



5 Bed Country House

Guide Price: £775,000

Leragsbeg, Lerags Glen, by Oban, Argyll, PA34 4SE

Presenting this luxurious, traditional stone-built country house dating back to the early 1800's. Set in tranquil and sought after Lerags Glen on a wonderful mixed amenity plot in excess of 1.5 acres with sea and countryside views, The property has been lovingly stripped back and fully renovated to a very high standard by the current owner. Seamlessly blending historical charm with energy efficiency and contemporary design, this family home has had no expense spared. Immerse yourself in breathtaking views of the surrounding glens, hills, and the tranquil sea loch 'Feochan'. Beautifully positioned in a private spot within expansive well-presented garden grounds that attract an abundance of local wildlife, creating a serene semi-rural environment for family life. A self-contained one-bedroom annex with a kitchen/lounge and a bathroom offers extra living space for friends and family visiting or potential rental income. The house boasts many architectural highlights such as curved walls, locally sourced and milled timber beams, farmhouse style interior doors, large arched full height windows and numerous patio doors that provide ample natural light and access to the stunning gardens. EPC rating B - Council tax band F.




ARGYLL
 Estate Agents

Entrance Hall 3.31m x 2.09m

Spacious entry hall. Timber exterior door with opaque glazed insert, pendant lighting, plenty of coat hooks and outdoor footwear storage space.

WC 2.04m x 1.08m

Modern two piece suite. Locally sourced ash vanity unit with countertop WHB and mixer tap. WC, opaque window to rear, tiled splashbacks, feature wall paper to feature wall and pendant lighting.

Open Plan Lounge/Diner/Kitchen 11.35m x 5.76m

A family and entertainment space with the wow factor. Triple aspect views across the glen and towards loch Feochan. Arched windows with deep ledges for displaying items or window seat cushions, welcome you with natural light through the open plan room. Locally sourced timber beams and pillars enhance and define the living spaces. Lounge area has plenty of room for freestanding furniture, a wood burning stove with exposed flue, tv point, socket points and pendant lighting. Designer 'Timerous Beastie' feature wallpaper to either side of the lounge entry. Stairs to first floor accommodation with storage area beneath handcrafted with local Ash providing book shelving and cupboards. The dining area is ideally located between the lounge and kitchen zones with ample space for sideboards, dresser, good size dining table and chairs with feature pendant lighting above. Kitchen area is roomy and functional with garden access through glazed patio doors to various seating areas in the delightful surroundings. A variety of solid in frame ash cabinets made by Smallbone with a diversity of storage options including a large pantry style cupboard. Integrated fridge, stainless steel butcher style storage unit with matching worktop. Plentiful granite worktops, countersunk double stainless steel sink with swan neck mixer tap and tiled splashbacks. Electric AGA range with 5 zone hob, double oven, warming oven and grill, Bosch extractor hood above. Central island with quirky pendant lighting (pots and pans) above with breakfast bar seating space on the other side. Spotlighting, ample socket points, space and plumbing for white goods. Arched glazed doors leading to the patio and gardens.

Utility 4.70m x 2.83m

Generous utility area with access to rear yard with canopy and woodstore. Space and plumbing for white goods, matching wall and base units with plenty of worktops, coat hooks and space for outdoor footwear. Extractor, pendant light, smoke detector and socket points. Boiler room houses the solar hot water system and recently installed 2022 air source heating system control units.

Hobby Room 4.68m x 2.85m

Currently used as a hobby with potential to be utilised as an additional 6th bedroom. This light and bright craft room is fully equipped with hand crafted shelving. Pendant lighting, socket points, glazed door to front patio and garden.

Annex Hallway 3.34m x 2.87m

Hallway boasts an original oak beam, inbuilt storage cupboards with clothes rails and shelving. Private access from rear yard through UVPC door with opaque glazed insert.

Annex Bedroom 3.26m x 2.77m

Good sized double bedroom with window views to front and historic beam showing JP initials (over 150 years old). Space for freestanding bedroom furniture, pendant lighting and socket points.

Annex Lounge/Breakfasting Kitchen (open plan) 5.78m x 2.97m

Dual window views to the side of the property capturing the glen from another vantage point. Open plan space with ample room for lounge and dining furniture. Matching wall and base units with contrasting worktops. Stainless steel sink with swan neck mixer tap, Integrated fridge, Smeg electric 4 Zone hob with stainless steel splashback, mid height AEG microwave, oven and grill. Mosaic tiled splashbacks, spotlighting, smoke and heat detector. Exposed beam provides another reminder of the historical charm this property has in plenitude.

Annex Bathroom 2.34m x 1.84m

Three piece suite with full size bath with shower mixer attachment, WHB and WC. Tiled flooring, wall mounted toilet tissue holder, opaque window to rear, pendant lighting, extractor fan and wet wall splashbacks.

First Floor Landing 7.23m x 2.50m

Timber staircase with wrought iron features to first floor accommodation. Horizontal picture window with glorious view to rear gardens at mid level. Landing is complemented with solid oak flooring and natural light from dual windows to rear, loft hatch access, pendant lighting, smoke detector, storage cupboard housing the private water filtration system.

Sitting Room 5.88m x 4.53m

A delightful formal sitting room with triple aspect elevated views to the sea at the front and gardens to the side and rear. Plenty of room for freestanding lounge furniture, wood burning stove, timber mantle, tiled hearth and backboards. Central heating radiator, solid oak flooring, feature wall lighting, pendant lighting, socket points and smoke detector.

Hallway 8.51m x 0.82m

Retaining the original interior walls with decorative painted panelling this lengthy hallway has inbuilt storage cupboards embossed with historical local maps, carpeted flooring and pendant lighting.

Master Bedroom One 4.14m x 3.80m

Spacious double bedroom semi open plan to a good size dressing room with ample storage and shelving. Plush carpeted flooring, window views to the side with lovely glen views. Plenty space for freestanding bedroom furniture, pendant lighting, twin central heating radiators.

Dressing Room 4.16m x 1.99m

Walk in dressing area with carpeted flooring, inbuilt wardrobes, multiple shelves, space for dressing table and socket points. Elevated views to the front.

Bedroom Two 3.81m x 2.90m

Good sized double bedroom with ample space for freestanding bedroom furniture. Carpeted flooring, elevated window views to the front gardens, glen and loch beyond. Inbuilt dressing area and quadruple wardrobes with feature wallpaper design, central heating radiator, pendant light, tv point and socket points.

Bathroom 4.35m x 2.00m

Traditional themed three piece suite with back to the wall rolltop bath, mixer tap and shower attachment, WHB and WC. Large window, heated towel rail, wall panelling, wall lighting above mirror, tiled splashbacks, vanity storage space, extractor fan and dual pendant lighting.

Bedroom Three 4.40m x 2.93m

Good sized double bedroom with ample space for freestanding bedroom furniture, inbuilt wardrobe and alcove shelving. Carpeted flooring, dual window views to the front gardens, glen and loch. Central heating radiators, dual pendant lighting, tv point and socket points.

Shower Room 4.23m x 1.59m

Modern three piece suite with large walk-in thermostatic shower enclosure, rainfall and handheld shower attachments. Large WHB with vanity storage beneath and mirror above. WC, wet wall splashbacks, inbuilt vanity storage cupboard, tiled flooring dual windows to rear, dual pendant lights, extractor fan and heated towel rail.

Bedroom Four 5.69m x 3.26m

Good sized double bedroom with ample space for freestanding bedroom furniture. Carpeted flooring, dual elevated window views to the front gardens, glen and loch. Two central heating radiators, dual pendant lighting, tv point and socket points.

Outside Spaces

Garden Room 4.07m x 3.74m

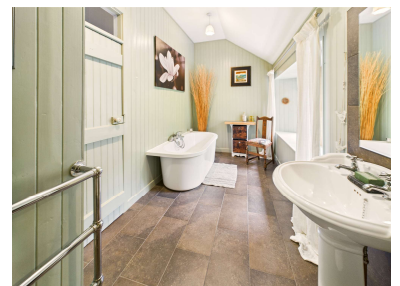
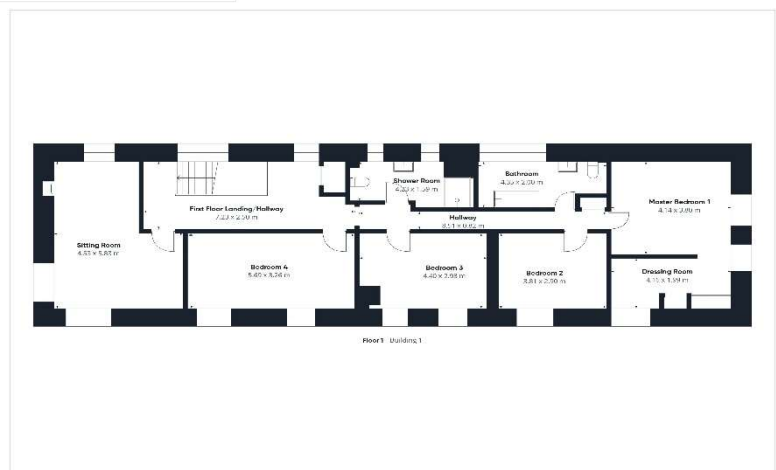
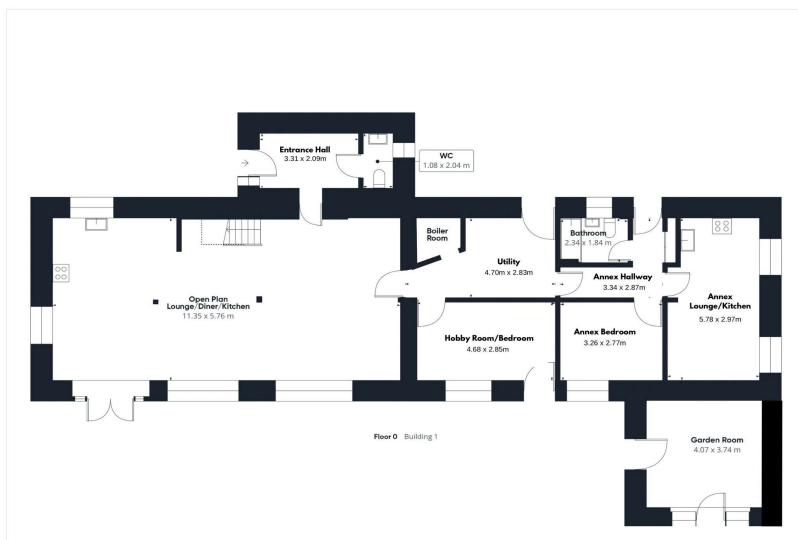
The perfect getaway for hobbies, home office or horticultural activities. Dual access with glazed doors and full height window to patio seating area and gardens. Concrete base, wall shelving throughout, space for work benches. Power and lighting provided.

Main workshop 5.96m x 4.06m

Large detached workshop with timber doors, insulated walls, concrete base, work benches, shelving, storage space, power and light.

Tool Store 3.87m x 2.77

Storage space attached to the main workshop with plenty of space for storing equipment and tools. There is also a paint store and two inbuilt log stores in this multi purpose building.



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.

Head Office:

20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Lochgilphead area: 01546 607045 / **Oban area:** 01631 561130

Mobile: 07771 541578 **Email:** mail@argyllestateagents.com


ARGYLL
Estate Agents



We have prominent window displays in the main thoroughfares of both Lochgilphead and Oban. Our office is open by appointment 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.