



## 4 Bedroom Detached house

Guide Price: £435,000

Canna, Carsaig Bay, Tayvallich, Argyll, PA31 8PN

Wonderful and rarely available family home that will appeal to a wide range of buyers. Stunning elevated views of the picturesque Carsaig Bay with shore access across the track and an extensive woodland garden with local wildlife in abundance. Well presented and positioned in a peaceful area of this ever popular sailing village. Local amenities include the welcoming Tayvallich Inn, nearby boat launching, mooring facilities, church, primary school, café and shop. Approx 12 mile commute to the larger town of Lochgilphead with all its amenities and facilities. Comprising; Impressive first floor lounge/diner with exposed beams and elevated bay views through the wonderful full height Cathedral window, fitted kitchen with access to a loch facing balcony with glass balustrade, 4 double bedrooms on ground floor, family bathroom, shower room and utility. The property further benefits from large woodland gardens, detached garage, LPG central heating, patio seating areas, double glazing and private driveway with parking for multiple vehicles and boat storage space. 4G, broadband and digital television are available. EPC rating D58 - Council Tax band F.



  
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#### Entrance

Entrance door to vestibule with dirt catcher matting. Interior door to inner hallway with carpeted flooring, pendant lighting, central heating radiator, smoke detector and socket points. Cupboard with shelving and stairs with timber balustrade to first floor living space.

#### First Floor

##### Open Plan Lounge/Diner 7.47m x 4.58m

Bright spacious room with full heights Cathedral windows offering superb, elevated views of Carsaig Bay. Exposed timber beams, plenty of room for freestanding lounge and dining furniture, spotlighting, tv point, socket points, phone point, smoke detector, carpeted flooring, two central heating radiators and 4 small eaves storage cupboards.

##### Kitchen 4.10m x 3.32m

Adjacent to the lounge/diner with access to the raised balcony seating area. Carpet tiles, Velux to rear, matching wall and base units, ample worktop space, stainless steel sink with drainage board and mixer tap. Space for freestanding white goods. Flush ceiling lighting, extractor fan, central heating radiator, ample socket points and smoke detector.

##### Balcony 3.72m x 1.72m

Wonderful spot to enjoy the serene surroundings and loch views. Composite decking with glazed balustrade and steel handrails.

#### Ground Floor

##### Bedroom One 4.33m x 2.77m

Double bedroom with bay and garden views to the front. Carpeted flooring, pendant lighting, central heating radiator, double inbuilt wardrobes and socket points.

##### Family bathroom 2.22m x 1.80m

Three piece suite with full size bath with thermostatic shower and bi-folding screen above. WHB, WC. tiled splashbacks, vanity storage shelving, heated towel rail, central heating radiator, vinyl flooring, pendant lighting, shaver point and extractor fan.

##### Bedroom Two 3.36m x 2.76m

Double bedroom with bay and garden views to the front. Carpeted flooring, pendant lighting, central heating radiator, double inbuilt wardrobes and socket points.

##### Bedroom three 3.80m x 3.04m

Good sized double bedroom bay and garden views to the front. Carpeted flooring, pendant lighting, central heating radiator, two double inbuilt wardrobes and socket points.

##### Bedroom Four 3.02m x 2.75m

Double bedroom with rear garden window views. Carpet tiles, pendant lighting, central heating radiator, double inbuilt wardrobes and socket points.

##### Shower Room 1.86m x 1.24m

Three piece suite with thermostatic shower enclosure, WHB and WC. Tiled splashbacks, heated towel rail, central heating radiator, vinyl flooring, pendant lighting vanity shelving and extractor fan.

##### Utility Room 2.57m x 2.15m

Exterior door to raised deck and rear garden with drying green. Space and plumbing for white goods, matching base units with worktops. Extractor fan, tiled flooring, opaque window to rear, coat hooks and space for outdoor footwear.

#### Grounds

Inviting gardens that welcomes an abundance of local wildlife. To front a stone chipped driveway offers space for 2/3 vehicles or boat storage. Rockery area with established plants as the main feature. Gravel pathways either side of the property lead you to the extensive woodland gardens at the rear. Stock fencing and stone walls define the boundary with mature trees, fern's and rhododendrons are amongst the annual flowering perennials. Footpath opposite the property leading to the shore of Carsaig Bay.

##### Garage 5.04m x 2.85m

Good sized detached garage of block and render construction with concrete base, pedestrian side door, main entrance double barn doors, wall shelving, power and light.

#### Location

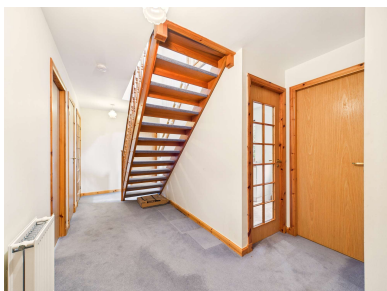
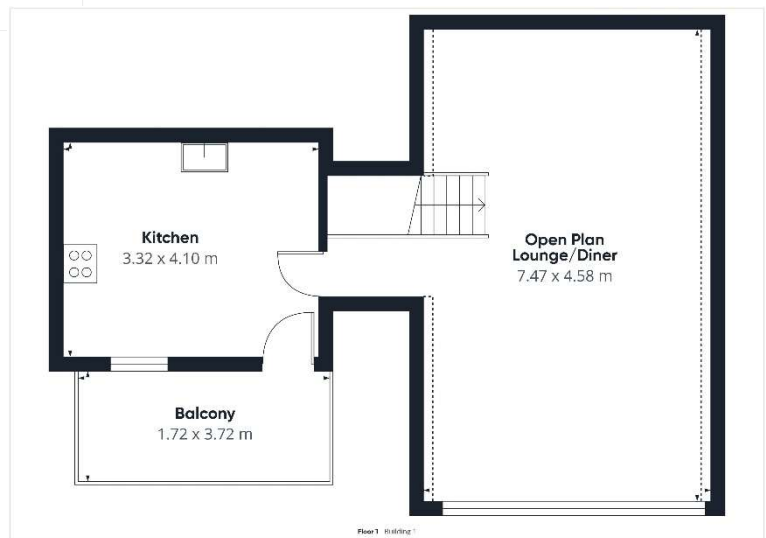
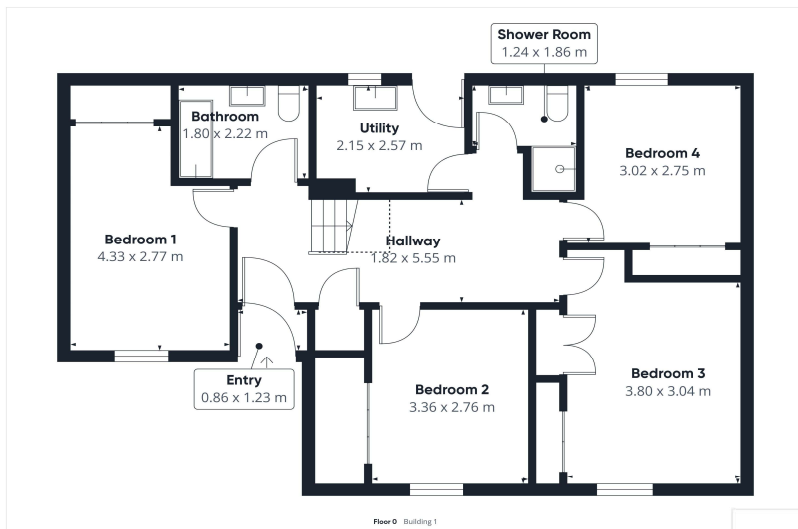
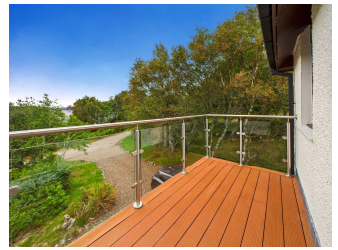
This property is situated in beautiful Carsaig in the small village of Tayvallich, just 12 miles east of Lochgilphead. The village itself has a pub/restaurant and a café/shop, as well as a village hall and local primary school. More amenities can be found in Lochgilphead including several well-regarded schools, independent restaurants, sports facilities and a large supermarket. The surrounding area is a paradise for sailing enthusiasts and outdoors lovers. There are numerous walking and cycling trails within easy reach of Tayvallich, while the region is well-known for sailing, fishing, birdwatching and diving. Ferries embark to Jura from Tayvallich Ferry Terminal, while the larger Kennacraig Ferry Terminal and Tarbert Ferry Terminal (both less than an hour away) offer services to Islay and Portavadie.

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