



**2 LAGNAGORTAN CLACHAN
BY TARBERT, PA29 6XW**

OFFERS OVER £220,000

Well they don't come much better than this.... Character, space and easy transport links are just some of the things on offer at this lovely home. Come and discover 2 Lagnagortan for yourself and start living the dream.

Stewart Balfour & Sutherland
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2 LAGNAGORTAN CLACHAN

- Fantastic cottage in the heart of Argyll • Lots of character and plenty of space • Lovely views and gardens • Become part of a thriving local community • No onward chain - early entry available • A great place for that work/life balance



2 Lagnagortan Cottages is a very pretty semi-detached property located on the northern fringe of the village of Clachan with uninterrupted rolling countryside views to the front and a gentle burn to the rear. This beautifully presented home provides light and bright easily managed accommodation over two levels; the house is of exposed stone construction partly finished in painted render to the later rear extension and neatly presented under a dark grey slate roof. The property has recently been refurbished and oozes character and charm whilst boasting a lovely kitchen and bathroom.

An attractive split stable door leads into the spacious entrance hallway which in turn provides access to the two principal rooms on the ground floor, these being the formal sitting/dining room with log burning stove and cooker which provides both heat throughout the property via radiators but also a great alternative way of cooking a slow roast or stew, perfect for a winters night. This room is flooded by natural light by both the large box bay window overlooking the rolling countryside to the front and also a further window which enjoys views over the private rear gardens. On the opposite side of the entrance hallway a further spacious room can be found which is currently set up as a large home office but could easily be a great second reception room or large double bedroom. This room again has great views to the front aspect and also boast an open fire which is a great focal point and excellent source of heat, who wouldn't want this to be where they do a zoom call from..... The bright kitchen is located to the rear of the property and provides all normal appliances along with a great deal of character such as butcher block work surfaces and a dual aspect to the rear. In turn the kitchen leads through to a rear entrance hallway that also works well as a boot room and provides access to the contemporary family bathroom with bath and shower enclosure and great under stairs storage.

Via an exposed and painted timber staircase to first floor landing three attractive bedrooms can be found. The master bedroom is of very generous proportions and also enjoys good ceiling height due to the mansard style roof of the cottage. This room also has great eaves storage to either side of the bedroom, in particular the large walk in storage cupboard which can also be accessed via the first floor landing opposite. This landing in turn leads to the two further bedrooms which are ideal for children but also could comfortably take double beds. All of these rooms offer uninterrupted rolling countryside either to the front or rear.

While a fine principal home, the layout of 2 Lagnagortan Cottages lends itself well for the possibility of self-catering holiday lets or a fantastic family holiday home. The A83 is the tourist route from Inveraray to Campbeltown. The Kintyre Way walking path is from Tarbert to Southend.







To the rear there is a useful stone outbuilding of exposed stone construction under a dark grey slate roof, the structure is presently used for general purpose storage and this is accompanied by a further large timber build shed and polytunnel, the perfect spot for growing your own produce. A metal county style gate provides access to a private gravel driveway flanked with beds and bushes, hard standing and vehicular turning, there are several lovely areas to enjoy alfresco dining and drinks within the gardens and there is also plenty of space for children and pets to explore, the small burn and mature trees to the far end of the garden create a fantastic backdrop for the property and is an oasis for wildlife in its own right. Overall the current owners have achieved a perfect balance both inside and out of retaining the integrity of a stunning cottage in the heart of Argyll along with the modern touches for ease of living. This without doubt should be at the very top of your viewing list and needs to be viewed to fully appreciate the property.

Services

The house is serviced by a main water supply, drainage is by private septic tank, solid fuel fired central heating, double glazing. Note: The services have not been checked by the selling agents.

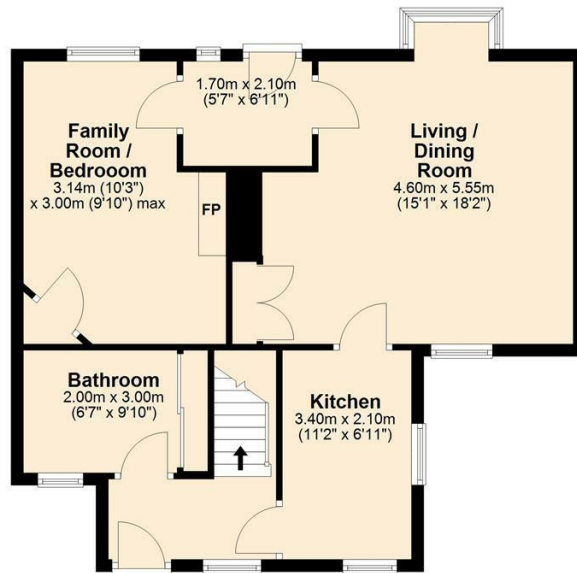
Directions

From Glasgow city centre travel in a westerly direction on the M8 motorway. Leave the motorway at J30 following signs for Erskine Bridge. Proceed over bridge turning left on to the A82. Remain on the A82 for 25 miles going up Loch Lomond side. Bear left at Tarbert on to the A83. Remain on the A83 for 61 miles passing through Inveraray, Furnace, Minard, Lochgilphead and Ardrishaig before arriving in Tarbert. At Tarbert continue on the A83 following signs for Campbeltown, continue for about 12 miles to find the entrance to Lagnagortan on the left hand side.

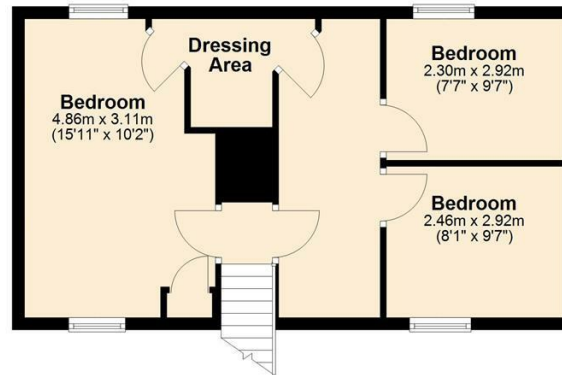
Alternative scenic route from Glasgow is via Gourock by Western Ferries half hourly service to Dunoon and the A815, B836, A8000 to Tighnabruach and on to Portavadie and ferry to Tarbert. (hourly service Calmac Ferries)



Ground Floor
Approx. 54.5 sq. metres (586.4 sq. feet)



First Floor
Approx. 42.8 sq. metres (460.5 sq. feet)



Total area: approx. 97.3 sq. metres (1046.9 sq. feet)



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 rely upon any statement, whether oral or written, made by the agents.

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