

DAWSONS



**DUNCHONNEL
CULLIPOOL
ISLE OF LUING, PA34 4TX**

A Deceptively Spacious Detached Family Home Situated on The Fringe
Of The Village Commanding Magnificent Sea Views Over The
Firth Of Lorn To The Islands Beyond

Hall : Sitting Room : Sun Room : Dining Kitchen : Side Porch
4 Bedrooms : Study : Bathroom : Shower Room

Delightful Established Level Garden
Large Detached Workshop/Garage

Guide Price £350,000



The **Island of Luing** is an enchanting small inshore island situated about 15 miles south of the principal west highland town of Oban with an excellent car ferry service for the short journey across from the mainland. Local amenities on the island include a shop with post office, community halls and a visitor centre with licensed cafe and restaurant. Primary schooling is on the mainland at Ellenabeich and senior schooling at Oban High School, with transport provided to both. A more comprehensive range of services including professional and recreational facilities is also to be found in Oban. The island has changed little over the past centuries, remaining a place of great tranquility and natural beauty with an abundance of flora and fauna and stunning sea and island views.

Dunchonnel is pleasantly situated on the fringe of the village of **Cullipool**, the largest settlement on the island, and enjoys magnificent sea views over the Firth of Lorn to the islands beyond. The attractive one and a half storey detached home provides deceptively spacious accommodation and has been extremely well maintained and cared for over the years. The well proportioned rooms allow for versatile living with two of the four bedrooms on the ground floor, together with the bathroom. The sitting room has a cosy ambience with solid fuel fire and the sun room in contrast has a bright and airy feel with the fabulous views being particularly prominent from here. The kitchen has a modern range of units with Rangemaster cooker and patio doors to the decked seating area and also has ample room for a dining table. In addition the study provides a useful workspace and there is excellent storage throughout. A good sized garden surrounds the property with a large workshop/garage and ample parking, which all adds to amenity of this fine home.

DETAILS OF ACCOMMODATION

Dining Kitchen: 4.13m x 3.58m, patio doors to decking, fitted with a range of wall mounted and floor standing units with worktops, Rangemaster cooker with double oven, double grill and ceramic hob, fridge/freezer, washing machine, plumbed for dishwasher, panel heater, wall tiling, ceiling lights fittings, vinyl flooring.

Side Porch: 2.50m x 0.99m, half glazed external door to rear, skylight window, feature round glazed panel, coat hooks, ceiling light fitting, vinyl flooring.

Sitting Room: 4.12m x 3.97m, windows to front and to side, solid fuel fire with slate hearth and inset and wooden mantel, storage heater, wall lights, ceiling light fitting, wood effect laminate flooring.

Hall with 2 understair cupboards, storage heater, 2 ceiling light fittings, wood effect laminate flooring.

Sun Room: 3.53m x 2.49m, half glazed external door to side, windows to front and to side, panel heater, radiator, ceiling light fitting, fitted carpet.





Bedroom 3: 3.67m x 3.00m, window to rear, built-in wardrobes, panel heater, ceiling light fitting, fitted carpet.

Bedroom 4: 3.59m x 2.89m, window to rear, built-in wardrobes, panel heater, ceiling light fitting, wood effect laminate flooring.

Bathroom: 2.13m x 2.11m, window to rear, bath with electric shower over, whb, wc, waterproof wall panelling, heated towel rail, radiator, ceiling light fitting, vinyl flooring.

A carpeted staircase rises to the **Upper Floor Landing** with Velux roof light window, hatch to roof space, wall lights, ceiling light fitting, fitted carpet.

Bedroom 1: 4.54m x 3.41m, coomed (sloping) ceiling, dormer window to front, window to side, Velux roof light window, fitted cupboards, eaves access, panel heater, wall lights, ceiling light fitting, wood flooring.

Bedroom 2: 4.53m x 3.58m, coomed ceiling, dormer window to front, Velux roof light window, panel heater, ceiling light fitting, wood flooring.

Study: 1.5m x 1.5m approximately, coomed ceiling, 2 Velux roof light windows, fitted wardrobes and cupboards, panel heater, wall light, 2 ceiling light fittings, wood flooring and fitted carpet.

Shower Room: 1.84m x 1.78m, Velux roof light window, shower enclosure with electric shower unit and wall tiling, whb, wc, heated towel rail, ceiling light fitting, wood flooring.





GROUNDS

Dunchonnel enjoys a delightful easily managed level garden, made up mainly of lawn bordered by an attractive mixture of established shrubs and bushes, together with a combination of low stone walls to the front and wood fencing to the rear. Access is over a shared track leading to the gated entrance to the rear of the property that is laid to concrete providing a good sized parking area. In addition, there is a raised decked seating area to the front with access from both the dining kitchen and the sun room.

Detached Workshop/Garage of steel framed construction on concrete base with roller door, side pedestrian door, light and power.



Greenhouse on concrete base. **Coal Bunker**.

GENERAL INFORMATION

Services: Mains electricity and water. Private drainage. Roof mounted **Photovoltaic Panels** are fitted to the Workshop/Garage.

Home Report: Available from the Selling Agents. **EPC Rating:** C71. **Council Tax Band:** E.

Viewing: Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement.

Guide Price: Three Hundred & Fifty Thousand Pounds (£350,000). Offers are invited and should be submitted to the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers to allow the transaction to proceed.



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