



The Neuk

Glen Lonan Road | Taynult | PA35 1HY

Guide Price £420,000

Fiuran
PROPERTY

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Architect designed & clad in Siberian larch, The Neuk is an exceptional energy-efficient 3 Bedroom Home enjoys stunning open views towards Ben Cruachan and the mountains of Glen Etive. Finished to a high specification throughout, it is set within beautifully maintained gardens with a detached Garage, powered Shed/Office and greenhouse, and is within walking distance of village amenities.

Special attention is drawn to the following:-

Key Features

- Architect designed 3 Bedroom House clad in Siberian larch
- Open views of Ben Cruachan & mountains of Glen Etive
- Porch, Hallway, open-plan Kitchen/Diner/Lounge, Larder
- Utility Room, 3 double Bedrooms, 2 Shower Rooms
- Air source heat pump, multi-fuel stove & Ecodan solar heated water
- Triple glazing throughout & highly insulated walls & roof
- Solid oak staircase, internal window sills & skirting
- Lead-covered flat roofs (fitted by specialist lead craftsman)
- Stainless steel gutters & drainpipes to house & outbuildings
- Beautifully maintained, mature garden surrounding property
- Planted with approx. 800 trees & shrubs (including various fruit trees)
- Detached Garage & Shed/Office with power & lighting
- 'Halls Qube' Greenhouse with integral shelving & rainwater system
- 2 external electric sockets, water tap & private parking
- Grounds completely enclosed by deer fencing & gates
- Village shops, school, public transport & bar/restaurant 1 mile walk



Designed by a respected local architect and clad in striking Siberian larch, this exceptional 3 Bedroom Home enjoys breathtaking open views towards Ben Cruachan and the mountains of Glen Etive. Built with quality and energy efficiency in mind, the property features triple glazing, highly insulated walls and roof, an air source heat pump, Ecodan solar-heated water system and a cosy multi-fuel stove.

The beautifully presented accommodation comprises a Porch, welcoming Hallway, stunning open-plan Kitchen/Diner/Lounge with Larder, Utility Room, three generous double Bedrooms and two contemporary Shower Rooms. High-quality finishes include a solid oak staircase, internal oak skirtings and window sills, together with lead-covered flat roofs and stainless steel gutters and downpipes.

Surrounding the property are beautifully maintained, enclosed gardens planted with approximately 800 trees and shrubs, including a variety of fruit trees, creating a peaceful and private setting. Further benefits include a detached Garage, a powered Shed/Office, a greenhouse with integral shelving and rainwater collection system, private parking, external power and water supply, and deer-fenced grounds with gated access. Despite its tranquil location, village shops, a primary school, public transport and a bar/restaurant are all within an easy one-mile walk.

APPROACH

A shared driveway leads to a gated private parking area, with access to the property through the rear Porch.

GROUND FLOOR: PORCH 2.35m x 1.55m

With windows to the side & rear elevations, coat hooks, tiled flooring, and glazed door leading to the Hallway.

HALLWAY

With oak staircase leading to the first floor, cork flooring with underfloor heating, window to the front elevation, Velux style window to the rear elevation, and doors leading to the Kitchen, Dining Area, Bedroom One, Utility Room and Shower Room.

KITCHEN/DINER 6.95m x 3.65m

Open-plan to the Lounge, fitted with a range of modern base & wall mounted units, marble effect work surfaces, stainless steel sink & drainer, built-in electric double oven & grill, LPG hob, stainless steel cooker hood, fitted shelving, ceiling downlights, cork flooring with underfloor heating, windows to the front, rear & side elevations, door leading to the Larder, and glazed sliding doors leading to the garden.

LOUNGE 5.1m x 3.05m

With windows to the front, rear & side elevations, multi-fuel stove, cork flooring with underfloor heating, and glazed door leading to the garden.



LARDER 1.65m x 1.55m

With window to the rear elevation, shelving units, and tiled flooring. Uninsulated for use as traditional cold store.

BEDROOM ONE 3.2m x 3.1m (max)

With window to the front elevation, built-in wardrobes, fitted shelving, and cork flooring with underfloor heating.

UTILITY ROOM 3.55m x 1.85m (max)

With base & wall mounted units, marble effect worktop, stainless steel sink & drainer, ceiling pulley, built-in plant cupboard (housing the hot water cylinder), ceiling downlights, cork flooring with underfloor heating, and window to the side elevation.

SHOWER ROOM 2.7m x 1.75m (max)

With white suite comprising WC & wash basin, tiled shower enclosure with mixer shower, chrome heated towel rail, ceiling downlights, vinyl flooring with underfloor heating, and window to the rear elevation.

UPPER LANDING

With windows to the front & side elevations, Velux style window to the front, radiator, seating area, built-in linen cupboard, and doors leading to Bedroom Two, Bedroom Three and the Shower Room.

BEDROOM TWO 4.8m x 3.9m (max)

With windows to the front & side elevations, Velux style windows to the front, radiator, deep built-in wardrobes, and fitted carpet.



BEDROOM THREE 3.9m x 3.75m (max)

With windows to the front & side elevations, Velux style windows to the front, radiator, deep built-in wardrobes, fitted shelving, and fitted carpet.

SHOWER ROOM 3.3m x 1.95m (max)

With white suite comprising WC & wash basin, tiled shower enclosure with mixer shower, chrome heating towel rail, vinyl flooring, and Velux style window to the rear elevation.

GARAGE 3.35m x 3m & 3.35m x 2m

‘Tuin’ construction on solid concrete base, with garage doors to the rear elevation, pedestrian door & 2 windows to the side elevation, power, lighting, and ‘Lindab’ stainless steel gutters & drainpipes.

‘CEOL’ SHED/OFFICE 2.65m x 2.25m

‘Tuin’ construction on solid concrete base, with door & window to the side elevation, insulated floor & walls, power, lighting, ‘Lindab’ stainless steel gutters & drainpipes, and insulated roof panels.

GARDEN

The property is surrounded by beautifully tended, mature garden grounds, thoughtfully planted with approximately 800 trees and shrubs, including native trees and hedging, apple, cherry, plum and pear trees, roses, and a variety of summer fruit bushes. The gardens also feature productive vegetable beds, a charming man-made pond, and a high-quality ‘Halls Qube’ greenhouse complete with integral shelving and a rainwater collection system.

Further external benefits include a gravelled private parking area, two external electric sockets and an outside water tap. The grounds are fully enclosed by deer fencing and gated access, providing a private and secure outdoor environment.



The Neuk, Taynult



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 electricity & water. Drainage to private septic tank. Air source heat pump.

Council Tax: Band F

EPC Rating: B81

Gross Internal Floor Area: 145m²

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

Taynuilt is a pretty Argyllshire village, only 12 miles from the town of Oban and containing a variety of residential dwellings, together with village amenities which include a village hall, post office, local store, church, primary school, doctor's surgery, golf course, hotel (with restaurant) & train station. There is a popular sports pavilion with sports field and tennis courts. There is also a range of outdoor pursuits nearby, including a variety of walks.

DIRECTIONS

From Oban, take the A85 heading East. Upon reaching Taynuilt village, take a right just after the Taynuilt hotel. After approx. 1mile, you will see the driveway leading to The Neuk on the right.

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.

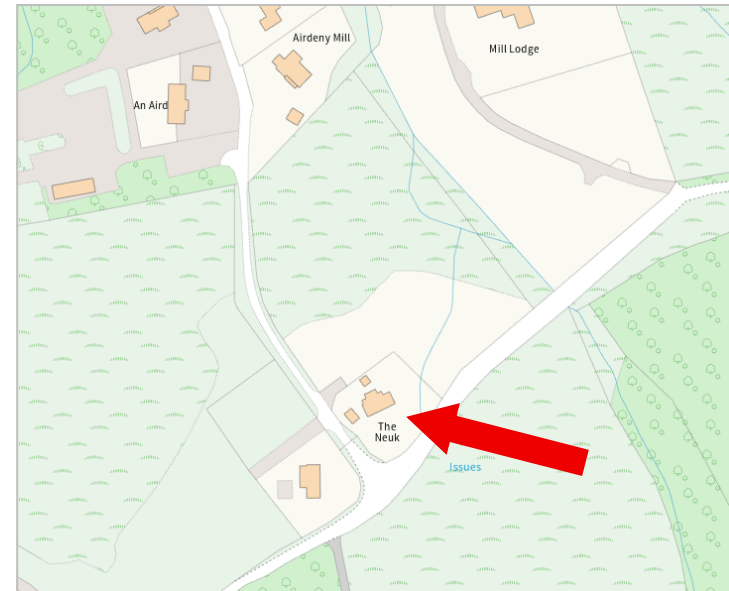
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.



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