



## 4 Bed Detached House

Guide Price: £320,000

Redwoods, Barcaldine, by Oban, Argyll, PA37 1SG

Charming family home set within a small semi rural hamlet of similar properties. Nestled amongst a small woodland of mature trees, the property features the tranquil river Dearg Abhainn flowing at the rear. Its enclosed wrap-around gardens with polytunnel will appeal to gardening and nature enthusiasts and the large detached garage offers ample space for vehicles or workshop projects. Spacious driveway accommodates family and visitor vehicles. Raised decking accessible via patio doors at the side and rear of the house creates a perfect spot for outdoor enjoyment. Situated on the edge of Barcaldine this rarely available property offers a flexible layout to customise according to your family's needs, with ideal commuting access to Oban and Fort William. Nearby attractions include the stunning white sands of Tralee Bay and Loch Creran boatyard for sailing enthusiasts, along with wonderful cycle paths, country walks, and extensive recreational forests right on your doorstep. Comprising; Lounge, open plan kitchen/diner with patio access to rear gardens, utility area, 4 double bedrooms, family bathroom and ensuite shower room. Redwoods further benefits from double glazing, linked smoke detectors throughout, plenty of storage including loft space, LPG central heating and hot water system. Broadband, 4G and digital television are available.

EPC rating D55 - Council Tax Band F.



  
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#### Entrance

Timber entrance door with glazed inserts and letterbox. Hallway with laminate flooring, two inbuilt storage cupboards, central heating radiator, feature spotlighting, socket points and space for hallway furniture. Stairs to first floor accommodation,

#### Lounge 4.37m x 3.78m

Light and bright room with patio doors to raised decking and seating area. Plenty of space for freestanding lounge furniture, window views to front, tv and socket points, feature spotlighting and central heating radiator.

#### Kitchen/Diner 5.60m x 4.11m

Open plan space accessed from the hallway or the utility area. Inviting patio door access to the delightful rear raised decking area and window views to rear. Matching white wall and base units with ample worktop space and breakfast bar. Strip light, stainless steel sink with mixer tap, ample sockets, space and plumbing for white goods. Central heating radiator, spotlighting and ample space for table and chairs in the dining area.

#### Utility 4.09m x 1.48m

Access to side of property with laminate flooring, pendant lighting, wall and base units with worktops, space and plumbing for white goods. Private water filter and sterilising system, coat hooks and room for outdoor footwear.

#### Bedroom One 3.46m x 2.99m

Good sized double bedroom on ground floor with twin window views to the front. Quadruple inbuilt wardrobes with mirrored doors, carpeted flooring, central heating radiator, feature spot lighting, alcove shelving, socket points and plenty of space for freestanding bedroom furniture.

#### Bedroom Two 3.74m x 2.79m

Currently utilized as a music room this ground floor double bedroom offers patio access to the rear. Carpeted flooring, central heating radiator, feature spotlighting, inbuilt book shelving, socket points and ample space for freestanding bedroom furniture.

#### Family bathroom 2.00m x 1.99m

White three piece suite with modern p shape bath, overhead mains water shower attachment and black framed shower screen. WHB with storage below and WC. Marble effect wet wall splashbacks, ceramic tiled flooring, twin opaque windows, wall mounted mirror storage, extractor fan, spotlighting and heated towel rail.

#### First floor

Carpeted staircase with wooden balustrade leads to carpeted first floor landing with large walk in storage cupboard and loft hatch access.

#### Bedroom Three 5.74m x 5.04m

Spacious double bedroom with dormer window view to front and Velux to the rear. Feature electric fire suite, plenty of space for freestanding bedroom furniture, socket points, dual spotlighting, central heating radiator, spotlighting and carpeted flooring.

#### Bedroom Four 5.41m x 2.86m

Good sized double bedroom with ensuite facilities. Dormer window views to front and Velux to rear. Three inbuilt storage cupboards, central heating radiator, socket points, carpeted flooring and fan light. Ample room for freestanding furniture.

#### Ensuite shower room 2.99m x 1.18m

Modern white three piece suite with walk in shower enclosure and Mira electric unit, WC, WHB with mixer tap and vanity storage. Marble effect wet wall splashbacks, tile effect vinyl flooring, central heating radiator, opaque window to the side, wall mounted mirrored cabinet, extractor fan, wall mounted mirror storage, towel and toilet tissue holder.

#### Outside space

Easily maintained grounds in secluded setting with established trees and shrubs all around. The plot welcomes an abundance of local wildlife such as red squirrels and birds. Large gravel driveway offering private parking for multiple vehicles, boat or motorhome. Stone chipped areas to front would welcome pot planters, annual flowering perennials such as Rhododendrons and Azaleas are in situ. The rear garden is bordered by timber fencing with pedestrian gate, the river Dearg Abhainn (meaning Red River in Gaelic) flows gently at the bottom of the garden. This property comes equipped with a large garage, polytunnel which requires some upgrading, two raised decked vantage points to enjoy the outdoor scenes. To the front there is further stone chipped areas and natural habitat to the track.

#### Garage 5.39m x 5.36m

Detached garage with up and over door, pedestrian entrance door, dual windows to the rear, concrete base, power and light. A choice of workshop spaces with room for work benches. Plenty of space throughout for a vehicle, outdoor equipment, bikes or sailing apparatus.

#### Location

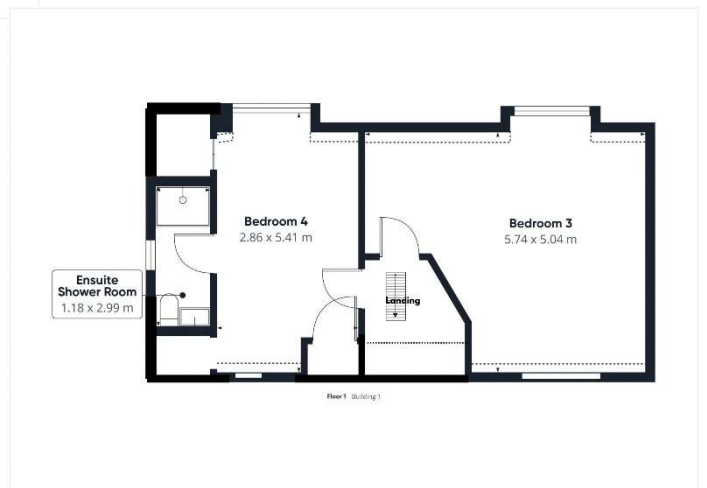
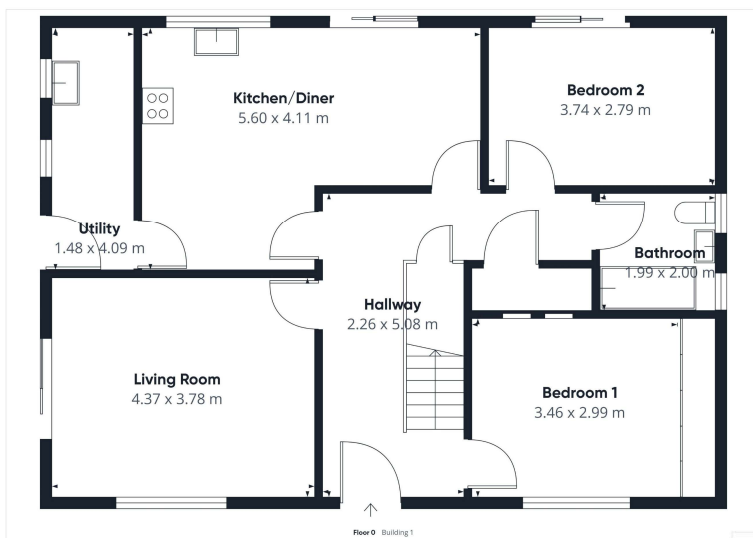
The village of Barcaldine is situated 11 miles north of Oban and 32 miles south of Fort William on the A828. The famous Barcaldine Castle sits 2.5 miles from the village. The local primary school is within walking distance. The area also boasts wonderful cycle paths, country walks and extensive recreational forest literally on your doorstep. Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and leisure centre. Oban is a haven for sailors and outdoor enthusiasts alike. Oban, known as the "Gateway to the Isles" is a popular tourist town and is an expanding port with an attractive seafront and busy harbour from which the Caledonian MacBrayne ferries operate serving the Inner Hebrides and some of the Outer Hebrides.

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