



3 Bed Bungalow + 1 Bed Annex

Guide Price: £425,000

Lus-Cuchulainn, Letterwalton, Benderloch, Argyll, PA37 1SA

A fabulously situated lifestyle property with flexible annex accommodation providing private living space for generational family living or additional income. Set in a large end of row plot with wonderful loch and countryside views. The sought-after coastal hamlet of Letterwalton is located on the edge of this desirable semi-rural village with a 20 minute drive taking you to Oban.

Although now requiring some degree of modernisation, this unique home offers unparalleled flexibility, space, and privacy, perfectly complementing the extensive, mature gardens. The main property accommodation boasts a spacious lounge with cozy multi fuel stove, kitchen/diner, shower room, 3 double bedrooms (one with ensuite shower room) and a large conservatory with idyllic garden views and direct access to the rear patio. The property is kept warm with oil central heating (recent boiler installed) and double glazing. The property's defining feature is the self-contained annexe, with its own private access to the front and rear garden, comprising of a lounge, kitchen, double bedroom and shower room. Council Tax Band F – EPC Rating D64




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Main House

Entrance

Entrance is through the conservatory or sliding patio doors into the lounge with direct access to the inner hallway with timber effect vinyl flooring, pendant lighting, central heating radiator inbuilt storage and loft hatch access. Ramp access to conservatory.

Family Lounge

A generously sized lounge featuring a large loch facing window that floods the room with natural light. The focal point is an elegant multi fuel stove complemented by solid oak flooring, pendant lighting, central heating and ample space for family seating. A perfect room for relaxation or entertaining. Access to inner hallway and conservatory via sliding patio doors.

Conservatory

A light and airy addition with wrap around windows overlooking the side and rear garden with dual patio doors to the front and rear for seamless indoor-outdoor living. Perfect as a morning coffee spot, additional dining area or reading nook with space for furniture, timber effect vinyl flooring, spotlighting and central heating. Glazed doors to the lounge and to the dining area.

Kitchen/Diner

An open-plan family space perfect for entertaining. The kitchen is fitted with country style wall and base units, contrasting worktops, tiled splashbacks, space and plumbing for white goods, breakfast bar with stainless steel sink with swan neck mixer tap. Integrated mid height oven and 4 zone electric hob. Window views and access to rear gardens via rear porch. The dining area provides plenty space for a large table and chairs, with patio doors opening out to the conservatory, ideal for everyday family living. Tile effect vinyl flooring, strip and spotlighting and central heating.

Rear Porch

Providing handy access to the garden and extra space for coats and boots.

Bedroom One

A spacious double bedroom with rear aspect and ensuite facilities. Room for additional furnishings, carpeted flooring, pendant lighting, central heating radiator.

Ensuite Shower Room

Three piece suite with electric shower enclosure with bi-fold doors, WHB and WC. Extractor fan, flush ceiling light, vanity cabinet, tiled splashbacks and vinyl flooring.

Bedroom Two

Another good-sized double, overlooking the front garden and the loch beyond. Room for additional furnishings, carpeted flooring, pendant lighting, central heating radiator and inbuilt wardrobe space.

Bedroom Three

Double bedroom overlooking the front garden and the loch beyond. Room for additional furnishings, carpeted flooring, pendant lighting, central heating radiator and inbuilt wardrobe space.

Wet Room

Three piece suite comprising easy access walk in electric shower area, WHB and WC. Fully tiled walls, nonslip wet room flooring, heated towel rail, central heating radiator, opaque window to rear, flush ceiling light, vanity cabinet and extractor fan.

The Annex - offers excellent flexibility, ideal for multi-generational living, guest accommodation, or potential rental income with no direct access to the main property.

Lounge

A bright and cosy sitting area with dual aspect views to the front and side. Accessed through patio doors from the front gardens, offering independent living space for guests or family members. Carpeted flooring, space for furniture, book shelving, pendant lighting, focal point electric stove and wall mounted panel heater.

Kitchen

Fitted with a range of units, stainless steel sink, panel heater and offering space and plumbing for appliances. Propane fuelled gas hob in situ. Compact but well-designed for practicality. Access to rear garden through UVPC glazed door.

Bedroom

Comfortable double bedroom with window to the rear, carpeted flooring, space for furnishings, inbuilt wardrobe space, electric panel heater and pendant lighting.

Annex Shower Room

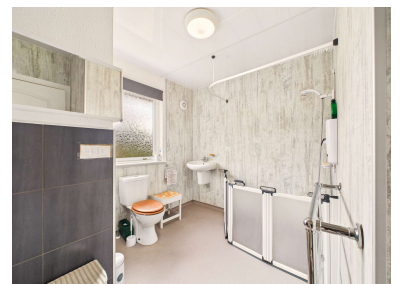
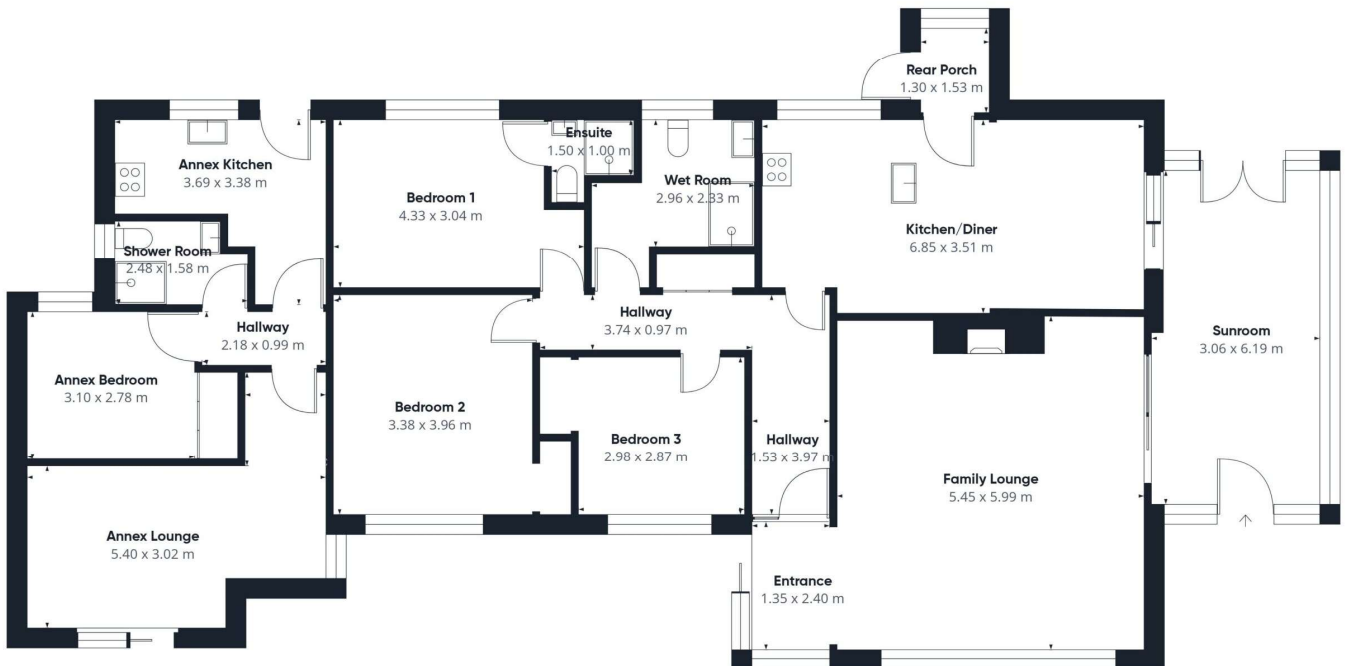
Three piece suite with electric shower corner enclosure, WHB and WC. Sea themed wallpaper and tiling to splashbacks. Vinyl flooring, opaque window to side, heated towel rail, extractor fan, under sink cupboard and flush ceiling light.

Grounds

A neatly landscaped front garden with lawn, mature shrubs, and a spacious driveway providing off-road parking for multiple vehicles. The side and rear gardens are a true highlight providing privacy, enclosed, and have been beautifully created over the years with various pathways, spacious lawns, colourful flower borders, and a range of mature trees and hedging and a haven for wildlife. There is a rear patio seating area to enjoy the peaceful surroundings. A tranquil haven for relaxation or entertaining during warmer months. Includes two sheds and greenhouse, ideal for garden tools or keen gardeners.

Location

The lovely village of Benderloch located on Tralee/Ardmucknish Bay offers a village store, cafe, church, community hall, sought after primary school and is part of the West Coast Motors bus line allowing travel to Fort William, 37 miles north and Oban 7.5 miles away. 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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