



4 Bedroom Detached House

Guide Price: £525,000

Sheean, Kilmichael Glen, by Lochgilphead, Argyll, PA31 8RG

A truly special opportunity to acquire an energy efficient modern family home set within the most spectacular countryside setting, extending to approximately 0.5 acres of garden grounds and 3.5 acres of hillside at the far end of the ever popular Kilmichael Glen. Rural and eco living combined with ground source heating and hot water system, underfloor heating on both floors creating warmth and wall space throughout, MVHR to evenly distribute heat and clean air throughout the property, solar thermal panels, both multifuel stove and a wood burning stove, creating an efficient and comfortable home within a peaceful rural location with open views and grazing cattle. The bespoke architect designed layout will appeal to a wide range of buyers, comprising a large kitchen/diner with quintessential range cooker and patio access, utility room, a family lounge with multifuel stove and patio access, a ground floor double bedroom/snug with woodburning stove and jack and jill ensuite access. On the first floor you will find a bright spacious master bedroom with ensuite bathroom plus two further spacious double bedrooms with private shower room ensuite facilities. EPC rating C76




ARGYLL
Estate Agents

Entrance 2.03m x 1.81m

A welcoming vestibule featuring a storage cupboard, tiled flooring and pendant lighting. A window provides natural light, with a timber entrance door and oak door leading through to the main hallway.

Hallway 3.95m x 2.16m

A spacious hallway with room for occasional furniture. Finished with tiled flooring, pendant lighting and socket points. Stairs leading to first floor accommodation.

Family Lounge 6.00m x 4.22m

An inviting and spacious family lounge enjoying triple aspect views, allowing for excellent natural light throughout the day. Patio doors provide access to a raised decked area, creating a seamless connection to the outdoor space. The room offers ample space for a variety of freestanding furniture arrangements, with a large fireplace forming the main focal point, complete with a handsome multifuel stove, tiled hearth and traditional River Clyde pitched pine surround. Finished with engineered oak flooring, feature pendant lights, TV and socket points.

Kitchen/Diner 6.02m x 3.89m

The heart of the home, country-style kitchen/diner fitted with an abundance of shaker-style oak cabinets and generous worktop space. A standout feature for cooking enthusiasts is the Esse oil fired range cooker with two hot plates, twin electric hobs, four ovens and grill. The cabinetry offers a range of storage solutions including open display plate racks, shelving and pot racks. Triple aspect views with patio doors to the raised deck provide excellent natural light and a strong connection to the outdoors. There is ample space for an occasional sofa, dresser, family dining table and chairs. Finished with tiled flooring, feature pendant lighting, tiled splashbacks and socket points. Additional features include a ceramic sink with swan neck tap, integrated dishwasher and space for a fridge freezer. A good sized pantry cupboard provides shelving for culinary and household goods, with a further storage area located to the rear.

Utility 4.17m x 1.57m

A useful and practical space located at the rear hall adjacent to the kitchen. Fitted with a wall and base cabinets with worktop space and a Belfast sink with mixer tap. There is space and plumbing for white goods, along with tiled flooring and overhead clothes pulley. A window provides natural light, and there is convenient external access, along with access to a Jack & Jill shower room. A handy space and layout for returning home after countryside activities.

Bedroom Four / Snug 4.82m x 3.38m (at widest points)

A delightful ground floor bedroom, currently utilised as a snug, offering flexible use with space for freestanding furniture. Dual aspect windows provide excellent natural light, while a beautiful fireplace with wood burning stove and tiled hearth creates a cosy focal point in the corner. Finished with solid oak flooring, feature pendant lighting and socket points. The room also benefits from access to a Jack & Jill ensuite shower room.

Jack & Jill Shower Room 2.75m x 0.95m

Three-piece suite comprising a thermostatic shower enclosure, wash hand basin and WC. Finished with tiled splashbacks, opaque window within the shower, engineered oak flooring and pendant lighting. Access is provided from both Bedroom Four/Snug and the utility area.

First Floor

Carpeted staircase with balustrade leading to the first floor accommodation. A daylight funnel above provides natural light, carpeted flooring and feature pendant lighting.

Master Bedroom One 6.01m x 4.25m

A generous sized master bedroom enjoying stunning, dual aspect views, enhanced by feature arch windows. The room offers an abundance space for freestanding furniture and is finished with carpeted flooring, feature pendant lighting, TV and socket points. Access to ensuite bathroom.

Ensuite Bathroom 2.98m x 1.88m

A heritage style four-piece suite finished in sage comprising of a roll top bath with handheld shower attachment, separate thermostatic shower enclosure, wash hand basin and WC. Twin traditional rooflight windows provide natural light, complemented by sage painted wood panelling to the walls. Finished with engineered oak flooring and pendant lighting.

Bedroom Two 4.13m x 3.92m

A delightful double bedroom enjoying elevated rural views through dual aspect arched windows. The room offers ample space for freestanding furniture and is finished with carpeted flooring, feature pendant lighting and socket points.

Ensuite Shower Room 2.99m x 1.57m

Three-piece suite comprising a thermostatic shower enclosure, wash hand basin and WC. Finished with vinyl flooring. A traditional rooflight window above provides natural light, handy storage shelf running full width of the room and pendant lighting.

Bedroom Three 3.99m x 3.90m

A good sized double bedroom with coomb ceilings and 2 large Velux windows providing delightful rural views and ledge below for seating or display items. The room offers space for freestanding furniture and is finished with carpeted flooring, pendant lighting and socket points. A semi open plan ensuite shower area is neatly tucked into the corner, comprising a thermostatic shower with tiled walls and bamboo flooring.

WC 1.40m x 1.07m

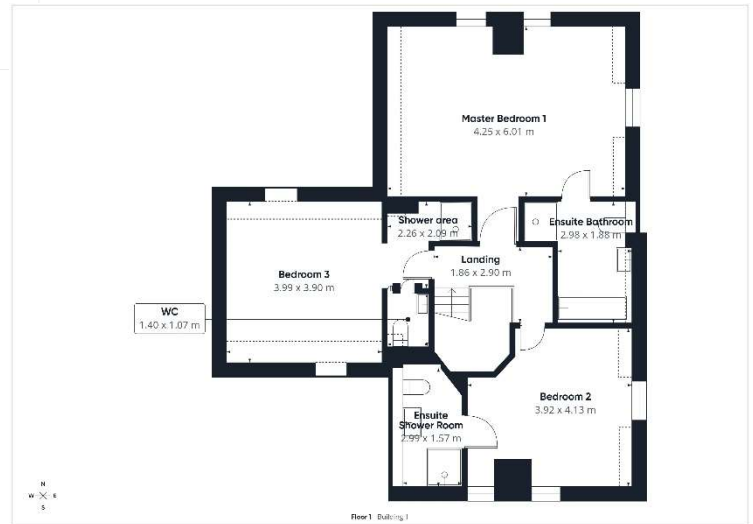
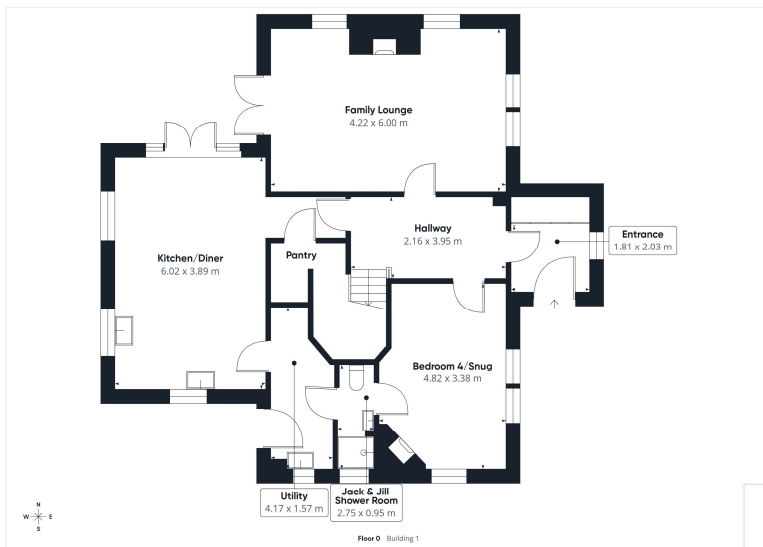
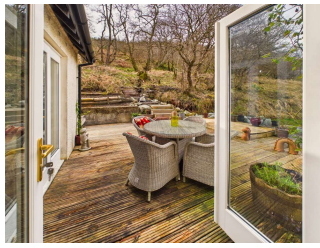
Accessed from Bedroom Three, this convenient two-piece suite comprises a wash hand countertop bowl, mixer tap, vanity storage below and WC. Finished with bamboo flooring, tiled splashback and pendant lighting.

Original garage workshop / Potential Annex

Positioned on the approach to the main house, this substantial timber clad addition presents an excellent opportunity for further development. The interior has been partially developed to provide additional accommodation, with internal partitioning already in place along with electrics and plumbing installed. The planned layout with permission in place includes a ground floor with kitchen (6.09m x 3.09m), bedroom one (3.05m x 2.96m), bedroom two (3.03m x 2.12m) and bathroom (1.83m x 1.81m), with a spacious first floor lounge (6.21m x 5.83m) benefitting from Velux windows. Documentation and plans are available on request. Once completed, the cabin could serve a variety of purposes including a self-contained annex for extended family, guest accommodation, a holiday let for income potential, or a home office/studio space.

Grounds

Set within an impressive 4 acre plot with woodland to the rear and sweeping lawn to the front, the grounds offer a truly special outdoor space. A stone chipped sweeping driveway provides ample parking for multiple vehicles and boat storage. The gardens are rich with established and rare tree varieties, with stock fencing separating neighbouring farmland and grazing cattle. To the front, a stunning pink magnolia provides a standout feature, complemented by a variety of flowering plants including clematis. A feature stream runs through the garden, enhancing the natural setting, alongside a pergola and raised decked seating area ideal for outdoor enjoyment. Additional features include a log store, boiler house and rockery. On the hillside to the rear, three polytunnels and a greenhouse are positioned to make the most of the sunlight, with fruit cages and a pathway leads through the grounds to a wonderful, elevated viewpoint. There are kennels with a purpose-built run, which could alternatively be utilised as a garden shed or additional storage space.



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

What's included

Your property is displayed in our prominent High Street windows in Oban and Lochgilphead
We advertise in all major property websites more than any other Agent in Argyll
You only pay our sales fee from the proceeds of your sale on the day of completion
Valuable local knowledge with all the services offered by a city based agent
Wide-angle photography as standard
Instruction and support completing your Home Report
Agreeing on your proactive marketing strategy
The production of property particulars and floorplan
Regular email alerts tailored to motivated buyers on our extensive mailing list
Unique property matching service with buyers from around the UK and abroad
Social media posts on Facebook, Twitter, Instagram and Youtube
Erection of a standard for sale board at your property
All postage, stationary and telephone charges
Liaising with both Solicitors through to sale completion

Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
Licensed aerial photography (subject to location and weather)
Qualified accompanied viewings carried out
360 Virtual walk-through tours
Hard copy glossy brochures (minimum quantity 30 copies)
Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

Head Office:
20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Lochgilphead area: 01546 607045 / **Oban area:** 01631 561130
Mobile: 07771 541578 **Email:** mail@argyllestateagents.com



ARGYLL
Estate Agents



We have prominent window displays in the main thoroughfares of both Lochgilphead and Oban. Our office is open by appointment Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.