



## 3 Bed Detached Bungalow

Guide Price: £180,000

Windward, Ford, by Lochgilphead, Argyll, PA31 8RH

Rural retreat with wonderful outdoor space and river running past the boundary. Set within peaceful surroundings in the popular village of Ford, near Lochgilphead. The village is well regarded for its welcoming community atmosphere and scenic countryside setting, with a village hall, regular community events and easy access to beautiful walking routes, renowned fishing lochs, cycling and outdoor pursuits. Occupying a generous garden, substantial dedicated vegetable patch, raised decked seating area, blue painted garden hut with windows, and a versatile attached garden room ideal as a home office, studio or hobby space, the property also benefits from private off road parking. The accommodation comprises 3 bedrooms, a bright open plan kitchen/lounge/dining area with multi fuel stove and family bathroom. Useful floored loft space with fixed ladder creating an attic room for a variety of uses. Some high street lenders such as Halifax consider properties of this type subject to usual terms and conditions. 4G, broadband and digital television are available. EPC rating E40 – Council tax band C.



  
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## Open Plan Kitchen/Lounge/Dining Area

### Kitchen Area 3.11m x 3.04m

Entry door to a country style kitchen with wall and base units. Worktop space, Belfast sink, four-zone gas hob and electric oven/grill. Window overlooking the vegetable patch across the track. Pendant lighting, tiled splashbacks, travertine stone floor and sockets.

### Lounge/Dining Area 6.05m x 3.83m

Flowing from the kitchen, this bright open plan space benefits from natural light via a side window and patio doors leading out to the raised deck overlooking the garden. Ample space for lounge and dining furniture. Original wooden flooring, pendant lighting, multi fuel stove with exposed flue, glazed doors to bedroom three (which could alternatively be utilised as a separate dining room or sitting room), glazed door to the hallway and access through to the sun porch.

### Sun porch 2.84m x 0.82m

Compact and versatile room ideal for house plants, potting garden plants or simply enjoying a quiet reading space while overlooking the surrounding gardens. Windows to the front and sides allow for excellent natural light throughout the day. Wooden flooring and wall cladding.

### Bedroom One 4.54m x 2.94m

Accessed via glazed doors from the lounge/dining area, this versatile room could suit a variety of uses but is ideally suited as a light and bright double bedroom. Space for freestanding furniture, windows overlooking the garden, river, and fields and hills beyond, original wooden flooring, pendant lighting and sockets.

### Hallway 2.74m x 0.93m

Original wooden flooring, pendant lighting and access to bedroom two, bedroom three and family bathroom.

### Bedroom Two 3.26m x 3.02m

Double bedroom with windows overlooking the garden, river, and fields and hills beyond, space for freestanding furniture, original wooden flooring and open fixed ladder leading to the carpeted attic space. Spotlighting and sockets.

### Bedroom Three 2.93m x 2.49m at widest points

Small double bedroom with space for freestanding furniture. Original wooden flooring, window overlooking the vegetable garden over the track, pendant lighting and sockets.

### Bathroom 2.87m x 1.81m

Four-piece suite comprising bath, shower enclosure with electric unit, wash hand basin and WC. Original wooden flooring, tiled splashbacks, wall shelving and opaque window.

### Floored loft 6.39m x 4.11m

Excellent additional space with low head height. Potential for a variety of uses, including an occasional bedroom, hobby room or home office. Window overlooking the garden and river with excellent views to the hills. Fully insulated and lined within the roof trusses with carpeted flooring and provision for sockets already in place, ready for finishing. Walk-in loft storage space located at the end of the floored space.

### Garden Room 3.08m x 2.33m

Useful addition with external access and large window with a view to the village church, offering excellent flexibility as a garden room, hobby space, dedicated home office or utility room. Vinyl flooring. Could be easily linked to the kitchen diner area if required.

## Grounds

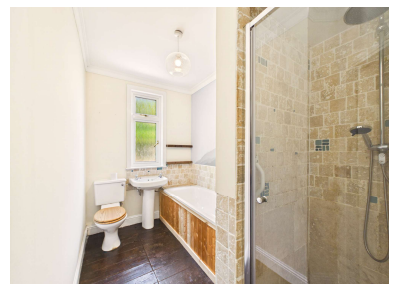
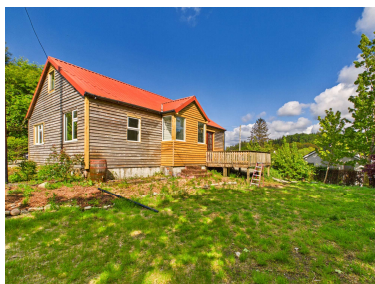
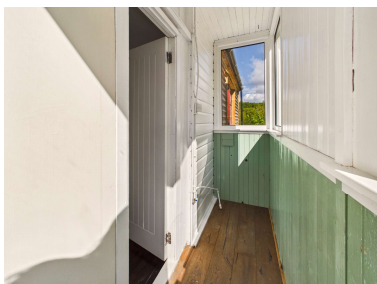
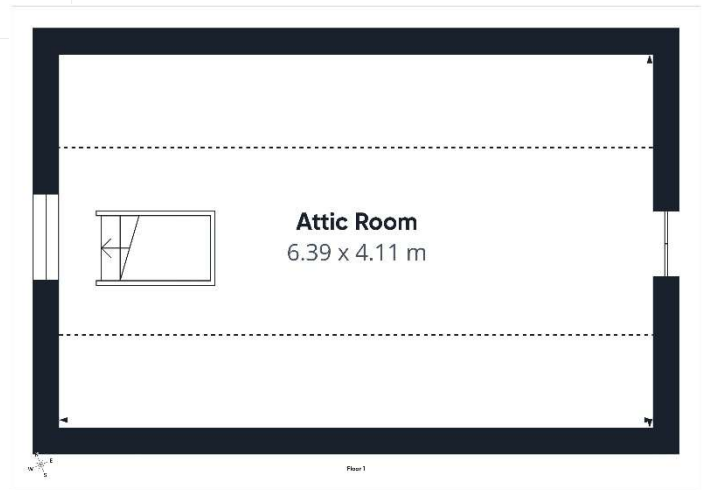
The gardens offer plenty to enjoy and excellent potential for keen gardeners. Adjacent to the house, across the track (shard with one other property), is a substantial vegetable patch with multiple raised beds, pebble chipped pathways, fencing and gated access. To the side of the property there are two good sized parking areas, while generous lawn grounds extend to the front of the house with established trees creating a peaceful setting. A charming blue painted garden hut with windows provides an ideal sheltered seating space to relax and enjoy the gardens. The feature stream where otters can sometimes be seen hunting for the small brown trout flows gently past the bottom of the garden, with access to a small viewing area from the side of the house, creating a truly idyllic setting. Additional stone chipped seating space is located to the side of the house, ideal for outdoor dining or entertaining. A raised decked area (requiring attention) sits to the front of the property and is accessed directly from the lounge/dining area. There is an additional stone chipped space next to the property ideal for boat storage or for a new workshop/garage.

## Location

The nearby village originated as a stopping point on the historic drovers' route to the market at Inveraray. The village hall, recently refurbished, forms the heart of the community and hosts a variety of social and community events throughout the year. The surrounding glen is rich in history, with several standing stones and a crannog nearby. The slightly larger village of Kilmartin is approximately a 5-minute drive away and offers a well-respected hotel serving food and drink, a primary school, village hall, church, museum and café. Lochgilphead lies around 10 miles to the south and provides a wide range of mainstream amenities including a high school, supermarket, Tesco Express, dentist, hospital, opticians, vets and much more. A bus service between Lochgilphead and Ford passes the property three days a week.

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