



Kilchurn

Connel | Argyll | PA37 1PG

Offers Over £575,000

Fiuran
PROPERTY

Kilchurn

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Kilchurn is a striking 4 Bedroom detached Victorian Villa commanding spectacular views across Loch Etive towards Ben Lora. Immaculately presented throughout, the property seamlessly blends elegant contemporary living with an abundance of beautifully preserved period features. Further benefits include a detached garage, fully enclosed rear garden and private parking for several vehicles.

Special attention is drawn to the following:

Key Features

- Exquisite Victorian Villa with spectacular loch views
- Beautifully presented throughout
- Kitchen/Diner, Lounge, Dining Room, Utility Room
- Family Room/Office, Shower Room, En Suite Bathroom
- 4 double Bedrooms, 2 En Suite Shower Rooms
- Large partially floored Loft with Ramsay style ladder & lighting
- Fully double glazed with some blinds included
- Oil central heating, open fire in Lounge
- Period features incl. decorative cornicing & ceiling roses
- Original doors, skirtings, facings & decorative window shutters
- Some white goods & all flooring included in sale
- Items of furniture available under separate negotiation
- Mature garden grounds surrounding property
- Detached Garage, patio & drying green to rear
- Private parking for several vehicles
- Conveniently located close to village amenities



Kilchurn is an immaculately presented four-bedroom detached Victorian villa enjoying spectacular views across Loch Etive towards Ben Lora. Combining elegant modern living with beautifully preserved period features, the property also benefits from a detached garage, enclosed rear garden, and private parking for several vehicles.

The generously proportioned ground floor accommodation comprises an entrance Porch, welcoming Hallway with staircase leading to the upper floor, and two elegant Reception Rooms — a superb Lounge and formal Dining Room — both enjoying panoramic views across the loch. A beautifully appointed fitted Kitchen/Diner provides direct access to the garden and is complemented by a useful Utility Room, contemporary Shower Room, and a versatile Family Room/Home Office.

The first floor offers four spacious double Bedrooms, two benefiting from En Suite Shower Rooms, while a further Bedroom enjoys an En suite Bathroom. Access is also available to a substantial partially floored Loft, offering excellent storage and exciting potential for further development, subject to the necessary consents.

Dating from around 1900, this impressive detached Villa combines period charm with modern comfort, benefitting from oil-fired central heating and double glazing throughout. Externally, the beautifully maintained garden grounds provide an attractive setting, while a detached garage and private parking for several vehicles are located to the rear of the property.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via shared driveway off the main road, which leads into a gated private parking area to the rear of the property. Entrance at the front into the Porch or at the rear into the Kitchen.

GROUND FLOOR: PORCH 2.05m x 1.35m

With storm door to the front elevation, decorative wood effect flooring, and glazed internal door leading to the Hallway.

HALLWAY

With original staircase leading to the first floor, under-stair storage cupboard, 2 radiators, fitted carpet, and doors leading to the Lounge, Dining Room and Kitchen/Diner.



LOUNGE 6.1m x 4.1m (max)

With Bay window to the front elevation with loch views, attractive fireplace with open fire, radiator, and fitted carpet.

DINING ROOM 4.1m x 3.95m

With window to the front elevation with loch views, built-in shelved cupboard, radiator, and wood effect flooring.

KITCHEN/DINER 6.2m x 3.3m (max)

Fitted with a range of base & wall mounted units, complementary Aberdeen granite work surfaces over, sink & drainer, AGA, Siemens induction hob, integrated Neff dishwasher, integrated fridge/freezer, radiator, ceiling downlights, limestone tiled flooring, doors leading to the Family Room/Office and Inner Hall, and external door leading to the rear garden/parking area.

FAMILY ROOM/OFFICE 5.8m x 2.25m

With windows to both side elevations, radiator, ceiling downlights, wood effect flooring, and external door leading to the rear garden/parking area.

INNER HALL 2.85m x 1.05m

With ceiling downlights, limestone tiled flooring, doors leading to the Utility Room and Shower Room, and external door leading to the rear garden/parking area.

UTILITY ROOM 1.75m x 1.4m

Fitted with base & wall mounted units, wood effect work surfaces, stainless steel sink & drainer, ceiling downlights, and limestone tiled flooring. Space for washing machine & tumble dryer.

SHOWER ROOM 2.55m x 2.15m (max)

Fitted with modern white suite comprising WC & wall-mounted wash basin, shower enclosure with mixer shower, chrome heated towel rail, ceiling downlights, partially tiled walls, and limestone tiled flooring with underfloor heating.

FIRST FLOOR: UPPER LANDING

Spacious landing with window to the rear elevation, fitted carpet, built-in shelved cupboard with Ramsay style ladder leading to the Loft, and doors leading to all Bedrooms.

LOFT

Partially floored, with skylight, lighting, and Ramsay style ladder.



BEDROOM ONE 4.1m x 3.8m

With window to front elevation, radiator, fitted carpet, and door leading to the En Suite.

BEDROOM ONE EN SUITE SHOWER ROOM 2.55m x 2.05m

With modern white suite comprising WC & wall-mounted vanity wash basin, shower enclosure with mixer shower, chrome heated towel rail, ceiling downlights, and Porcelanosa Spanish marble wall & floor tiles.

BEDROOM TWO 3.85m x 3.8m (max)

With window to the front with loch views, radiator, and fitted carpet.

BEDROOM TWO EN SUITE BATHROOM 2.6m x 2.1m

With modern white suite comprising freestanding bath, WC & wall-mounted vanity unit with counter-top wash basin, shower enclosure with mixer shower, chrome heated towel rail, ceiling downlights, and Porcelanosa wall & floor tiles (with underfloor heating).

BEDROOM THREE 4.1m x 3.55m (max)

With window to the rear elevation, radiator, fitted carpet, and door leading to the En Suite.

BEDROOM THREE EN SUITE SHOWER ROOM 2.3m x 1.1m

With modern white suite comprising WC & wall-mounted wash basin, shower enclosure with mixer shower, chrome heated towel rail, tiled walls, and tiled flooring.

BEDROOM FOUR 4.1m x 2.45m

With window to the rear elevation, radiator, and fitted carpet.

GARDEN

The attractive front garden is beautifully landscaped, featuring a sloping lawn bordered by a vibrant selection of mature shrubs, and a gravelled seating area with patio ideal for outdoor enjoyment. Steps descend to the pavement at the front of the property. To the rear, a gated stone-chipped area provides private parking for several vehicles and gives access to the detached garage. Steps rise to an elevated lawn and drying green, backing onto the railway line, where only a limited number of slow-moving trains pass daily. The property enjoys stunning views across Loch Etive to the front, with picturesque open countryside views to the rear.



Kilchurn Connel



For illustrative purposes only. Not to scale. Plan indicates property layout only.

Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water and electricity. Oil tank.

Council Tax: Band G

EPC Rating: E49

Gross Internal Floor Area: 171 m²

Local Authority: Argyll & Bute Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

LOCATION

With a thriving community, the village of Connel is a short drive from Oban on the Glasgow road. It is a vibrant village with an excellent doctors' surgery with cafe, as well as a railway station with links to Oban and Glasgow. There is a village hall and two popular hotel/pub/restaurants. There are further facilities and services available in Oban, some 5 miles away.

DIRECTIONS

From Oban, take the A85 towards Connel. Drive past the A828 turn-off for Fort William, and pass under Connel bridge. Just before exiting the village, Kilchurn is the third last house on the right.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

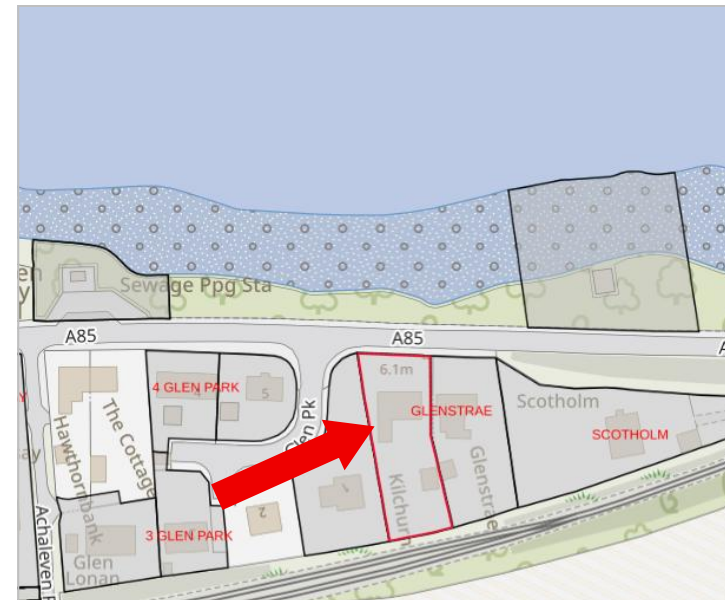
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to view the property in person and should they wish to pursue, have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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