

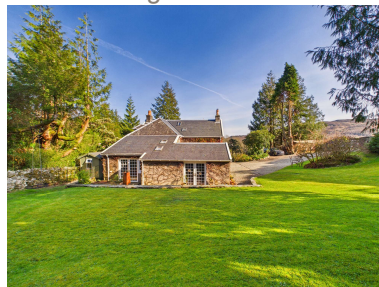


## 4 Bedroom Detached House

Guide Price: £425,000

Caolside, Barmore Road, Tarbert, Argyll, PA29 6TT

A truly unique character home set within a secluded and tranquil elevated position on the edge of Tarbert Loch Fyne with local amenities close by. Extensive gardens surrounded by nature and regularly visited by wildlife offering a wonderful sense of privacy and escape. Rich in period charm, featuring detailed cornicing, high ceilings, traditional doors, parquet flooring and internal window shutters, thoughtfully blended with convenient upgrades throughout. The flexible layout is ideal for family living, comprising a large family lounge with access to the garden, a breakfasting kitchen with French doors to the patio and rear garden, a formal dining room, and a versatile ground floor sitting room or bedroom with an adjacent shower room along with a further snug or small bedroom with ensuite WC. The first floor offers two spacious double bedrooms with partial views of Loch Fyne and Tarbert Harbour, one with a Jack & Jill bathroom and the other with a private ensuite. This much-loved home has carefully maintained and tastefully upgraded over time. Broadband, 4G and digital TV are available. EPC rating D57. Council Tax Band F.



  
**ARGYLL**  
Estate Agents

#### Entrance Vestibule

Accessed from the side of the property via the courtyard, this welcoming entry vestibule features original tiled flooring, adding to the character of the home. Feature pendant and spotlighting provide good illumination, along with a central heating radiator. Internal door leading through to the inner hallway, with further access to the sitting room/bedroom and adjacent shower room.

#### Inner Hallway 3.36m x 1.19m

An inviting inner hallway with stairs leading to first floor accommodation. Original parquet flooring continues the characterful feel of the home, with a window at mid-level on the staircase allowing natural light. There is a useful cupboard beneath the stairs for storage. Feature pendant lighting and a central heating radiator complete the space.

#### Lounge 5.97m x 4.85m

An impressive and generously proportioned lounge accessed via twin timber doors from the dining room, creating a strong sense of flow between the main living spaces for entertaining. Triple aspect with multiple windows and a door to the garden allow for excellent natural light throughout the day. The room offers ample space for a range of freestanding furniture arrangements, centred around a handsome multi-fuel stove set within a feature fireplace, forming a striking focal point. Finished with characterful parquet flooring, the room also benefits from three central heating radiators, TV point and socket points.

#### Breakfasting Kitchen 6.45m x 3.40m

A charming farmhouse kitchen and heart of the home with French doors opening to the patio seating area and rear garden. The kitchen is fitted with cream shaker style base units and timber wall units offering a variety of storage solutions including pull-out racks and internal shelving, complemented by solid oak worktops. A traditional Belfast sink with individual taps adds to the character, plinth heater and spotlighting is fitted throughout. Range of integrated Neff appliances including a four-zone induction hob (with double zone), oven/grill, combination microwave oven, warming drawer and extractor hood. Space and plumbing are available for white goods. Ample room for dressers, sideboards, table and chairs. A freestanding, movable island with solid oak cabinetry beneath and a rounded granite worktop adds further workspace and can be included in the sale by separate negotiation. A window allows for natural light with original tiled flooring, enhancing the traditional feel of the space. Serving hatch connecting to the dining room.

#### Dining Room 4.86m x 3.41m

An inviting dining room positioned next to the lounge, creating an ideal layout for both everyday living and entertaining. The room offers ample space for a large dining table and chairs along with additional furniture. A large pantry cupboard with power and shelving provides excellent storage. Finished with parquet flooring, the space also benefits from two central heating radiators, spotlighting and socket points.

#### Snug/Bedroom 4.06m x 2.50m

A versatile room offering a range of potential uses, currently arranged as a bunkroom for visiting grandchildren with the added convenience of an adjoining WC. Accessed from the dining room via two steps down, the space features a window overlooking the garden and direct access to the side of the property. A wood burning stove set within a fireplace creates a cosy focal point, enhancing the character of the room. Cupboard housing the boiler, space for furniture. Finished with tiled flooring, decorative wallpaper, spotlighting and socket points.

#### Sitting Room/Bedroom 4.73m x 3.94m

A versatile room with vaulted ceiling that can be used as an additional bedroom or reception space depending on requirements. French doors open out to the garden, dual aspect views allowing for plenty of natural light. The room offers ample space for furniture and book shelving. Finished with parquet flooring, Rointe eco electric heaters, spotlighting, TV point and socket points. Shower room conveniently located next door.

#### Shower Room 2.26m x 1.26m

Modern three-piece suite comprises a walk-in thermostatic shower, wash hand basin and WC. Finished with tiling to the walls and floor. A Velux window above provides natural light, complemented by wall-mounted lighting. The room also benefits from a heated towel rail and space for vanity furniture.

#### First Floor

An attractive landing accessed via an ornate staircase with rope balustrade, adding to the character of the home. A mid-level window allows for natural light, complemented by a glazed light panel above. Finished with carpeted stairs and landing, the space features pendant lighting and provides access to first floor bedrooms, a Jack & Jill bathroom and a utility area.

#### Bedroom One 4.82m x 3.82m

A spacious double bedroom enjoying elevated views across the gardens with glimpses of the harbour in the distance. The room offers ample space for freestanding furniture and benefits from access to the Jack & Jill bathroom. Finished with carpeted flooring, a column style central heating radiator, eaves storage, pendant lighting and socket points.

#### Jack & Jill Bathroom 2.47m x 2.04m

An opulent bathroom designed in a traditional heritage style, featuring a cast iron roll top bath, wash hand basin and WC. Natural light is provided dormer and velux windows, enhancing the bright and airy feel. Finished with solid oak flooring, painted wall cladding and decorative wallpaper. Additional features include a column style central heating radiator, towel rail, wall and ceiling lighting. Dual access doors connecting to Bedroom One and the hallway.

#### Bedroom Two 4.83m x 3.46m

A further generously sized double bedroom enjoying an elevated outlook across the gardens with glimpses of the harbour in the distance and ensuite facilities. The room provides plenty of space for freestanding furniture and includes a useful eaves cupboard for additional storage. Finished with carpeted flooring, a column style central heating radiator, pendant lighting and socket points.

#### Ensuite Bathroom 3.66m x 2.14m

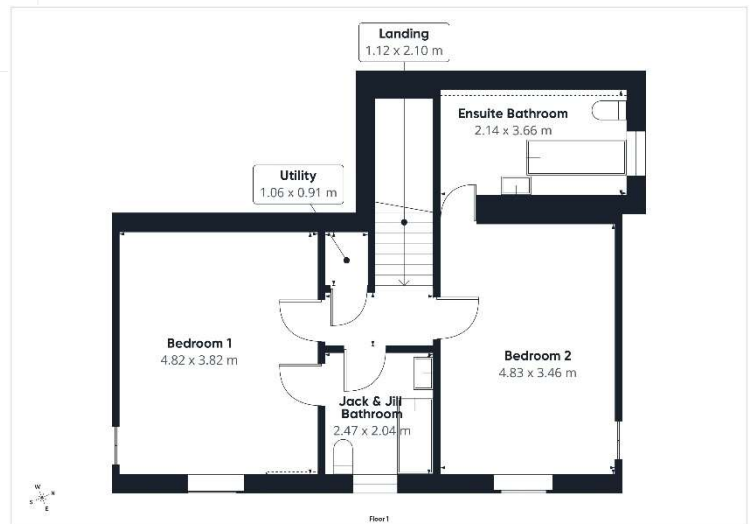
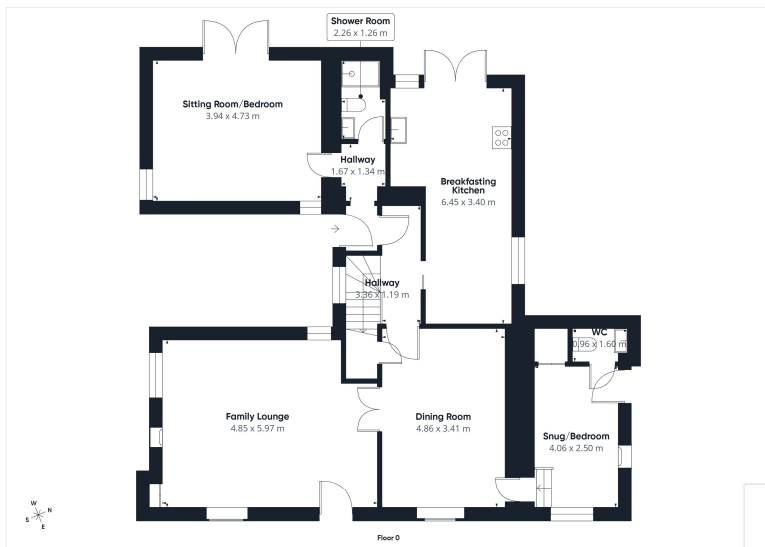
A spacious and elegantly styled ensuite bathroom featuring a cast iron roll top bath, heritage wash hand basin and WC. Dormer window offers a lovely outlook towards a striking pink hybrid rhododendron. Finished with solid oak flooring, painted wall cladding complemented by decorative wallpaper. Additional features include a column style central heating radiator, towel holder and feature wall lighting.

#### Utility 1.06m x 0.91m

A compact space, formerly a WC, now cleverly converted into a useful utility area with space and plumbing for white goods. A Velux window above provides natural light, with tiled walls and a central heating radiator.

#### Grounds

This extensive, secluded plot is accessed via a private track leading to a gated entrance. Sweeping stone chipped driveway, providing ample space for multiple vehicles and boat storage. A courtyard area to the side of the property offers additional seating spots and access into the home. The grounds are predominantly laid out generous lawn, including a lower level area which is ideal for family games and activities. A feature flagpole adds character to the setting, while the gardens are rich with established planting including hybrid rhododendrons, azaleas and mature trees throughout. Local wildlife is frequently seen, enhancing the peaceful and natural surroundings. Additional features include a log store, garden shed with adjoining dog run and greenhouse. Patio seating area accessed from the kitchen, creating a perfect space for outdoor dining and entertaining.



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](mailto: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.