

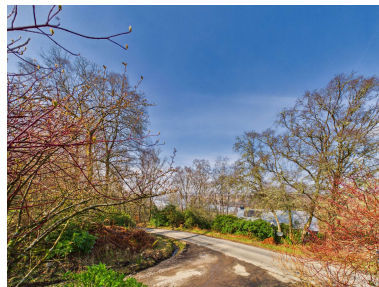


3 Bedroom Detached House

Guide Price: £375,000

Innishail, Ardbrecknish, by Dalmally, Argyll, PA33 1BH

Picture postcard, traditional stone-built cottage with 2 large outbuildings at the far side of the garden, providing an ideal detached workshop and boat storage. Innishail is set within the popular semi-rural location on the banks of Loch Awe, 45 minutes south of Oban. The surrounding area offers a peaceful setting with excellent access to renowned fishing, with a nearby boatyard and launching point providing excellent opportunities for boating and water activities. An abundance of wildlife, scenic walks and cycling routes further add to the appeal. The accommodation comprises of a ground floor bedroom with ensuite, a cosy snug with wood burning stove, an open plan lounge/dining area with feature stove and garden access, a recently installed breakfasting kitchen, shower room, two further bedrooms on the upper floor and ample storage throughout including loft space. Externally, the property enjoys good sized mature gardens with lawns, bedding areas, established trees and flowering shrubs, along with a timber garden shed, external store, seating areas positioned to take in the rural surroundings and partial loch views. A private driveway provides ample parking for all the family and boat storage if required. Further benefits include a full rewire carried out 2016, an eco-friendly biomass central heating system installed 2017, 4 KW Solar PV system with FIT payments and double glazing throughout. Private water supply and drainage. Broadband, 4G and digital TV are available. EPC rating E49 Council Tax Band D.




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Rear porch 3.31m x 1.56m

Accessed from the driveway for everyday use, this spacious entrance porch provides ample room for outdoor clothing and footwear. A large storage cupboard, wall mounted electric consumer unit and FIT meter. Finished with heated towel rail, tiled flooring and a flush ceiling light. Sliding door leading to the kitchen and a uPVC exterior door providing access to the garden.

Kitchen 4.65m x 3.32m

Recently installed designer kitchen featuring a breakfast bar with integrated four-zone hob, creating a sociable space for cooking and casual dining with room for stools. A delightful picture window provides a lovely outlook towards a raised rockery. Fitted with modern handleless shaker-style wall and base units with under-cabinet lighting. Offering ample worktop space and a variety of storage options throughout. Space and plumbing for white goods, along with an integrated dishwasher, mid height oven, grill and microwave. Additional features include a stainless steel sink with mixer tap, partially tiled walls, spotlighting, light oak effect flooring and a central heating radiator. Access is provided to both the dining area and rear entrance porch.

Open Plan Lounge Area 5.50m x 3.87m / Dining Area 3.01m x 2.79m

A delightful open plan space ideal for family living and entertaining, with window views from the lounge and a glazed door providing access to the gardens from the dining area. The Lounge Area offers space for freestanding furniture and features a handsome stove set within an original stone fireplace, creating a charming focal point. Finished with carpeted flooring, the space also benefits from a central heating radiator, pendant lighting, TV point and socket points.

The Dining Area provides space for a family table and chairs and is finished with laminate flooring, spotlighting, a central heating radiator and socket points.

Shower Room 1.90m x 1.73m

Located on the ground floor, this three-piece suite comprises a walk-in enclosure with electric shower, wash hand basin and WC. Finished with vinyl flooring and wet wall splashbacks. The room also features an opaque window, heated towel rail, spotlighting and extractor fan.

Bedroom One 4.26m x 3.20m

A generous twin/double bedroom with ensuite bathroom facility. Dual aspect windows provide views towards the church to the front and gardens to the side. The room offers ample space for freestanding furniture and benefits from double inbuilt wardrobes with mirrored sliding doors. Finished with carpeted flooring, feature wall lighting and socket points.

Ensuite Bathroom 2.66m x 1.56m

Three-piece suite comprising a bath with overhead shower, wash hand basin with vanity storage beneath and WC. Finished with tile effect vinyl flooring, opaque window, heated towel rail, spotlighting and extractor fan.

Front hallway

External door with opaque glazed insert to front entrance hallway. Finished with wooden flooring, pendant lighting and a central heating radiator. Access to bedroom one with ensuite facilities and snug.

Snug 4.19m x 3.01m

A versatile room which could be used as a home office, playroom or a quiet reading space depending on requirements. The space features a cosy stove, creating a warm focal point, along with dual aspect windows providing good natural light. There is ample space for freestanding furniture with stairs leading to Bedroom One and Bedroom Two on the first floor. Finished with carpeted flooring, feature wall lighting, TV point, socket points and a central heating radiator.

First floor

Carpeted staircase with timber balustrade leading to the first floor accommodation. Dormer window to the front provides natural light along with partial views towards the loch. Window display shelf, central heating radiator and feature wall lighting above, along with a handy storage cupboard. Additional features include loft hatch access and socket points.

Bedroom Two 4.71m x 3.33m

Large double bedroom featuring dormer window views towards the loch. Additional window to the side providing further natural light. The room benefits from a fitted wardrobe, space for freestanding furniture, carpeted flooring, central heating radiator, spotlighting and socket points.

Bedroom Three 4.81m x 3.20m

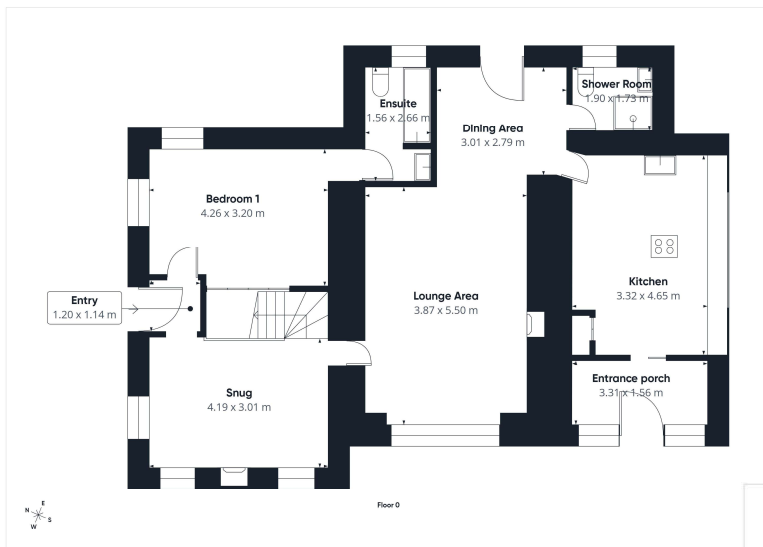
Good sized double bedroom featuring dormer window loch views and smaller window to the side, overlooking the rear gardens. The room benefits from a fitted wardrobe, space for freestanding furniture, carpeted flooring, central heating radiator, wall lighting and socket points.

Outdoor space

2 large workshop stores are adjacent to the garden with their own vehicle access and gate from the B road running past the cottage. Currently used as log and equipment storage with potential for a variety of projects and hobbies. Spacious driveway with gated entrance and private parking space for multiple vehicles. The well stocked garden grounds are mainly laid to lawn with traditional stone and timber fencing defining the boundaries. To the rear, a timber shed houses the biomass boiler system. Stone chipped pathways and established flowering borders meander around the cottage, leading to generous garden areas arranged over two levels. A mixture of trees and shrubs are planted throughout, providing privacy and habitat for birds. Gated access and pathways lead around the property, with two elevated seating areas perfectly positioned to enjoy the surroundings and capture sunlight throughout the day. Additional features include a whirlingig for outdoor drying and an outside tap.

Location

The property is situated on the southern shores of Loch Awe. The plot enjoys superb views to Loch Awe and towards Ben Cruachan, and with zero light pollution, there are dramatic and spectacular sunsets and wonderful opportunities for viewing the night sky. Loch Awe is one of Scotland's most spectacular lochs. It is 25 miles long and runs from the village of Loch Awe in the north to Ford at the south. The nearby Kilchurn Castle is a dramatic ruin, and one of Scotland's most famous and most photographed castles. There are several islands in the loch including Innishail, which is the burial island of the Dukes of Argyll. Inveraray Castle, the seat of the Dukes of Argyll, is at the head of Loch Fyne, 13 miles to the south. There is spectacular hillwalking, climbing and mountaineering in the area, with skiing at Glencoe. The numerous lochs and rivers provide both salmon fishing and trout fishing and the Ardbrecknish boatyard, 300 metres away, provides sailing facilities for your own boat. Some of the local estates run commercial shoots as well as allowing stalking by prior arrangement. The mountains and glens are an area of spectacular natural beauty and a photographer's dream. Loch Awe village (9 miles) has a small railway station on the Glasgow to Oban line and a post office and general store. Dalmally (10 miles) is slightly larger and has a primary school, doctor's surgery, pharmacy, post office, village store and railway station. Inveraray (13 miles) is at the head of Loch Fyne and has a variety of shops, hotels and tourist locations. Oban is 31 miles distant and has a full range of shops and supermarkets, secondary schooling and professional services. Oban has the ferry terminal to the Western Isles and is the main base for exciting west coast sailing. Glasgow airport is about a 90-minute drive, under normal travel conditions



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