

DAWSONS



**STAFFA
NORTH CONNEL, BY OBAN, PA37 1RD**

A Substantial Detached Property With Elegance And Distinction
Enjoying Fine Views Over Loch Etive To The Countryside Beyond
Situated In This Sought-After Residential Area Of Exclusive Properties

Hall : Lounge With Study Area : Dining Room : Kitchen : Sun Room
Utility Room : 3 Bedrooms : Bathroom : 2 Shower Rooms

Set In Glorious Mature Grounds
Attached Double Garage
Timber Shed : Log Store : Mooring

Offers Over £590,000

Independent Estate Agents of Argyll and the West Highlands



The scattered rural community of **North Connel** is a sought-after residential area extending along the northern shores of Loch Etive towards Bonawe. There is an excellent range of local services available in the nearby villages of Benderloch and Connel, with a more comprehensive range of shops, professional services, leisure and recreational facilities available in the principal town of Oban, some eight miles or so away.

Staffa is a substantial detached property with elegance and distinction, situated in a ribbon of other individual executive homes, enjoying fine views over Loch Etive to the countryside beyond. Offering generously proportioned and beautifully appointed accommodation, the layout is designed to take full advantage of the views across the fabulous garden to the loch beyond, with large picture windows and patio doors, creating a feeling of light and space throughout. Benefiting from an oil-fired central heating system, particular features of note are the impressive staircase with decorative wrought iron spindles, the lounge with focal point multi-fuel stove and wall panelling, together with a separate study area and the spacious kitchen with island unit. The principal bedroom has dual aspect windows and excellent storage, whilst the luxurious bathroom enjoys a free-standing bath and large shower enclosure. **Staffa** is set in glorious garden grounds of close to one acre, with a sweeping lawn to the front bounded by a fabulous display of mature shrubs, bushes and trees, with the approach along the driveway taking you to rear of the property and the large parking area with access to the double garage with electric roller door, which all adds to the appeal of this exceptional property.

DETAILS OF ACCOMMODATION

Entrance Hall with external door to front with glazed side panels, central heating radiator with decorative cover, ceiling light fitting, wood effect laminate flooring.

Lounge: 7.52m x 4.45m, plus **Study Area:** 3.35m x 2.93m, patio doors to front, window to rear, multi-fuel stove on slate hearth, decorative wall panelling with matching fitted bookcases, 2 central heating radiators, ceiling light fittings, fitted carpet.

Kitchen: 5.21m x 4.78m, window to rear, patio doors to front, fitted with a range of wall mounted and floor standing units with work tops and contrasting up stands, integrated drawer style fridge, integrated freezer, wine fridge, integrated dishwasher, built-in oven and microwave, range style cooker with gas hob and electric ovens, extractor chimney, freestanding fridge/freezer, sink with drainer, pull-out larder cupboard, island unit with granite work top, 2 central heating radiators, hatch to roof space, recessed ceiling lights, pendant light, tiled floor.

Dining Room: 4.13m x 4.03m, glazed panel to front, central heating radiator with decorative cover, ceiling light fitting, wood effect laminate flooring.

Sun Room: 6.28m x 1.87m, half glazed external door to rear, windows and glazed panels to rear and to sides, floor standing unit and washing machine with work top over, wall lights, coir mat flooring and tiled floor.

Utility Room: 3.38m x 2.96m, window to rear, fitted storage cupboards, floor standing units with work tops, sink, wall tiling, central heating radiator, recessed ceiling lights, tiled floor.





Shower Room: 2.67m x 1.31m, window to Sun Room, corner shower enclosure with glazed sliding doors, whb in vanity unit, wc, recessed shelving, heated towel rail, waterproof wall panelling, extractor fan, recessed ceiling lights, tiled floor.

A carpeted staircase rises from the **Hall** to the **Upper Floor Landing** with glazed panel to front, fitted cupboard housing hot water tank, central heating radiator, recessed ceiling lights, wood flooring.

Principal Bedroom: 7.06m x 4.74m, window to front, window to rear, built-in wardrobes with double doors, eaves storage cupboards, central heating radiator, recessed ceiling lights, pendant light, wood flooring.

Bedroom 2: 4.28m x 2.98m, window to rear, built-in wardrobes with sliding doors, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 3: 4.23m x 2.46m, window to front, central heating radiator, ceiling light fitting, fitted carpet.

Bathroom: 3.41m x 2.95m, window to rear, free-standing bath, shower enclosure with rain-head and hand-held showers and glazed panel, whb in vanity unit with mirrored cabinet over, wc, heated towel rail, wall tiling, recessed ceiling lights, wood effect laminate flooring.

Shower Room: 3.06m x 1.24m, shower enclosure with electric shower unit and glazed sliding doors, whb in vanity unit with mirror/light over, recessed drawer/cupboard unit, wc, waterproof wall panelling, hatch to roof space, extractor fan, recessed ceiling lights, tiled floor.





GARDEN

With meticulously maintained grounds extending to 0.85 of an acre, the approach to *Staffa* is through an impressive gated entrance which leads to the tarred driveway taking you to the rear of the property where there is ample parking, beyond which is an area of lawn with a majestic old oak tree. To the front there is a paved terrace and large sweep of lawn fringed by a fabulous display of mature shrubs, bushes and trees.

In addition, *Staffa* benefits from a mooring located in Achnacree Bay to the front of the property, with a right of access to the shore.

Attached Garage: 6.15m x 5.55m, concrete base, electric roller vehicle access door to rear, pedestrian door to front, window to side, light and power.

Timber Shed, Log Store.



GENERAL INFORMATION

Services: Mains electricity and water. Private drainage. Oil fired central heating system with external boiler. LPG for cooker.

Home Report: Available from the Selling Agents. **EPC Rating:** E54. **Council Tax Band:** G.

Viewing: Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement.

Offers Over: Five Hundred & Ninety Thousand Pounds (£590,000). Offers are invited and should be submitted to the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers to allow the transaction to proceed.



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