



5 Bed Detached House

Guide Price: £599,950

Eland House, Castleton, Lochgilphead, Argyll, PA31 8RU

Prestigious country residence, finished to an exacting standard with bespoke carpentry and features throughout. Occupying around 2.5 acres of grounds with planning permission in place for a substantial workshop if required. Set on an elevated position on the outskirts of a small hamlet of properties within the desirable Castleton Estate near Lochgilphead, enjoying wonderful views towards Loch Fyne and the surrounding countryside. This rarely available property completed 2016, offers an enviable rural lifestyle opportunity while providing modern comforts. Full of character and thoughtful designer touches, the accommodation comprises a lounge with multi fuel stove and patio access, open plan kitchen/dining room, master bedroom with dressing area and ensuite shower room, three further double bedrooms including a guest ensuite, home office with potential as a fifth bedroom, family bathroom and ground floor WC. Further benefits include an integral garage/workshop with utility room above, air source heating with underfloor heating to the ground floor, MVHR heat recovery ventilation system, solar thermal panels, extensive insulation, inbuilt speaker system wiring, high performance double glazed windows and entry doors. EPC rating C73.




ARGYLL
Estate Agents

Vestibule 3.01m x 2.98m

Spacious entrance vestibule with ample room for outdoor clothing, footwear and occasional furniture. Triple aspect windows provide excellent natural light and pleasant views of the grounds. Engineered oak flooring, spotlighting, loft hatch access and uPVC glazed door to the inner hallway.

Hallway 4.96m x 3.01m

Welcoming central hallway featuring a bespoke oak staircase leading to the first floor accommodation. Engineered oak flooring, space for occasional furniture, spotlighting and sockets.

Lounge 7.81m x 4.96m

Generous and inviting family lounge enjoying triple aspect views towards Loch Fyne and excellent natural light. French doors open onto a good size riverbed stone seating area with rural and loch views, while a handsome limestone fireplace incorporating a multi fuel stove set on a slate hearth creates an attractive focal point. Inbuilt alcove display shelving flanks the chimney breast. Carpeted flooring, TV point, sockets and access to the kitchen/dining area and hallway.

Open Plan Kitchen Area 4.97m x 4.71m

A stunning open plan family space enjoying views towards Loch Fyne and the surrounding countryside. The central island provides power provision, storage, wine cooler and family seating beneath feature pendant lighting. Sage shaker-style cabinetry with extra-height units, curved detailing and a range of clever storage solutions including glazed display cabinets, pull-out pantry shelving, concealed racks and solid oak worktops. Integrated dishwasher, wine cooler and recycling point. Rangemaster six burner gas hob with double oven, grill and plate warmer. Concealed appliance cupboard with integrated microwave, space and plumbing for an American-style fridge freezer, composite sink with chef-style tap, stone tiled splashbacks, porcelain tiled flooring, spotlighting and USB sockets. Shelved cupboard housing underfloor heating controls and surround sound wiring.

Open Plan Dining Area 4.12m x 3.00m

Spacious dining area with room for a large dining suite and additional furniture such as a dresser or display cabinet. French doors open onto a composite decked seating area perfectly positioned to enjoy the spectacular views. Provision for a chandelier-style light fitting above the dining table. Porcelain tiled flooring, wall mounted TV point, spotlighting and sockets.

Home Office/Bedroom Five 3.24m x 2.97m

Versatile room currently utilised as a home office but equally suitable as a ground floor fifth bedroom if required. Window to the front, corner wall shelving, engineered oak flooring, spotlighting and sockets.

WC 1.61m x 1.61m

Stylish ground floor cloakroom fitted with a contemporary two-piece suite comprising wash hand basin with vanity storage beneath and WC with concealed cistern. Attractive designer wallpaper, engineered oak flooring, towel and tissue holders, and opaque window to the front.

First Floor - Landing 5.41m x 1.11m

A bespoke oak staircase with carpeted treads rises to a bright first floor landing with space for occasional furniture. Carpeted flooring, central heating radiator, loft hatch access, spotlighting and sockets. A second floor staircase could continue the theme to the loft area with attic trusses should further accommodation be desired and planning permissions granted.

Master Bedroom One 5.38m x 4.14m

Impressive principal bedroom suite enjoying spectacular elevated views towards Loch Fyne and the surrounding countryside through striking bay windows. Luxury carpeting, TV point, central heating radiator, sockets and access to the dressing area and ensuite.

Dressing Area 3.79m x 2.02m

Well-appointed dressing area fitted with floor-to-ceiling shelving, drawers and hanging space providing excellent storage for clothing and accessories. Luxury carpeted flooring and dedicated lighting.

Ensuite Shower Room 3.78m x 2.03m

Luxurious ensuite fitted with a double wash hand basin unit featuring marble worktops, twin curved countersunk basins and oak vanity storage beneath. WC with concealed cistern and spacious walk-in shower enclosure with thermostatic rainfall shower and handheld attachment. Porcelain wall and floor tiling with underfloor heating, heated towel rails and opaque window.

Bedroom Two 3.94m x 3.08m

Bright double bedroom with ensuite facilities, ideal for guests enjoying dual aspect Loch Fyne and countryside views. Quadruple mirrored wardrobe providing extensive hanging and shelving storage. Luxury carpeted flooring, central heating radiator, TV point, sockets and access to the ensuite.

Ensuite Shower Room 2.74m x 1.80m

Stylish ensuite comprising wash hand basin with vanity storage beneath, WC and quadrant shower enclosure with thermostatic rainfall shower and handheld attachment. Detailed stone tiling, porcelain tiled flooring, heated towel rail and opaque window.

Bedroom Three 3.93m x 3.10m

Light and welcoming double bedroom enjoying dual aspect windows with attractive Loch Fyne and countryside views. Charming Winnie the Pooh feature wallpaper, double mirrored wardrobe with shelving and hanging rail, luxury carpeted flooring, central heating radiator and sockets.

Bedroom Four 3.77m x 3.26m

Good sized double bedroom with window to the front, luxury carpeted flooring, central heating radiator and sockets.

Family Bathroom 2.74m x 1.80m

Contemporary family bathroom fitted with a thermostatic rainfall shower with handheld attachment over the bath. On trend wall tiling incorporates a recessed alcove shelf, while the wash hand basin benefits from vanity storage and the WC features a concealed cistern. Porcelain tiled flooring, heated towel rail, spotlighting, opaque window and tiled display shelf.

Integral Garage/Workshop 6.25m x 5.50m

Substantial integral double garage/workshop suitable for vehicle storage, hobbies, outdoor pursuits and workshop use. Shelving, wall brackets, and generous floor space. Remote controlled roller doors, pedestrian access door, rear windows, power, lighting, plumbing, sink and space/plumbing for white goods. Direct access from the kitchen and stairs leading to the utility/storeroom above.

Utility/ Storeroom 4.43m x 3.68m

Useful upper floor room suitable as a hobby space, craft room, gym, games room or additional storage area. Housing the air source heat pump controls and associated equipment, whilst also providing space and plumbing for white goods. Three Velux windows provide excellent natural light and countryside views.

Grounds

Extending to approximately 2.5 acres of mainly grass with stock fencing, the grounds offer a wonderful balance of practicality and outdoor enjoyment within a peaceful countryside setting. Access is via a shared entrance from a quiet tarmac single-track road approximately one mile from the main road. Gated access leads to a substantial private driveway with ample space for numerous vehicles, boats, trailers and larger country or recreational vehicles. Wash bay area with manhole drainage for practical muddy vehicle washing and drainage. Features include multiple seating areas, vegetable planters, drying green, established trees and shrubs, standing stones, children's play apparatus, Wendy house, timber shed, kennel with enclosed run, outside taps and external power points.

Location

Occupying a desirable position within the sought-after Castleton Estate, the property enjoys a peaceful rural setting on the outskirts of a small hamlet of properties whilst remaining just a short drive from Lochgilphead and its excellent range of amenities. The surrounding area is renowned for its outdoor lifestyle, offering opportunities for fishing, boating, shooting, walking, cycling and wildlife watching, along with easy access to Loch Fyne and the wider Argyll countryside. Lochgilphead provides a Co-op supermarket and Tesco Express alongside a range of independent shops and essential services including a hospital, dentist, vets, banks, opticians and primary and secondary schools. Leisure facilities include a swimming pool, sports centre and a variety of cafés, restaurants and hotels.

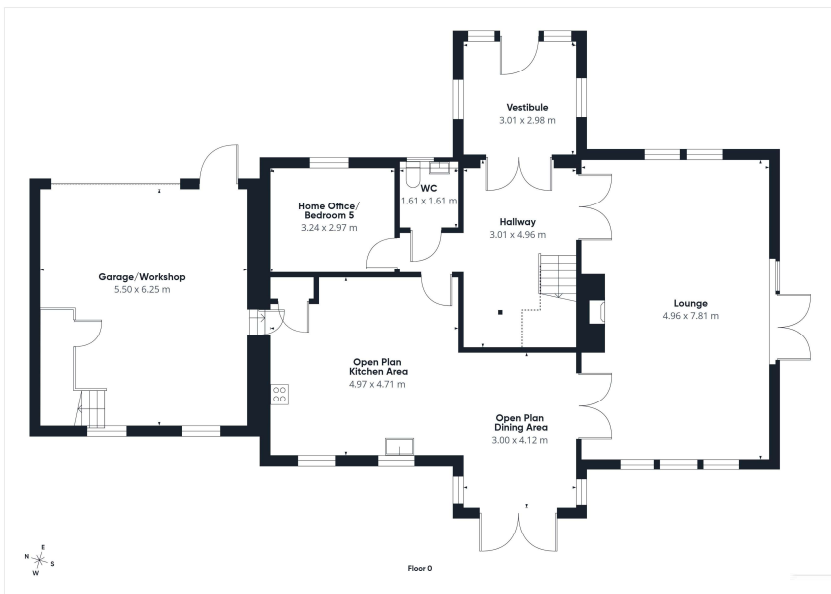
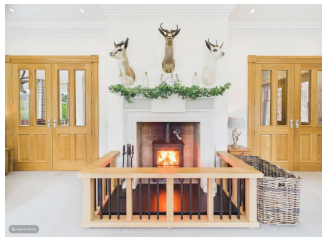
Nearby attractions include the picturesque Crinan Canal, marinas at Craobh Haven, Ardfern and Crinan, and the historic sites of Kilmartin Glen.

Thinking of selling or switching agents?

Call now to find out more about the best deal in your area.

Lochgilphead 01546 607045 or Oban 01631 561130

These particulars were prepared on the basis of our knowledge of the local area and the information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars. All statements are for information only and should not be relied upon as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken using a laser measure (therefore may be subject to a small margin of error) at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and movable items contained in the particulars are for guidance only.



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

What's included

Your property is displayed in our prominent High Street windows in Oban and Lochgilphead
We advertise in all major property websites more than any other Agent in Argyll
You only pay our sales fee from the proceeds of your sale on the day of completion
Valuable local knowledge with all the services offered by a city based agent
Wide-angle photography as standard
Instruction and support completing your Home Report
Agreeing on your proactive marketing strategy
The production of property particulars and floorplan
Regular email alerts tailored to motivated buyers on our extensive mailing list
Unique property matching service with buyers from around the UK and abroad
Social media posts on Facebook, Twitter, Instagram and Youtube
Erection of a standard for sale board at your property
All postage, stationary and telephone charges
Liaising with both Solicitors through to sale completion

Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
Licensed aerial photography (subject to location and weather)
Qualified accompanied viewings carried out
360 Virtual walk-through tours
Hard copy glossy brochures (minimum quantity 30 copies)
Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

Head Office:
20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Lochgilphead area: 01546 607045 / **Oban area:** 01631 561130
Mobile: 07771 541578 **Email:** mail@argyllestateagents.com



ARGYLL
Estate Agents



We have prominent window displays in the main thoroughfares of both Lochgilphead and Oban. Our office is open by appointment Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.