glazed display cabinet, curved corner cabinets and shelving. Contrasting worktop with matching backboards. Integrated dishwasher, fridge and wine cooler. 4 zone electric hob with black glazed splashback, oven and grill below and extractor hood above. Heat detector, USB socket points, composite sink with swan neck mixer tap and extensive views over the rear garden and mountain beyond. Laminate flooring, spotlighting. Space for dining table and chairs with feature pendant lighting above. Large cupboard with power currently housing a freezer. The snug is a cosy spot nestled between the kitchen and lounge with the most handsome original timber beam fireplace and recently installed wood burning stove, USB socket points and feature wall lighting.

Lounge 5.80m x 4.83m

Three carpeted steps lead you to this wonderful family room with high ceilings, cornicing and the most wonderful picture window views overlooking the spectacular Loch Awe and Kilchurn Castle in the distance. Chandelier lighting with ornate cornicing and decorative wall panelling give this room a real touch of period class. There is ample space for freestanding lounge furniture and two central heating radiators. Multiple USB socket points.

Gallery study/office space 2.23m x 2.07m

Carpeted staircase from the lounge area with painted timber balustrade and wall panelling leads to the first-floor accommodation. Gallery style study space with stunning views to the loch. USB socket point, smoke detector and flush ceiling light.

Bedroom Two 3.70m x 3.39m

Good sized double bedroom with further gorgeous, elevated loch/mountain views and castle scenes beyond. Carpeted flooring, wall panelling, central heating radiator, plenty of space for freestanding bedroom furniture and socket points. Bedside wall lights and pendant ceiling lighting. Three concealed loft hatch access points with generous space and easy access.

Shower room 2.06m x 2.04m

Modern and recently installed, this lovely three-piece suite with thermostatic shower enclosure, WC and WHB with vanity unit below. Vinyl click flooring, wall mounted mirror with vanity storage cupboards, Velux to rear, extractor fan, spotlighting and wet wall panelling to all walls. Handy inbuilt cupboard with space and plumbing for washing machine and tumble dryer.

Outside

Sweeping tarmac driveway with gated entrance to gravel private parking area. Steps or path to front entrance. Sloping lawn area to the front with various annual bulbs such as daffodils and bluebells, hedging and flowering shrubs surround the boundary with beautiful camelia, azalea and heather in abundance. Gravel pathways and slabs guide you around the garden. To the side a patio area with space for outdoor furniture is ideally positioned to the glazed patio doors of the Atrium area. External power supply. Sloping lawn to the rear with feature rhododendrons, azaleas and established trees provide an inviting natural habitat for local wildlife. The adjacent burn 12-15ft below the garden adds to the charm along with the local birdsong. The gardens are enclosed with original dry stone dykes defining the boundary. There is a stone-built log/tool store.

Location

Lochawe village is home to the iconic St Conan's Kirk and Kilchurn Castle. There is a local village convenience store with post office facilities where you can also purchase fishing permits and bait. The multi award-winning Ben Cruachan Inn has a great variety of food and drink with entertainment throughout the year. Transport links are good with regular trains and buses connecting Oban and Glasgow from the village. The village is very popular with outdoor pursuit enthusiasts with numerous water-based activities and the Cruachan range with its four Munros on your doorstep. In winter, skiing and snowboarding can be had in Glencoe (45 minutes) with a mountain bike track on offer in the summer months.

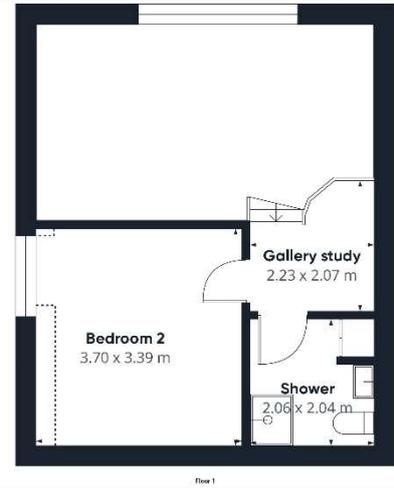
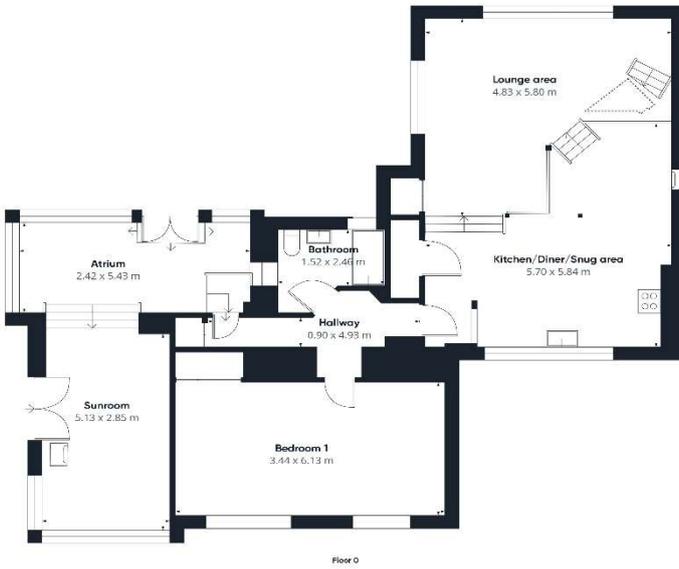
The neighbouring village of Dalmally provides additional services such as a recent purpose-built community hall with multiple activities available, shinty pitch, doctor's surgery, pharmacy, local shop and primary school. The secondary school is located in Oban; school children commute by daily train. The River Orchy is a renowned salmon river with a local angling club, and also offers excellent canoeing and wild swimming with the Community Garden on the riverbank. Dalmally's 9 hole Golf Club is less than a mile away.

Thinking of selling or switching agents?

Call now to find out more about the best deal in your area.

Call Oban 01631 561130 further details

These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, the information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken using a laser measure (therefore may be subject to a small margin of error) at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and movable items contained in the property are for guidance only.



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

What's included

Your property is displayed in our prominent High Street windows in Oban, Inveraray and Lochgilphead
We advertise in all major property websites more than any other Agent in Argyll
You only pay our sales fee from the proceeds of your sale on the day of completion
Valuable local knowledge with all the services offered by a city based agent
Wide-angle photography as standard
Instruction and support completing your Home Report
Agreeing on your proactive marketing strategy
The production of property particulars and floorplan
Regular email alerts tailored to motivated buyers on our extensive mailing list
Unique property matching service with buyers from around the UK and abroad
Social media posts on Facebook, Twitter, Instagram and Youtube
Erection of a standard for sale board at your property
All postage, stationary and telephone charges
Liaising with both Solicitors through to sale completion

Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
Licensed aerial photography (subject to location and weather)
Qualified accompanied viewings carried out
HD walkthrough video tours
Hard copy glossy brochures (minimum quantity 30 copies)
Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

Lochgilphead Office:
20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Office: 01546 607045
Mobile: 07771 541578
Email: mail@argyllestategents.com



Oban Office:
3 Combie Street, Oban
Argyll PA34 4HN

Office: 01631 561130
Mobile: 07771 541578
Email: mail@argyllestategents.com

Our offices...

are located in the main thoroughfares of both Lochgilphead and Oban. We are currently open by appointment only Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.


ARGYLL
Estate Agents