



Howmore, Bridge of Awe

Taynuilt | Argyll | PA35 1HT

Offers Over £230,000

Fiuran
PROPERTY

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Howmore is an idyllic 3 Bedroom semi-detached Home beside the River Awe, with woodland walks nearby, featuring a self-contained ground-floor Bedroom with Kitchenette & Shower Room, air source heat pump, multi-fuel stove, attractive gardens, EV charger and parking for 3 vehicles.

Special attention is drawn to the following:

Key Features

- 3 Bedroom semi-detached House in rural community
- Idyllic setting, next to River Awe & woodland walks
- Porch, Hallway Lounge/Diner, Kitchen
- 3 Bedrooms, Shower Room, Bathroom
- Ground floor Bedroom is self-contained with Kitchenette
- Partially floored Loft with lighting & Ramsay style ladder
- Air source heat pump providing heating & hot water
- Annex with excellent rental income potential
- Multi-fuel stove in Lounge area
- Double glazing throughout
- Internal insulation
- Attractive garden to front & rear
- Timber garden shed
- Electric vehicle charger
- Private parking for 3 vehicles
- No chain



Set in the idyllic rural community of Bridge of Awe, Howmore is a lovely 3 Bedroom semi-detached House enjoying a particularly attractive setting beside the River Awe, with woodland walks and beautiful countryside close by.

The property offers well-proportioned accommodation arranged over two levels, comprising a welcoming Porch and Hallway, Lounge/Diner, Kitchen, 3 Bedrooms, Shower Room and Bathroom.

A particularly useful feature is the ground-floor Bedroom, which is self-contained and includes a Kitchenette & Shower Room, offering excellent flexibility for a family member, guest accommodation or home-working space. There is also a large, partially floored Loft providing valuable additional storage. The property benefits from an air source heat pump providing heating and hot water, a multi-fuel stove in the Lounge, double glazing and internal insulation.

Outside, attractive gardens lie to both the front and rear, together with a timber garden shed, electric vehicle charger and private parking for up to three vehicles. The property is offered for sale with no onward chain.

APPROACH

Via private parking to the front of the property, and entrance at the front into the Porch.

GROUND FLOOR: PORCH

With storm doors to the front elevation, and internal glazed door leading to the Hallway.

HALLWAY

With window to the front elevation, carpeted stairs rising to the first floor, under-stair storage cupboard, wooden flooring, radiator, and doors leading to the Kitchen, Lounge/Diner and Bedroom One.

KITCHEN 4.45m x 2.05m

Open-plan to the Lounge/Diner and newly fitted with a range of floor & wall mounted units, wood effect work surfaces, sink & drainer, tiled splash-backs, built-in electric oven & grill, gas hob, stainless steel cooker hood, radiator, wood effect flooring, windows to the rear elevation, and external door leading to the rear garden.

LOUNGE/DINER 5.9m x 3.45m

With dual aspect windows to the front & rear elevations, 2 radiators, multi-fuel stove, and wood effect flooring.



BEDROOM ONE 5m x 3.5m

With windows to the front elevation, radiator, built-in wardrobe, Kitchenette with built-in oven & hob and small fridge, fitted carpet, door leading to the Shower Room, and glazed French doors leading to the rear garden.

SHOWER ROOM 2.35m x 2.1m

Wet room, with white suite comprising WC & wash basin, walk-in shower enclosure with electric shower, chrome heated towel rail, Respatex style wall panelling, resin flooring, and windows to the front elevation.

FIRST FLOOR: UPPER LANDING

With Velux style window to the rear elevation, fitted carpet, access to the Loft, and doors leading to Bedroom Two, Bedroom Three and the Bathroom.

BEDROOM TWO 4.55m x 3.5m (max)

With windows to the front elevation, radiator, 2 built-in cupboards (one housing the hot water cylinder), built-in wardrobe, and access to eaves storage.

BEDROOM THREE 3.5m x 3m (max)

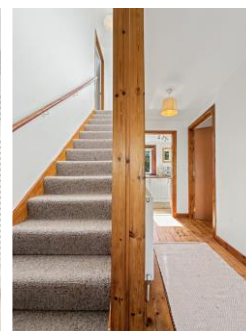
With Velux style window to the front elevation, radiator, built-in cupboard, and fitted carpet.

BATHROOM 2.45m x 1.85m (max)

With modern white suite comprising bath with electric shower over, WC and wash basin, chrome heated towel rail, vinyl flooring, and Velux style window to the rear elevation.

GARDEN

The attractive garden is predominantly laid to lawn and features a variety of established shrubs and trees. To the rear, there is a patio area, timber garden shed with solar lighting, and gated access leading directly to the River Awe. A mono-blocked driveway to the front provides private parking for up to three vehicles.



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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 water & electricity. Air source heat pump. Shared septic tank.

Council Tax: Band C

EPC Rating: D67

Gross Internal Floor Area: 102m²

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.

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

The property is located near the River Awe, in the rural community of Bridge of Awe. Along with its enviable countryside setting, Bridge of Awe has a petrol station with convenience store and a licensed hotel/pub nearby. The neighbouring village of Taynuilt has further amenities including a hotel, railway station, licensed grocer, butcher, post office, hair-dresser, medical centre, tearoom, primary school and golf course. The popular town of Oban, with a comprehensive range of services and facilities, is some 14 miles away.

DIRECTIONS

Travelling on the A85 from Oban to Glasgow, after passing through the village of Taynuilt, take a right hand turn at the signpost for Bridge of Awe. Take a further right, and Howmore is on the left hand side.

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.

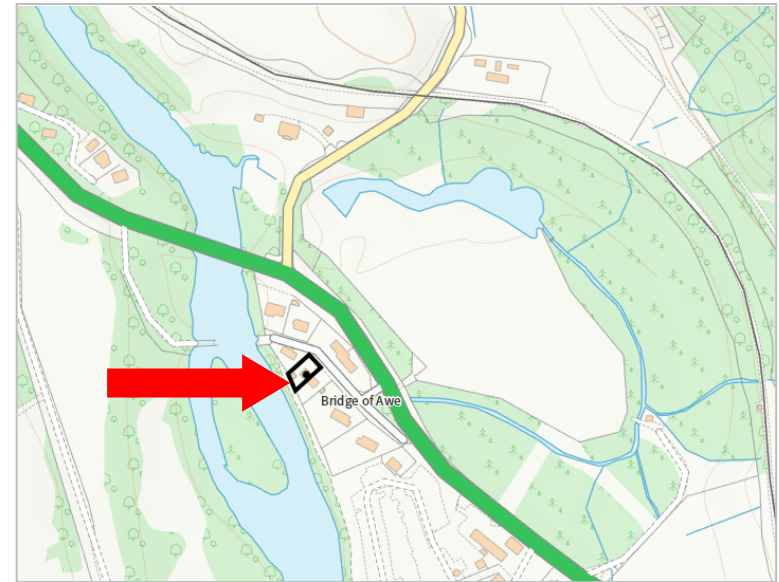
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to view the property in person and should they wish to pursue, 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.



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