



Hallival

Letterwalton | Benderloch | PA37 1SA

Guide Price £330,000

Fiuran
PROPERTY

Hallival

Letterwalton | Benderloch | PA37 1SA

Hallival is a spacious 3/4 Bedroom detached Bungalow set within approximately 0.65 acres of mature gardens, enjoying views of Loch Creran and a superb location close to the beach, cycle path and within walking distance of Benderloch village. Benefiting from air source heating, solar panels, a detached garage, ample parking, and no onward chain.

Special attention is drawn to the following:-

Key Features

- Spacious 3/4 Bedroom detached Bungalow
- Mature garden ground extending to approx. 0.65 acres
- Close to beach and cycle path with views of Loch Creran
- Within walking distance of village of Benderloch
- Vestibule, Hallway, Kitchen, Lounge/Diner, Sun Room
- 3 Bedrooms, Office/4th Bedroom, Bathroom, WC
- Large Loft space with Ramsay style ladder
- Air source heat pump, solar panels & double glazing
- Window coverings, flooring & some white goods included
- Detached Garage with power & lighting
- Wide variety of mature shrubs & burn
- Various outbuildings, including 2 garden sheds
- Large decked area with loch views
- Private parking for several vehicles
- No chain



Enjoying a desirable location close to the beach and cycle path, with lovely views towards Loch Creran, this spacious 3/4 Bedroom detached Bungalow is set within mature garden grounds extending to approximately 0.65 acres. The popular village of Benderloch, with its excellent local amenities, is within easy walking distance.

The well-proportioned accommodation comprises a Vestibule, welcoming Hallway, fitted Kitchen, generous Lounge/Diner, bright Sun Room, 3 double Bedrooms, an Office/4th Bedroom, Bathroom and separate WC. A substantial Loft, accessed via a Ramsay-style ladder, provides excellent additional storage.

The property benefits from double glazing, an air source heat pump, solar panels, and includes window coverings, flooring and selected white goods. Outside, the established gardens feature a variety of mature shrubs & trees, a burn, several outbuildings including two garden sheds, a detached Garage with power and lighting, and private parking for several vehicles. Offered with no onward chain, this is a superb opportunity to acquire a spacious home in a sought-after coastal setting.

APPROACH

Via shared driveway to the rear of the property leading to a private parking area, and entrance at the rear into the Vestibule.

GROUND FLOOR: VESTIBULE 3.2m x 1.5m

With glazed entrance door, glazing to the front & side elevations, carpet tiles, and glazed internal door leading to the Hallway.

HALLWAY

With window to the side elevation, 3 radiators, large built-in cupboard, fitted carpet, access to the Loft, and doors leading to all rooms.

KITCHEN 4.65m x 2.8m (max)

Fitted with a range of attractive base & wall mounted units, wood effect worktops, sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, extractor hood, fridge, built-in shelved cupboard (housing the hot water cylinder), wood effect flooring, window to the Sun Room, and door leading to the Lounge/Diner.

LOUNGE/DINER 7.1m x 6.45m (max)

With large window to the front elevation, 3 radiators, multi-fuel stove, fitted carpet, and glazed sliding doors leading to the decking.



SUN ROOM 5.4m x 1.95m

With windows to the front & side elevations, wall-mounted electric heater, polycarbonate roof sheets, vinyl flooring, and French doors leading to the decking.

BEDROOM ONE 3.45m x 3.45m

With window to the rear elevation, radiator, and fitted carpet.

BEDROOM TWO 3.45m x 2.9m

With window to the rear elevation, radiator, built-in wardrobe, and fitted carpet.

BEDROOM THREE 3.45m x 3.25m

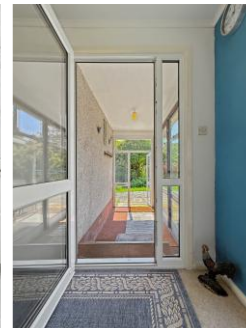
With window to the side elevation, radiator, built-in wardrobe, and fitted carpet.

OFFICE/4TH BEDROOM 2.25m x 1.8m

With window to the side elevation, radiator, wall-mounted shelving, and fitted carpet.

BATHROOM 2.25m x 2m

With white suite comprising bath, WC & vanity wash basin unit, shower enclosure with electric shower, radiator, vinyl flooring, and Velux style skylight.



WC 0.95m x 0.95m

With WC, wash basin, radiator, and vinyl flooring.

DETACHED GARAGE

With up-and-over garage door to the front elevation, power & lighting.

GARDEN

Extending to approximately 0.65 acres, the mature garden grounds provide a wonderful outdoor setting, offering a high degree of privacy and an abundance of established shrubs, trees and seasonal planting. A burn meanders through the grounds, with timber bridges and winding pathways creating a peaceful environment to explore and enjoy.

The gardens also feature a raised decking area, perfectly positioned to take in the views towards Loch Creran, together with a patio providing an ideal space for outdoor dining and entertaining. Further enhancing the appeal are a greenhouse, a variety of outbuildings including two timber garden sheds, and ample private parking for several vehicles.



Hallival, Letterwalton



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 and electricity. Drainage to private septic tank.

Council Tax: Band F

EPC Rating: B81

Gross Internal Floor Area: 128m²

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 village of Benderloch lies on the A828 Oban-Fort William road, around 7 miles north of Oban, and has a local shop, garage, primary school, church, hall, café, cycle path & bus service. Ben Lora & the sandy beach at Tralee are also very close by. Nearby Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities & services.

DIRECTIONS

Heading to Fort William from Oban, pass through the village of Benderloch on the A828, and take a left at the signpost for Barcaldine Castle. Go over a small bridge (over the cycle path) and Hallival is on the left (accessed at the rear).

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.



Fiuran
PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**



FOR SALE
Fiuran
PROPERTY