



NARRACHAN COTTAGE | LOCHAVICH | TAYNUILT | PA35 1HJ

GUIDE PRICE: £220,000

Peacefully positioned in a tranquil countryside setting on the shores of beautiful Lochavich, Narrachan Cottage is a charming detached bungalow enjoying a wonderfully secluded location surrounded by Argyll's spectacular natural scenery. Dating back to the 1700s and the oldest dwelling in the Glen, the property offers deceptively spacious, single-level accommodation comprising an entrance sun room, hallway, an open-plan lounge, kitchen and dining room with triple-aspect windows framing the surrounding countryside, three bedrooms and a family bathroom. Benefiting from double glazing throughout, the cottage would now benefit from a programme of modernisation and upgrading, providing an excellent opportunity for purchasers to create a delightful home tailored to their own taste and requirements. The sale also includes a traditional ruinous stone byre, offering further appeal and potential, subject to obtaining the necessary planning consents and permissions where required. Combining generous accommodation with an exceptional rural setting, Narrachan Cottage would make an idyllic permanent residence, a peaceful holiday retreat, or an investment opportunity in Argyll's established self-catering holiday market, following works.

Enjoying an enviable position overlooking Lochavich, with breath-taking views across the surrounding countryside and water, the property lies approximately 6 miles from the picturesque village of Kilmelford and around 15 miles south of Oban. Kilmelford has a welcoming community and offers amenities including the Cuilfail Hotel with its popular bar and restaurant, community village hall, the nearby Gunpowder Kitchen & Bar at Melfort Village, and a marina. The well-regarded Kilniver Primary School is approximately 7 miles to the north, with school transport available from the area. The surrounding landscape provides exceptional opportunities for outdoor pursuits, including walking, hiking, cycling, kayaking, boating, fishing and wildlife watching. The bustling harbour town of Oban, around 20 miles away, offers an extensive range of shops, supermarkets, cafés, restaurants, leisure facilities, healthcare services, schools, rail connections and ferry links to the Inner and Outer Hebrides, making Narrachan Cottage an ideal base from which to enjoy both the tranquility of rural Argyll and the convenience of a thriving coastal town.

- Charming Detached Cottage
- Idyllic Rural Location on the edge of Lochavich
- Open-Plan Lounge, Kitchen & Dining Room with Open Fire
- 3 Bedrooms
- Bathroom
- Double Glazing
- Garden Grounds of around 0.2 Acres
- Driveway and Private Parking
- EPC Rating: F 23

MacPhee & Partners

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Accommodation

Sun Room 2.6m x 2.4m

With glazed wooden front door. Fixed picture windows to front and side views. Original feature stone wall. Door to hallway.

Hallway 5.8m x 1.0m

Built-in cupboard with double doors. Doors to bedrooms, bathroom and open plan lounge, kitchen and dining room.

Bedroom 2.9m x 2.9m

With window to rear. Built-in wardrobe with double doors.

Bedroom 2.9m x 2.0m

With window to rear. Built-in wardrobe with double doors.

Bedroom 3.8m x 2.9m

Slightly L-shaped, with window to rear. Built-in cupboard housing hot water tank.

Bathroom 3.0m x 1.7m

L-shaped, with frosted window to front. Fitted with white suite of WC, wash hand basin, and bath with shower attachment over. Tiled splashback.

Open-Plan Lounge, Kitchen & Dining Room 4.0m x 5.2m x 3.8m

U-shaped, with windows to sides, and two windows to front loch views. Open fire with feature brick surround and tiled hearth. Fitted with cream coloured kitchen units, offset with wood effect work surfaces. Fitted bench seating. Stainless steel sink unit. Built-in shelved cupboard. Tongue-and-groove walling.

Garden

The property is approached by a private driveway leading to the rear of the property. The grounds equating to around 0.2 acres, are laid to natural lawn, offset with mature trees, shrubs and bushes. A ruinous stone byre is also included in the title for sale.

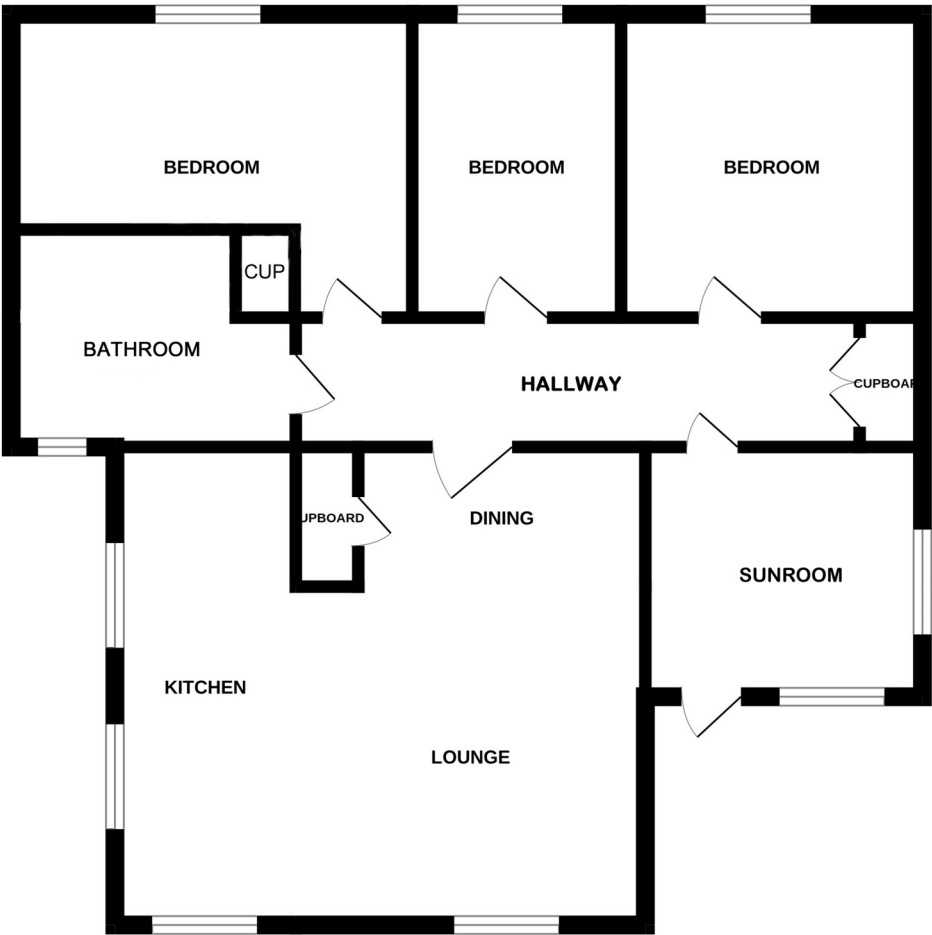
Travel Directions

From Oban travelling on the A816 road, proceed for around 14 miles to Kilmelford. As you enter the village, pass the Cuilfail Hotel on the right hand side, cross the small bridge, and turn left signposted Lochavich, directly before the Church of Scotland. Continue ahead for 6 miles. The entrance to the property is located on the right hand side, directly before the ruinous stone byre.

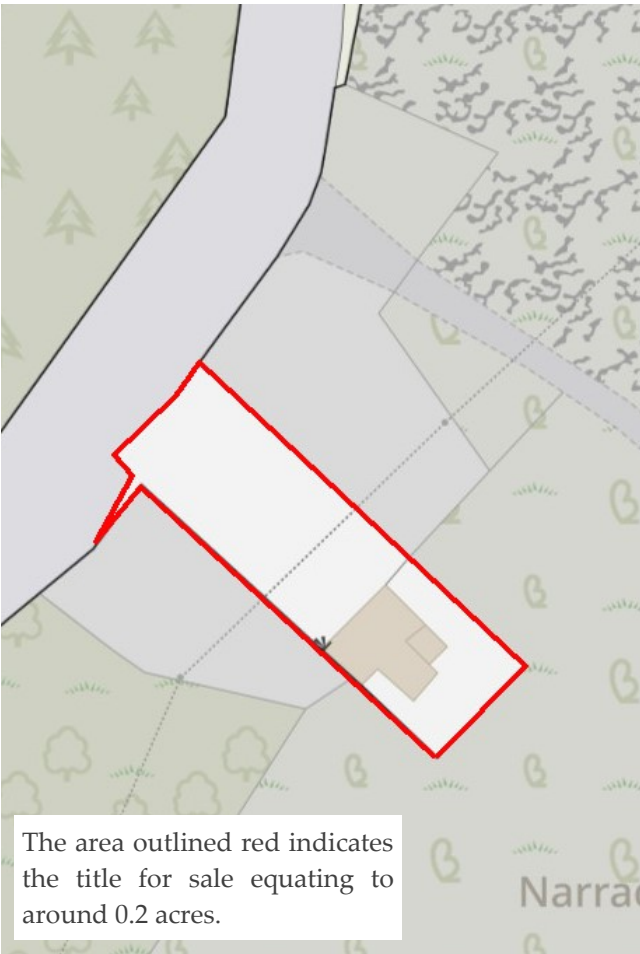
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Floor Plan



Title Plan



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6)'.