



LAURELTREE | TAYNUILT | PA35 1HR

GUIDE PRICE: £425,000

An exceptional detached property situated on the outskirts of Taynuilt, set on the banks of the River Awe and enjoying spectacular open views across the surrounding landscape. Laureltree offers a stunning open-plan living space on the first floor, designed to maximise the views, with direct access to a raised deck with glass balustrades, taking in the beautiful river outlook. In excellent order throughout, the accommodation comprises of three double bedrooms, two of which feature dressing rooms and en-suite bathrooms. A further family bathroom and sauna complete the internal layout. The property is highly energy efficient with an EPC rating of B and benefits from air source heating, solar panels with battery storage operating on a feed-in tariff, and solar water-heating panels. The property sits within mature, well-established grounds with a pathway leading directly to the river. Outdoor features include wood-fired hot tub, creating a superb space to relax and enjoy the peaceful surroundings. This outstanding property would make a superb family home, peaceful retreat, or an attractive potential holiday let.

The popular village of Taynuilt offers a range of facilities including a highly recommended primary school, village hall, church, doctors surgery, local shops, post office, golf course and a wealth of outdoor activities including walking and hill-walking. A modern sports pavilion is a superb addition and offers sports such as shinty, football, cricket, rugby, hockey and tennis, with further facilities available for fitness classes, kids parties, meetings etc. A secondary school and principal amenities are available in the town of Oban, some 12 miles to the west. There is a bus service which operates to and from Oban and Glasgow, as does the train service which stops in Taynuilt for passengers wishing to go in either direction.

- Desirable Detached Property**
- Idyllic Riverside Location with Expansive Countryside Views**
- Open-Plan Living Area with Feature Stove**
- 3 Double Bedrooms (2 with Dressing Rooms & En-Suites)**
- Bathroom**
- Sauna**
- Mature Garden with Garden Shed**
- Hot Tub**
- Plant Room**
- EPC Rating: B 89**

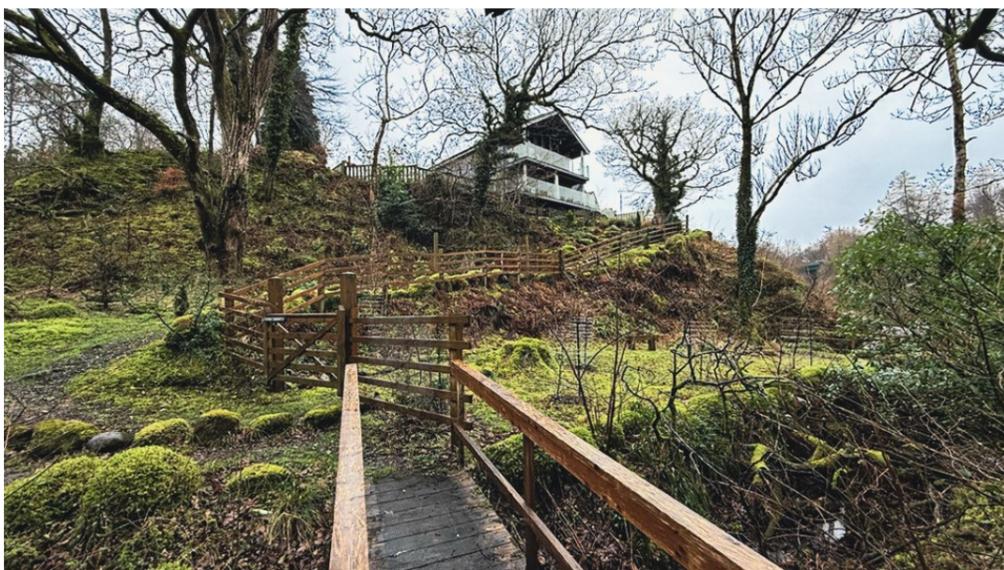


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Accommodation

Entrance Vestibule 1.8m x 1.6m

With UPVC entrance door with glazed panel. Wooden flooring. Doors to bathroom and hallway.

Bathroom 4.0m x 2.1m

With frosted windows to rear and side. Fitted with modern white coloured suite of WC and wash hand basin set on vanity unit, spa bath and wet walled shower cubicle with mains shower. Heated towel rail. Tiled flooring.

Hallway 2.4m x 1.1m

With stairs to lower level. Wooden flooring. Doors to bedroom and open-plan living area.

Bedroom 4.1m x 2.9m

With window to side. Wooden flooring. Built-in wardrobes.

Open-Plan Living Area 7.0m x 5.2m

With feature vaulted ceilings. Cathedral style windows to views. Door to raised decking area. Windows to sides. Wood burning stove set on slate hearth. Fitted with walnut effect kitchen units offset with granite effect worksurfaces, splash-

back and breakfast bar. Rangemaster oven. NEFF gas hob with chimney hood over. Stainless steel sink unit. Integral dishwasher and fridge/freezer. Plumbing for washing machine. Wooden flooring.

Lower Level

Landing

With doors to bedrooms and sauna. Wooden flooring.

Bedroom 3.7m x 3.4m

With patio doors to decking area. Wooden flooring. Open to dressing room.

Dressing Room 1.7m x 1.7m

With hanging rail. Wooden flooring. Door to en-suite bathroom.

En-Suite Bathroom 3.8m x 2.2m

L-shaped, with frosted window to side. Fitted with modern white coloured suite of WC, twin wash hand basins set on vanity unit and spa bath. Heated towel rail. Wet wall splashback. Tiled flooring.

Bedroom 3.8m x 3.4m

With patio doors to decking area. Wooden flooring. Open to dressing room.

Dressing Room 2.3m x 1.4m

With hanging rails. Wooden flooring. Door to en-suite bathroom.

En-Suite Bathroom 4.1m x 2.6m

With frosted window to side. Fitted with modern white coloured suite of WC, twin wash hand basins set on vanity unit, spa bath and walk-in shower with mains shower. Heated towel rail. Wet wall splashback. Tiled flooring.

Sauna 1.8m x 1.3m

Fully wood lined with seating.

Plant Room

Housing all the plant and battery storage. Under stair cupboard.

Garden Shed 3.5m x 2.4m

With light and power.

Garden

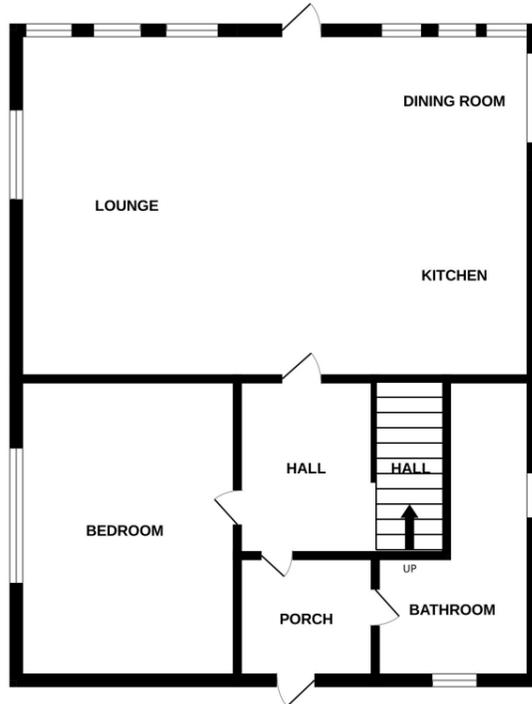
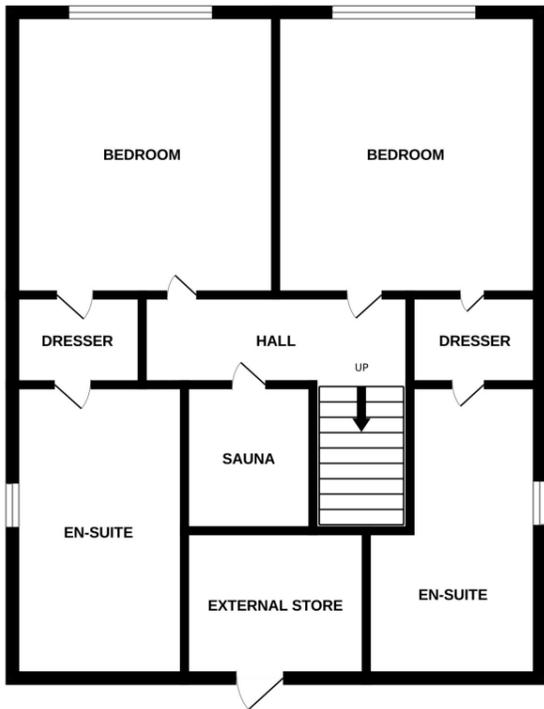
The property is nestled within generous grounds laid largely to a natural state, creating a peaceful and private setting. The decking areas allow uninterrupted views across the grounds towards the river and provide a wonderful space to relax while enjoying the surrounding scenery and wildlife, in complete privacy. A pathway leads directly to the riverbank, while the grounds are enhanced by mature trees and shrubs. Additional external features include a wood-fired hot tub, garden shed, and plant room, along with ample parking

Travel Direction

From Connel, take the A85 heading east towards Taynuilt. Continue along the A85 for approximately 6 miles, passing through the village of Taynuilt. Remain on the A85 for a short distance of 2.5 miles before turning left towards Tigh an Daraich. Proceed turning right and Lauretree is located within the small development at Tigh an Daraich. The property is the last on the left hand side.



Floor Plan



Title Plan

The area shaded red is included in the sale.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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