



3 Bed Detached House

Guide Price: £350,000

Croft Cottage, Creagantairbh Beag, Ford, by Lochgilphead

Escape to the captivating Argyll countryside and acquire this superb family home with a mixture of stone cladding and white render finish, set in a peaceful and semi-rural location with glorious wrap around gardens and stunning glen views. Croft Cottage offers a flexible living space and is positioned at the top of a shared farm track in the most scenic spot before the village of Ford with an array of local wildlife on your doorstep and fabulous fishing lochs nearby while being within easy commuting distance of Kilmartin, Lochgilphead and Oban. Comprising; Lounge, open plan kitchen/diner, three double bedrooms, an ensuite, family bathroom and south facing conservatory. The property further benefits from Solar PV panels with hot water heating divertor, double glazing, an open fire, electric central heating with traditional column style radiators, cottage style interior doors with black hinges and latch handles. A detached summerhouse within the extensive, well stocked and maintained gardens. Various seating areas, patio's, raised decking, veg patch, feature stream, 2 wildlife ponds, log store, good size detached timber workshop and private driveway with parking for numerous vehicles. Solar PV feed in tariff will be transferred to the new owner. Broadband, 4G and digital television are available. EPC rating D67 - Council Tax Band E.




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Lounge 4.52m x 3.26m

Welcoming sitting room with three windows to the glen and ample space for lounge furniture. Focal point wood burning stove with exposed flue, timber flooring, TV point, inbuilt book shelving, central heating radiator, smoke detector, socket points, pendant lighting and phone point.

Kitchen/Diner 5.79m x 3.11m + 2.48m x 2.38m

A wonderful open plan room with triple aspect scenic views. Ivory shaker style wall and base units with plenty of contrasting worktops. Various storage and display options throughout including wall mounted plate rack, semi glazed wall units and basket storage unit. Stainless steel sink with swan neck mixer tap, tiled flooring, mosaic tiled splashbacks, spotlighting, pantry, inbuilt book shelving and feature pendant lighting. Space and plumbing for white goods. Everhot electric range cooker with twin hot plate, single hot plate, double oven and Rangemaster extractor hood above. Dining area with ample space for family dining and freestanding furniture. Central heating radiator, ample socket points and smoke detector. Inbuilt cupboard housing the hot water tank. Stable style UPVC door to gardens, internal door to utility room and fully glazed French doors to the light and bright conservatory.

Sunroom 2.78m x 2.61m

Located off the kitchen/diner with the most delightful garden and hillside views. Double glazed doors on either side. Tiled flooring, space for freestanding furniture and plants.

Utility/Boot room 2.78m x 1.70m

Ample space for a chest freezer, coat hooks and outdoor clothing. UPVC door with glazed insert to rear gardens (cat flap in situ). Window views to rear, wall lighting, electric meter, vinyl flooring and socket points.

Hallway 2.40m x 2.18m

Ground floor hallway with rear garden window views, timber flooring, space for furniture, central heating radiator, under stair storage cupboards, pendant lighting, phone and socket point.

Bedroom One 3.78m x 3.23m

Good sized double bedroom on the ground floor boasting dual garden and countryside views. Carpeted flooring, central heating radiator, pendant lighting, socket points ample space for freestanding furniture.

Family Bathroom 2.79m x 2.40m

Adjacent to the ground floor double bedroom. White four piece suite with thermostatic quadrant shower enclosure, wet wall splashbacks, roll top bath with twin taps, WC and WHB. Extractor fan, solid marble flooring, wall tiling, heated towel rail, feature wall and spotlighting. Opaque window to rear and space for vanity storage furniture.

First Floor

Timber staircase and balustrade to first floor accommodation. Upper landing with inbuilt cupboards, Velux window above, smoke detector and spotlighting.

Bedroom Two 3.52m x 3.40m

Good sized double bedroom with ensuite facilities, Velux to the front and dormer window view to rear, both of which offer fantastic, elevated glen views. Currently used as a home office with inbuilt book shelving, carpeted flooring, central heating radiator, spotlighting, socket points and eaves storage.

Ensuite bathroom 3.41m x 1.17m

White three piece suite with full sized bath, shower attachment, WHB with modern mixer tap and WC. Velux to rear, vinyl flooring, tiled splashbacks, vanity shelf, central heating radiator, shaver point and extractor fan.

Bedroom Three 5.64m x 3.41m

Spacious double bedroom with triple aspect views; Velux to the front, dormer window view to rear and a picture postcard window view to the side with window seat providing garden and glen scenes beyond. This large room offers fantastic inbuilt storage options throughout including wardrobes, cupboards and eaves storage. Carpeted flooring, plenty room for freestanding bedroom furniture, socket points, central heating radiator and spotlighting.

Outdoor space

Workshop 5.99m x 3.01m

Detached timber workshop with concrete base, power and light. Plenty of storage space, shelving, work benches and hanging points. Double doors to front and pedestrian door to rear.

Summerhouse 2.30m x 1.76m

Blending amongst the beautiful gardens is a timber clad summer house with glazing which is the perfect spot to sit and enjoy the peaceful surroundings. Space for furniture inside and small raised deck to front.

Gardens

Superb wrap around gardens with numerous vantage points to enjoy the sun as it travels around the property, raised decking to front and side of sunroom.

Substantial elevated plot with private parking, stock fencing to rear and the most pleasant feature stream meandering through the rear gardens with a traditional stone built log store (believed to be the old piggery). Mature and well stocked grounds with stunning rural views of the surrounding countryside with an abundance of wildlife visiting regularly and veg patch. Various lawn and border areas featuring a mixed range of bordering trees, shrubs and annual flowering perennials including roses, azaleas and honeysuckle. Seating areas all around the front, side and rear of the property ideal for outdoor activities and family bbq's, outside lighting and water tap.

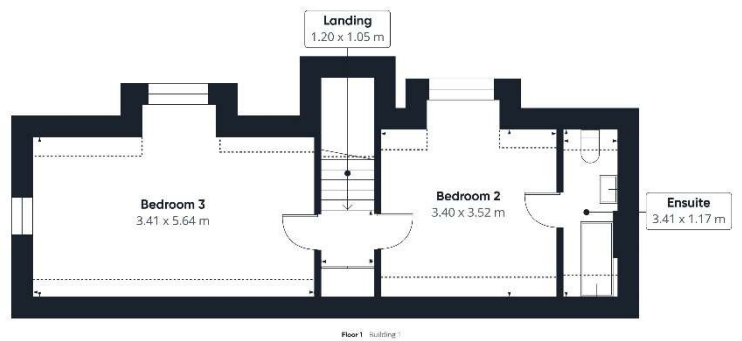
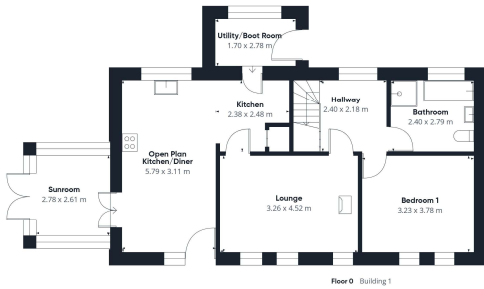
Location

The nearby village originated as a stopping point on the drovers' route to the market at Inveraray. Several standing stones and crannog in the glen. The slightly bigger village of Kilmartin is about a 5-minute drive away which has well respected hotel offering food and drink, primary school, village hall, church, museum and cafe. Lochgilphead is 10 miles south with mainstream amenities high school, supermarket, Tesco express, dentist, hospital, opticians, vets and many more. A bus between Lochgilphead and Ford passes the property three days a week.

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