



3 Bed Detached House

Guide Price: £330,000

The Cottage, Main Street, Taynuilt, Argyll, PA35 1JE

Traditional stone cottage, making a character family home packed with historical charm and modern comforts. Nestled in desirable central village location with a wonderful rear garden and nearby stream flowing past the lower rear boundary The Cottage, originally the former village sweetie shop is ideal for those seeking semi-rural lifestyle in the heart of a welcoming community The village hosts a train station connecting Oban and Glasgow, a well respected primary school, The Taynuilt Inn, community hall, café, doctors surgery, independent shops and a 9 hole golf course with club house facilities. The area surrounding the property is known for natural beauty, wonderful country walks, cycling routes, fishing rivers, hidden beaches and lochs. Comprising; Lounge, kitchen, open plan lounge/diner with garden access, master bedroom with ensuite bathroom, two further double bedrooms, family bathroom, storeroom and utility room with WC. Furthermore; a detached studio at the rear garden with wood burning stove, multiple garden stores included, peaceful rear patio seating areas, private gated parking for one vehicle to the side off the cottage and free on street parking to the front, eco-friendly woodchip pellet central heating and hot water system, wood burning stove, double glazing, patio doors, loft storage space, Highspeed Broadband, 4G and digital television are available. Council Tax Band E - EPC rating D64.




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Living Room 5.19m x 3.76m

Front entrance door with glazed insert to lower hall and family lounge with window views to the front. Wood burning stove with slate surround central in the room, original wooden flooring, pendant lighting, central heating radiator, socket points, wall mounted tv point and ample space for lounge furniture.

Kitchen 3.98m x 3.27m

Country style kitchen with dual aspect window views to the front and side and an exterior door to gated driveway at the side of the property. Matching wall and base units in shaker style with various storage options throughout including glazed display cabinets. Wooden worktops, space for central butcher's block, feature pendant lighting, socket points, inbuilt oven/grill, 4 zone electric hob with inbuilt extractor hood above, vinyl flooring, space and plumbing for white goods, twin feature pendant lights, stainless steel sink with mixer tap and ample socket points. Accessed from lower lounge/diner and living room.

Lounge/Diner 7.06m x 3.00m

Open plan space accessed by 3 steps from the living room or kitchen. Dual windows to rear gardens and patio door access to outdoor seating area. This room offers lots of daylight and space for lounge and dining furniture. Dual pendant lights, two central heating radiators, socket points and small loft hatch access. Decorative wallpaper to one wall, two inbuilt storage cupboards, tv point and access to rear porch and utility with WC.

Rear porch 1.88m x 0.93m / Utility room with WC 2.00m x 1.86m

Entry from rear gardens to laminate floored porch with feature spotlighting and socket point. Worktop with base cabinets and stainless steel sink, WC and wall shelving. Space and plumbing for white goods.

Master Bedroom One 3.84m x 3.07m

Large double bedroom on ground floor with dressing area and ensuite bathroom. Window view to the front, carpeted flooring, space for freestanding furniture, pendant lighting, floral wallpaper to one wall, central heating radiator and socket points. Feature arch leading to dressing area with inbuilt shelving and ensuite bathroom.

Ensuite Bathroom 2.19m x 2.18m

Three piece suite with full size bath, shower screen and mixer attachment. Countersunk WHB with storage below and WC. Opaque window to rear, vinyl flooring, spotlighting, vanity wall storage unit, heated towel rail and extractor fan. Accessed by 3 steps from the ground floor master bedroom.

First floor

Carpeted staircase with timber balustrade with Velux above leadings to carpeted first floor hallway. Spot and pendant lighting, space for furniture, bay window to front, eaves storage and socket points.

Bedroom Two 3.53m x 3.15m

Good sized double bedroom with bay window views to the front. Carpeted flooring, alcove shelving, pendant lighting, feature wallpaper to one wall, central heating radiator and socket points. Ample space for bedroom furniture.

Storeroom 1.84m x 1.67m

Walk in storage space with carpeted flooring, socket points and pendant lighting. This could be utilised as a small home office, hobby room or study space.

Family Bathroom 2.40m x 1.78m

Three piece suite including p-shaped bath, shower screen and attachment. Countersunk WHB with storage below and WC. Velux to the rear, vinyl flooring, spotlighting, heated towel rail and extractor fan. Loft hatch access.

Bedroom Three 3.68m x 3.64m

Good sized double bedroom with bay window views to the front and window to the side. Carpeted flooring, inbuilt wardrobes, pendant lighting, vibrant wallpaper to one wall, central heating radiator and socket points. Ample space for bedroom furniture. Loft hatch access.

Outdoor space and buildings

Studio 3.41m x 2.23m

Superb addition to the multiple outdoor spaces this detached studio is fully equipped with desk space, shelving and room for furniture. Timber cladding, strip lighting and ample socket points. Dual windows with inbuilt blinds to the rear gardens and double UVPC glazed doors. Wood burning stove in corner providing year-round heat.

Outbuildings & Stores 4.77m x 3.48m

Attached multifunctional timber construction at the side of the property with two integrated sheds (one housing the pellet boiler) and various open plan flexible purpose stores which are ideal for gardening equipment, boating/sport apparatus and log storage. Stone chipped base, power points and lighting.

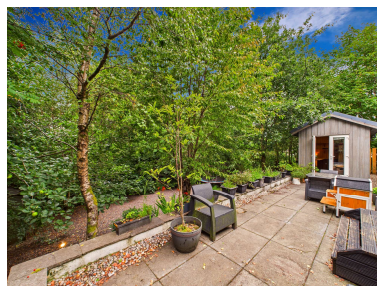
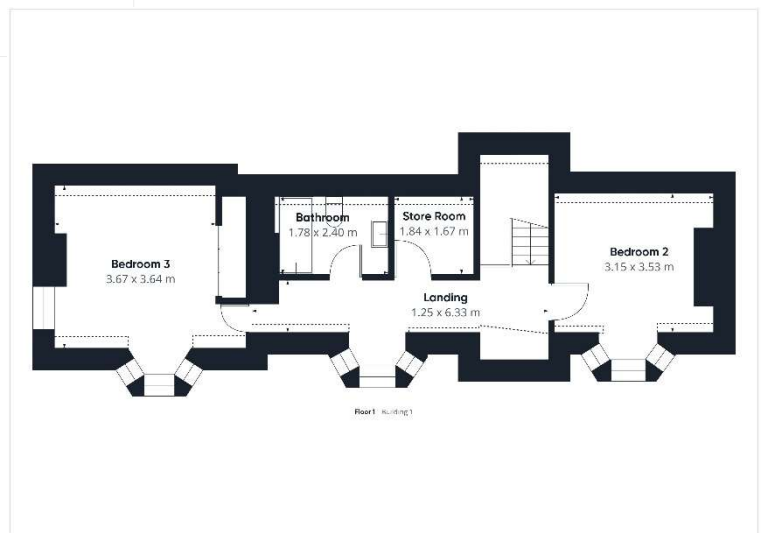
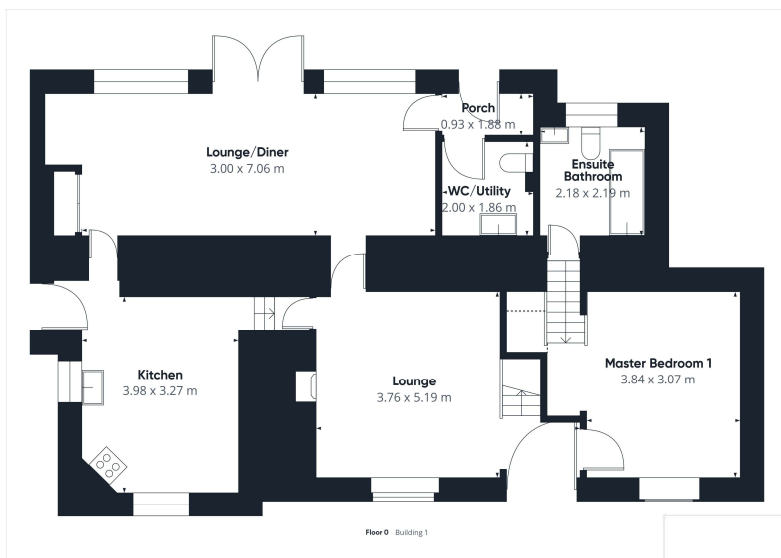
Grounds

To the front of the property a gated entrance gives access to the stone chipped driveway (currently utilised as a patio style seating area). There is free on road parking at the front. Through the outbuildings leads to the private and peaceful rear garden grounds. There is a slabbed patio area with lots of space for outdoor furniture and bbq equipment. The studio is in situ with a further log and refuse storage space at the other side. Steps guide you down to a large stone chipped area surrounded by established trees and with the stream flowing along below. There is fencing enclosing the full boundary ensuring safety of children and pets. A barked bedding area features shrubs and uplighting. There is a large cooking apple tree and various annual flowering bushes dotted around. A timber shed in situ providing further storage space.

Location

Taynuilt has a doctors' surgery, general store, post office, hairdressing salon, tearoom, community hall and a 9 hole golf course with club house. A regular train and bus service links Taynuilt with Oban and Glasgow. Oban is the main centre of north Argyll and provides the focus both culturally and economically for Taynuilt. The vibrant town of Oban has national supermarkets as well as independent retailers and specialist shops. The town is laid out around the picturesque Oban Bay which overlooks the island of Kerrera and it is from here that the Caledonian MacBrayne ferries, serving the Inner Hebridean islands, operate on a regular basis. In addition, the town has a leisure centre with swimming pool as well as a private gym and health club with a cinema and Municipal halls which provides the venue for many cultural events. North Argyll is a most picturesque and exciting area which allows a degree of tranquillity and individuality yet is within easy travelling time of Oban for most day to day services, yet is within two hours travelling time of Glasgow and its airport.

The nearby glorious setting of Loch Awe, the longest inland loch in Scotland, provides excellent walking, fishing, cycling and wildlife. Kilmartin offers a pub and museum, plus visit the town of Lochgilphead, the village of Inveraray, home to the Duke and Duchess of Argyll, or take a boat trip around the islands, many with castles and graveyards to explore, in the Firth of Lorn.



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