



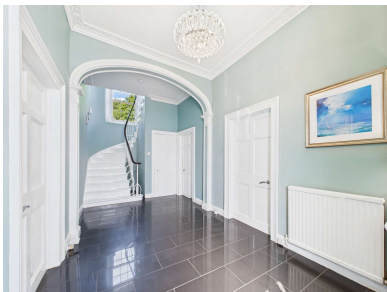
6 Bedroom Town House

Guide Price: £525,000

The Old Rectory, Newton, Inveraray, Argyll, PA32 8UH

Traditional town house with superb panoramic Loch Fyne views and nearby shore access via steps directly opposite the property. 'The Old Rectory' presents with original period features such as the grand entrance hallway, original staircase and sash and case windows with shutters all perfectly blended with modern fixtures, décor and a truly flexible layout across three floors. In addition, this property offers separate annexed accommodation potential with private access from the rear garden. Generous garden grounds with stores and a spacious off road car park providing for multiple vehicles and boat storage. Welcome features include high ceilings with decorative cornicing, original fireplace and timber interior doors. Fantastic central location within walking distance to the local primary school, amenities, shops and restaurants. The town of Inveraray is located on the banks of Loch Fyne with a well-connected bus network, providing regular transportation to Glasgow, Oban, Lochgilphead and beyond. Comprising; Lounge/Dining room leading to conservatory, breakfasting kitchen, sitting room, master bedroom, five further generous double bedrooms, four ensuites and a ground floor shower room.

The property further benefits from oil central heating, partial double glazing and linked smoke detectors. Currently ran as a successful guest house on a seasonal basis to provide additional income with potential for growth. Council tax band G - EPC rating E43




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Main House

Entrance

Timber entrance door with decorative opaque glazed inserts to the welcoming lower hallway with sweeping original staircase. High ceilings and cornicing, feature arch, central heating radiator, tiled flooring, good sized cupboard under the stairs, small cupboard housing electrical switchboard, phone point, socket points and chandelier light fitting.

Lounge/Dining Room 7.43m x 5.05m

Spacious family room currently utilised as the dining room for holiday guests. There is plentiful space for freestanding lounge and dining room furniture. Full height window views to Loch Fyne at the front, natural light coming from the conservatory glazed doors at the rear. Original open fireplace stands handsomely as the central focal point, high ceilings, cornicing, two central heating radiators, chandelier lighting, laminate flooring, tv point and socket points.

Conservatory 5.54m x 3.78m

Glazed doors from the lounge/diner lead to this good sized conservatory with garden views and access. Space for freestanding bar, stools and conservatory furniture. Feature wall lighting, wooden flooring, wall panelling, fan lighting, central heating radiator and socket points. Currently used as a home bar and entertaining space.

Breakfasting Kitchen 7.42m x 3.82m

Accessed from lower hallway and annex sitting room. Dual aspect views with full height window views to the loch at the front and rear patio and garden. Feature arch defines the kitchen areas. Timber effect laminate flooring, wet wall splashbacks and feature spot and wall lighting. The kitchen has an array of modern matching wall and base units with various storage options including wine rack and glazed display cabinets. Plentiful worktops. Space for table and chairs, Leisure Cookmaster electric range cooker with 5 zone hob. High ceilings, cornicing, vertical central heating radiator, socket points and wall mounted tv point. Space and plumbing for multiple white goods. Ceramic sink with stainless steel base and swan neck mixer tap.

First Floor 2.58m x 2.39m

Wonderful original staircase with painted wrought iron balustrade and timber handrail spiralling to the first and second floor accommodation. Mid-level window views to the rear gardens. First floor landing has high ceilings, cornicing, feature pendant lighting, central heating radiator, laminate flooring and socket points.

Master Bedroom One 7.40m x 5.01m

Grand master bedroom with ensuite facilities, podium style bed platform and plenty of space for freestanding furniture. Dual aspect views with full height window views of Loch Fyne to the front and to the side of the property. High ceilings, cornicing, feature pendant lighting, recent carpeting, two central heating radiators and socket points. Access to ensuite.

Ensuite Shower Room 2.70m x 2.42m

Modern three piece suite with large walk in shower enclosure with fixed glazed screen, WHB and WC. Wall panelling, wet wall splashbacks, vanity storage beneath WHB, extractor fan, wall lighting above mirror, heated towel rail, laminate flooring and spotlighting.

Bedroom Two 3.93m x 3.58m

Good sized double bedroom with ensuite facilities and ample space for freestanding furniture. Full height elevated window views to Loch Fyne and the hillside beyond. Carpeted flooring, socket points, cornicing and central heating radiator. Access to ensuite.

Ensuite Bathroom 3.78m x 3.67m

Indulgent four-piece suite with large floor level circular bath for easy access and hot tub style relaxation, thermostatic shower enclosure with fixed glazed screen, WHB and WC. Floor to ceiling window to rear gardens, feature pendant lighting, wet wall splashbacks, wall lighting, heated towel rail, towel holder, extractor fan and laminate flooring.

Second Floor

Original staircase continues with skylight above. Feature pendant lighting and laminate flooring.

Bedroom Three 5.30m x 3.80m

Good sized double bedroom with ensuite bathroom. Space for freestanding furniture, fantastic elevated loch views, recently carpeted flooring, central heating radiator, combed ceiling and socket points. Dressing area with spotlighting, space for dressing table and wardrobe.

Ensuite Bathroom 3.21m x 2.41m

Modern three piece suite with roll top bath, handheld shower attachment, WHB and WC. Laminate flooring, loft hatch access. Spotlighting, loch facing window views, combed ceiling, extractor fan, wet wall splashbacks, heated towel rail.

Bedroom Four 4.58m x 3.49m

Good sized double bedroom with ensuite facilities. Space for freestanding bedroom furniture, carpeted flooring, central heating radiator, flush ceiling lighting, combed ceiling, socket points. Access to ensuite.

Ensuite Shower Room 2.41m x 1.74m

Three piece suite with thermostatic shower enclosure, WHB and WC. Combed ceiling, tiling to walls and floor, spotlighting, heated towel rail, inbuilt vanity shelf and extractor fan.

Annex – Owner's accommodation

Entrance

Entry door from rear gardens to annex hallway, laminate flooring, space for furniture, socket points, cupboard under the stairs, central heating radiator, stairs to bedroom six on first floor of annex.

Sitting Room 6.06m x 3.40m

Accessed from annex hallway or connecting hallway and door from main house kitchen with inbuilt cupboard. Window views to the front with the wonderful Loch Fyne scenery, feature arch, carpeted flooring, space for freestanding furniture, tv point, socket points, spotlighting and cupboard housing hot water cylinder.

Bedroom Five 4.69m x 3.11m

Large double bedroom with good proportions, window to rear gardens, space for freestanding furniture, quadruple inbuilt wardrobes with mirrored panels, central heating radiator, socket points, laminate flooring and feature spotlighting.

Shower Room 3.53m x 2.37m

Modern 3 piece suite adjacent to bedroom five. X-large walk in thermostatic shower enclosure, glazed doors, WHB and WC. WHB in standalone unit with vanity storage beneath, wet wall splashbacks, tile effect vinyl flooring, dual aspect opaque windows to side and rear, spotlighting and extractor fan.

First floor

Timber staircase with balustrade to bedroom six. Mid-level window to side, Twin Velux from above, storage space, laminate flooring, feature spotlighting and socket point.

Bedroom Six 4.455m x 3.20m

Good sized double bedroom on first floor with recessed windows to rear and side, recent carpeted flooring, space for freestanding furniture, dual pendant lights, socket points, central heating radiator and inbuilt cupboard with rail and shelving.

Outdoor space

Vehicular access to the rear is down a short shared track to the spacious car parking area. There is a workshop with concrete base, power and light (in need of repair). A small timber store and gated pedestrian entry through historic wall to rear gardens. Slabbed pathway with lawn either side with drying green area and fencing to either side. Steps lead to the rear patio seating area, conservatory entry and annex access door. There are established trees and annual flowering perennials in the west facing garden to relax and enjoy late afternoon/evening sun with seasonal wildlife visiting regularly.

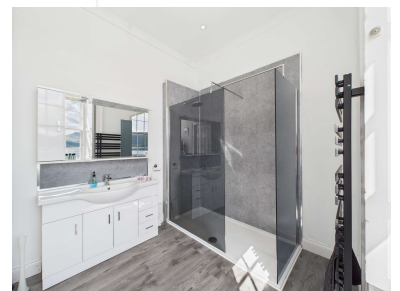
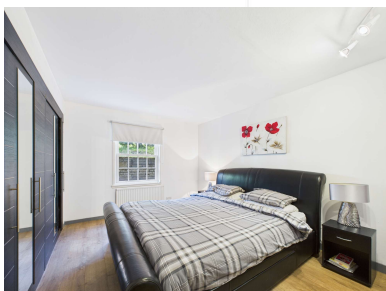
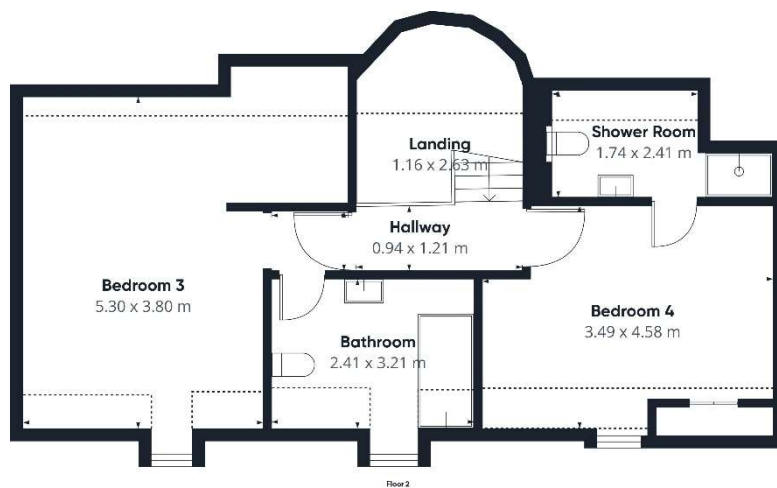
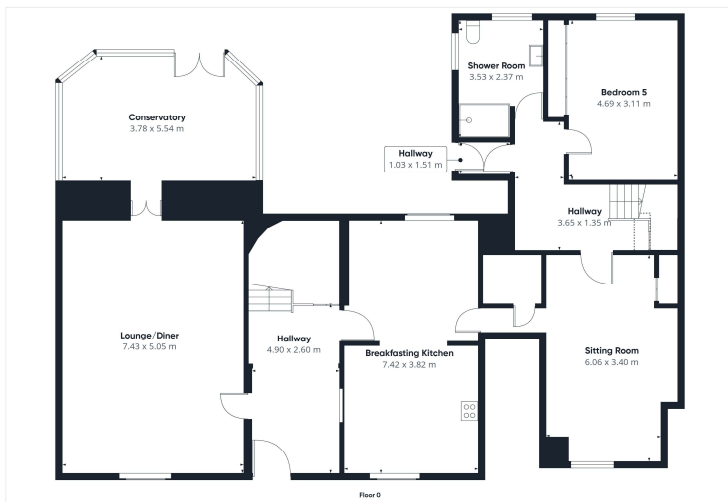
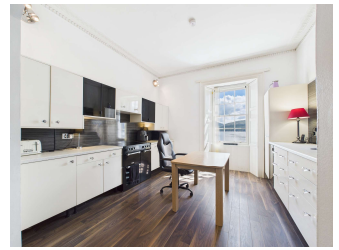
Location

The town of Inveraray, Home of the Duke of Argyll and is situated approximately 1 hour 20 minutes west of Glasgow Airport, 50 minutes South of Oban and 40 minutes North of Lochgilphead. The property is a 10 minute walk from the old town of Inveraray's thriving main shopping area, restaurants and amenities including a primary school, a post office, Doctors surgery, 9 hole golf course, a variety of independent shops including The Pier Shop, Loch Fyne Whisky shop and The Highland Dog Deli. There are many delightful places to eat and drink including The Inveraray Inn with loch facing beer garden, Brambles Bistro with hidden garden terrace, The Cottage and Ocho.

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