



## Colling

Achaleven Road | Connel | PA37 1PF

Offers Over £475,000

**Fiuran**  
PROPERTY

# Colling

Achaleven Road | Connel | PA37 1PF

Colling is an immaculately presented detached residence, set within a picturesque location near the highly sought-after West Coast village of Connel. Enjoying breathtaking panoramic views across the Black Lochs, the property was constructed in 2005 and sits within generous, predominantly level garden grounds extending to approximately half an acre. Offering spacious and well-appointed accommodation, Colling would make an exceptional family home in a stunning setting.

Special attention is drawn to the following:

## Key Features

- Spacious detached Home with 3 En Suite Bedrooms
- Panoramic views over the Black Lochs
- Spectacular views of surrounding countryside
- Peacefully situated around 1 mile from village of Connel
- Lounge, Kitchen/Diner, Utility Room, Shower Room
- 3 En Suite Bedrooms, Study, Vestibule, Porch
- Beautifully presented with modern features
- Oil central heating throughout
- Attractive fireplace with open fire in Lounge
- Fully double glazed with 3 sets of French doors
- Window coverings available, if required
- Easily maintained grounds extending to approx. 0.5 acres
- Good storage, including partially floored Loft
- Detached metal barn & timber garden shed
- Private parking for several vehicles



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The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, bright & spacious Lounge with attractive fireplace, modern fitted Kitchen/Diner, Utility Room, Shower Room, and Vestibule. The first-floor accommodation offers 3 double Bedrooms (all with En Suite Shower Rooms), and Study. There is also a partially floored Loft space with power.

With double glazing throughout, the property also benefits from oil central heating. Externally, there is a detached barn, timber garden shed, and private parking for several vehicles.

The accommodation with approximate sizes is arranged as follows:

### **APPROACH**

Approximately 1 mile along a shared, private track from Achaleven Road, leading to the grounds of Colling. Entrance through a gate into the private parking area, and door at the rear into the Vestibule.

### **GROUND FLOOR: VESTIBULE** 2.2m x 1.9m

With radiator, tiled flooring, partially tiled walls, door leading to the Utility Room, and glazed door leading to the Hallway.

### **UTILITY ROOM** 3.2m x 3m

Fitted with a range of base & wall mounted units, work top with matching upstands, stainless steel sink & drainer, radiator, central heating boiler, coat hooks, tiled flooring, windows to the rear & side elevations, and door leading to the Shower Room.

### **SHOWER ROOM** 3m x 1.1m

With modern white suite comprising WC & wash basin, shower enclosure with Respatex style wall panelling, chrome heated towel rail, partially tiled walls, tiled flooring, and window to the side elevation.



### HALLWAY

With carpeted stairs rising to the first floor, under-stair storage cupboard, radiator, wood effect flooring, and doors leading to the Kitchen/Diner, Lounge & Porch.

### KITCHEN/DINER 5m x 4.85m

Fitted with a range of base & wall mounted units, complementary work surfaces with matching upstands, breakfast bar, stainless steel sink & drainer, built-in electric oven with grill & heating drawer, ceramic hob, 2 radiators, ceiling downlights, tile effect flooring, windows to the side & rear elevations, and glazed French doors leading to the front patio.

### LOUNGE 5.35m x 5.05m

With windows to the front & side elevations, 2 radiators, attractive fireplace with open fire and marble hearth, mirror, wood effect flooring, and glazed French doors leading to the patio.

### PORCH 1.3m x 1.2m

With wood effect flooring, and glazed French doors leading to the front elevation.

### FIRST FLOOR: UPPER LANDING

With window to the side elevation, large linen cupboard (housing the hot water cylinder), fitted carpet, and doors leading to all Bedrooms & the Study.

### LOFT

Partially floored, with power.

### BEDROOM ONE 5m x 3m

With windows to the front & side elevations, radiator, built-in mirrored wardrobe, fitted carpet, and door leading to the En Suite.



**BEDROOM ONE EN SUITE** 2.7m x 1.8m

With modern white suite comprising WC & vanity wash basin, shower enclosure with Respatex style wall panelling & mixer shower, chrome heated towel rail, vinyl flooring, and Velux style window to the rear.

**BEDROOM TWO** 5m x 3.15m

With window to the side elevation, 2 Velux style windows to the other side, radiator, fitted carpet, and door leading to the En Suite.

**BEDROOM TWO EN SUITE** 2.1m x 1.7m

With modern white suite comprising WC & wash basin, shower enclosure with Respatex style wall panelling & electric shower, vinyl flooring, and Velux style window.

**BEDROOM THREE** 3.85m x 2.9m

With window to the side elevation, radiator, fitted carpet, built-in storage, and door leading to the En Suite.

**BEDROOM THREE EN SUITE** 2.7m x 1.05m

With modern white suite comprising WC & wash basin, shower enclosure with Respatex style wall panelling, & electric shower, chrome heated towel rail, vinyl flooring, and Velux style window to the rear.

**STUDY/BEDROOM FOUR** 2.1m x 2.1m

With Velux style window, radiator, and fitted carpet.

**GARDEN**

The property is set within generous garden grounds extending to approximately half an acre, predominantly level and mainly laid to lawn, with a selection of established shrubs and bushes. A patio area to the front provides an ideal space for outdoor seating, while a metal-clad barn (5.05m x 3.9m) and timber shed is located to the rear. Ample gravelled parking surrounds the property, offering excellent practicality and ease of access.



# Colling, 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 electricity. Private water supply. Drainage to septic tank. Oil tank. Check supplier for mobile phone coverage.

**Council Tax:** Band E

**EPC Rating:** C71

**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.

**Planning Permission:** Proposed planning application for 6 x 55w wind turbines 2 miles away (24/02242/S36). We understand the Argyll & Bute Council have objected to this application.

**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, Connel is a quiet rural location around 5 miles east of Oban and offers a good range of village amenities and services which include a church, medical centre with tea-room, and two licensed hotels with restaurants. Connel is also on the Oban to Glasgow railway line. There are further facilities and services available in the nearby town of Oban.

## 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, take a right onto Achaleven Road. Drive under the railway bridge, and follow the road around to the left. Turn right just before Achaleven Farm, onto a single track road. Follow this road for approximately 1 mile until you reach a settlement with 3 properties. Colling is the last property at the end of the track. What3words: apart.commenced.inversion

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.

Prospective purchasers are advised to 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.



# Fiuran

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