





THE SHEILING GLENBURN ROAD
ARDRISHAIG PA30 8EU

OFFERS AROUND £350,000

The Sheiling represents a rare opportunity to acquire a beautifully presented and architecturally distinctive period home, combining traditional charm with exceptional contemporary living accommodation in one of Argyll's most attractive waterside settings. Early viewing is highly recommended to fully appreciate the quality, character and outstanding location of this wonderful property.

Stewart Balfour & Sutherland
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THE SHEILING GLENBURN ROAD

• Beautifully presented and substantially extended detached stone-built period home. • Architect-designed contemporary extension by TAP Architects, featuring spectacular vaulted glazing and panoramic views. • Exceptional waterside setting overlooking Loch Gilp, with the picturesque Crinan Canal immediately to the rear. • • Two generously proportioned front-facing reception rooms, both enjoying outstanding views, with two log-burning stoves. • Contemporary kitchen flowing into an impressive glazed dining extension, creating superb open-plan living and entertaining space. • Three well-proportioned bedrooms, useful box room, contemporary ground-floor shower room and family bathroom.









The Sheiling, Glenburn Road, Ardrishaig, Argyll & Bute

Stewart Balfour and Sutherland are delighted to bring to the market this superbly presented and beautifully extended detached stone-built home, enjoying an enviable position on the shores of Loch Gilp, with outstanding views across the water, generous garden grounds and ample private parking. Ideally situated between Loch Gilp and the picturesque Crinan Canal, which runs immediately to the rear, the property enjoys a truly delightful setting, with passing boats and yachts adding to the charm of this exceptional location.

Thoughtfully redesigned and extended by TAP Architects, The Sheiling successfully combines the timeless character of a traditional period home with striking contemporary architecture. The result is a beautifully balanced property offering spacious, light-filled accommodation, an abundance of original character and impressive modern living spaces designed to take full advantage of the surrounding scenery. Throughout the property, attractive oak-effect doors and woodwork, complemented by traditional period-style door furniture, further enhance the character and quality of the interior.

The accommodation is entered through a welcoming and spacious entrance hallway, featuring an attractive staircase with useful understairs storage. A convenient side entrance provides direct access to the private parking area.

To the front of the property are two generously proportioned reception rooms, both enjoying outstanding views across Loch Gilp. One is currently utilised as a home office and benefits from a charming log-burning stove, creating a wonderfully comfortable and versatile space. The second forms an inviting informal sitting room, also featuring a log-burning stove and enjoying a dual aspect which allows natural light to flood the room.

This informal sitting room flows seamlessly into the stylish contemporary kitchen, which in turn opens into the spectacular dining extension. Undoubtedly the heart of the home, this impressive arrangement of interconnected living spaces provides an exceptional environment for both everyday family life and entertaining. The architect-designed extension is particularly striking, with its expansive vaulted glazing creating a wonderful sense of space and light while framing magnificent views of the surrounding landscape and Loch Gilp. The contrast between the traditional stone-built accommodation and the contemporary glazed extension has been beautifully executed, retaining the character and charm of the original house while introducing a distinctly modern architectural style.

Completing the ground-floor accommodation is a beautifully appointed contemporary shower room, together with a particularly useful large storage cupboard housing the hot water system. Additional understairs storage provides further practicality, ensuring the accommodation is as functional as it is attractive.

An attractive staircase rises to the first-floor landing, where three well-proportioned bedrooms are located, together with a particularly useful box room, ideal for additional storage or flexible use. The accommodation is completed by a well-appointed family bathroom comprising a low-level WC, wash-hand basin, generous bath and separate shower enclosure.

Externally, The Sheiling enjoys generous yet manageable garden grounds, predominantly laid to lawn and complemented by established herbaceous planting and mature shrubs. These attractive outdoor spaces provide a lovely setting in which to relax and appreciate the property's exceptional surroundings. To the side of the house is ample private parking for several vehicles, beyond which stands a substantial and useful traditional stone outbuilding, providing excellent storage for garden equipment, outdoor furniture and other household items.

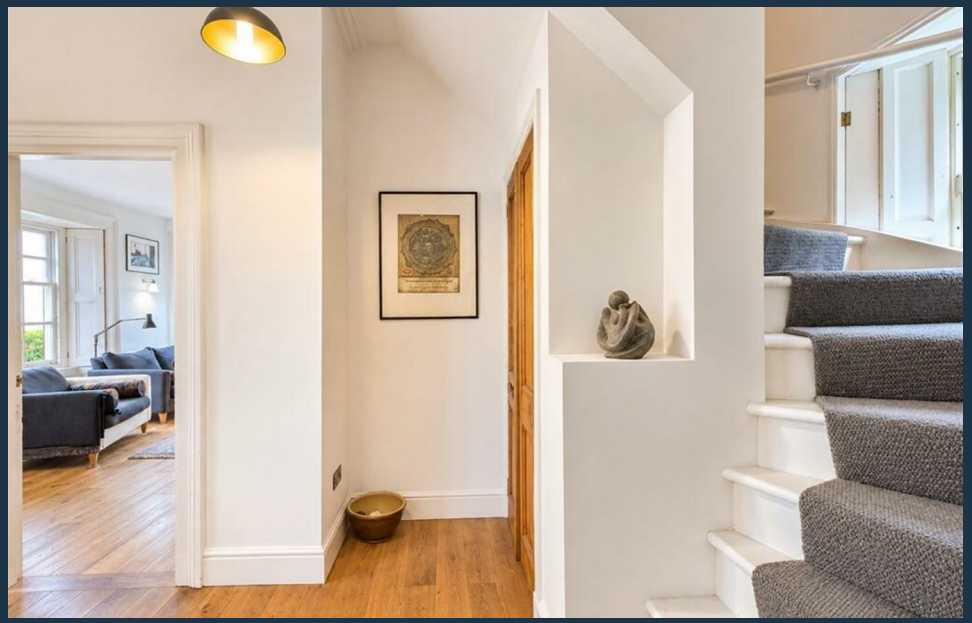
The property benefits from oil-fired central heating, ensuring comfort throughout the year, while its carefully considered layout and extensive glazing allow the spectacular setting to be appreciated from numerous rooms.

The Sheiling occupies a particularly desirable position in Ardrishaig, overlooking the sheltered waters of Loch Gilp, an inlet of Loch Fyne, with beautiful coastal scenery and ever-changing views. To the rear lies the historic Crinan Canal, often described as Britain's most beautiful shortcut, where passing yachts and pleasure craft provide a delightful backdrop to daily life. The canal's towpaths offer excellent opportunities for walking and cycling, while the nearby village of Ardrishaig provides local amenities and the neighbouring town of Lochgilphead offers a wider selection of shops, schools, leisure facilities and essential services.









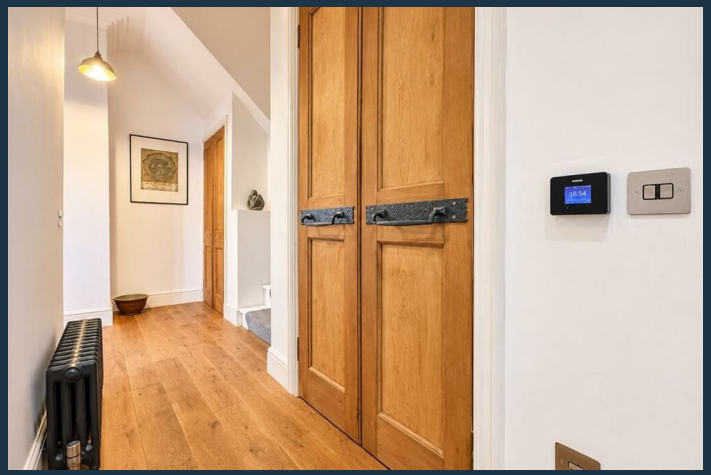






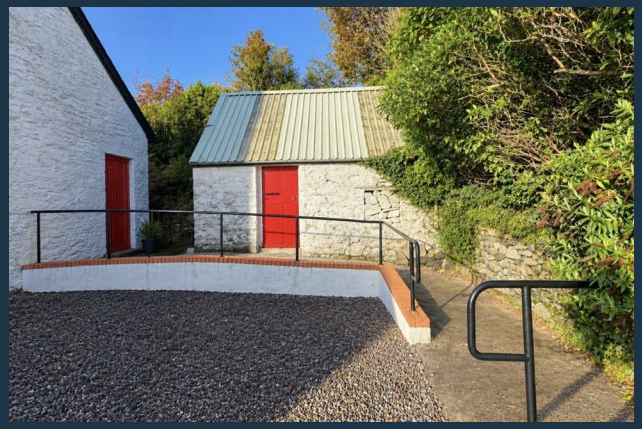














NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not

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