



## Achabuie

Taynuilt | Argyll | PA35 1JE

Guide Price £475,000

**Fiuran**  
PROPERTY

# Achabuie

Taynuilt | Argyll | PA35 1JE

Achabuie is a stunning 5 Bedroom detached Victorian Villa set within beautifully maintained garden grounds in the heart of Taynuilt village. Immaculately presented throughout, this exceptional home effortlessly combines elegant contemporary living with a wealth of original period features, creating a property of considerable character and charm. Further benefits include a detached workshop/store and ample private parking for several vehicles

Special attention is drawn to the following:

## Key Features

- Exceptional 5 Bedroom detached Victorian Villa
- Beautifully presented throughout
- Porch, Kitchen/Diner, Lounge, Dining Room,
- Utility Room with WC, Sitting Room, 5 Bedrooms
- Store Room, Bathroom, Shower Room
- Excellent storage, including large Loft
- Double glazing throughout
- Recently installed Dimplex electric storage heating
- Period features incl. decorative cornicing & ceiling roses
- Original doors, skirtings, facings & window shutters
- Mature garden grounds surrounding property
- Detached double shed/workshop
- Private parking for several vehicles
- Quiet location, close to village amenities



Achabuie is a stunning 5 Bedroom detached Victorian Villa set within beautifully maintained garden grounds in the heart of Taynuilt village. Immaculately presented throughout, this exceptional home effortlessly combines elegant contemporary living with a wealth of original period features, creating a property of considerable character and charm. Further benefits include a detached workshop/store and ample private parking for several vehicles.

The generously proportioned ground floor accommodation is entered via a charming entrance Porch, leading into a welcoming and spacious Hallway. There are two elegant Reception Rooms, comprising a bright Lounge with attractive bay window and feature fireplace, and a formal Dining Room with a substantial Store Room off. To the rear, the modern Kitchen/Diner provides an excellent space for everyday family living and entertaining, complemented by a comfortable Sitting Room and a practical Utility Room with WC.

The first floor offers five well-appointed double Bedrooms, including an impressive Master Bedroom featuring a bay window and commanding elevated views towards Loch Etive and Ben Cruachan. A family Bathroom and contemporary Shower Room serve the accommodation. In addition, a large Loft provides excellent storage space.

Formerly a Temperance Hotel, Achabuie is rich in history and character, successfully blending period charm with the comforts of modern-day living. Many original features have been retained, including elegant corning and decorative ceiling roses, enhancing the property's timeless appeal. The property benefits from double glazing throughout and recently installed Dimplex electric storage heating. Externally, the beautifully maintained garden grounds provide a delightful setting, complemented by a detached shed/workshop and ample private parking.

The accommodation with approximate sizes (for guidance purposes) is arranged as follows:

#### **APPROACH**

Access is via a gated entrance leading to the private parking area at the front and side of the property, with the main entrance opening into the Porch.

#### **GROUND FLOOR: PORCH** 2.5m x 1.9m

With storm door to the front elevation, coat hooks, wood effect flooring, and glazed internal door leading to the Hallway.

#### **HALLWAY**

With original staircase leading to the first floor, storage heater, fitted carpet, and doors leading to the Lounge, Dining Room and Sitting Room.



**LOUNGE** 5.85m x 4.05m (max)

With Bay window to the front elevation, further window to the side, period fireplace with LPG fire, 2 storage heaters, shelved recess, and fitted carpet.

**DINING ROOM** 3.9m x 3.6m

With windows to the front & side elevations, storage heater, shelved recess, fitted carpet, and door leading to the Store Room.

**STORE ROOM** 3.6m x 2.35m

With window to the side elevation, wall-mounted shelving, built-in cupboard, fitted carpet, and door leading to the Utility Room.

**SITTING ROOM** 5.55m x 4.05m (max)

Open plan to the Kitchen/Diner, with windows to the rear & side elevations, storage heater, under-stair larder, ceiling downlights, wood effect flooring, door leading to the Utility Room, and external door leading to the rear garden.

**KITCHEN/DINER** 4m x 3.7m

Fitted with a range of modern base & wall mounted units, work surfaces, breakfast bar, stainless steel sink & drainer, oil-fired AGA, ceiling downlights, wood effect flooring, electric powered window to the rear elevation, and further window to the side.

**UTILITY ROOM** 3.55m x 2.35m

Fitted with base & wall mounted units, work surfaces, stainless steel sink & drainer, WC, wall-mounted electric heater, ceiling downlights, wood effect flooring, and 2 windows to the side elevation.

**FIRST FLOOR: MIDDLE LANDING**

With Velux style window, built-in shelved cupboard, fitted carpet, and doors leading to the Bathroom and Bedroom One.

**BATHROOM** 3.65m x 1.5m

With white suite comprising bath, WC & vanity wash basin, heated towel rail, Respatex style wall panelling, vinyl flooring, and window to the side elevation.

**BEDROOM ONE** 4.15m x 2.6m

With window to rear elevation with drawer unit below, loft hatch, and fitted carpet.



### FIRST FLOOR: TOP LANDING

Spacious landing with Skylight, storage heater, fitted carpet, loft hatch, and doors leading to Bedroom Two, Bedroom Three, Bedroom Four, Bedroom Five, and the Shower Room.

### BEDROOM TWO 3.6m x 3m

With window to the side elevation, and fitted carpet.

### BEDROOM THREE 3.6m x 3.3m

With window to the rear elevation, shelved recess, wall-mounted electric heater, and fitted carpet.

### BEDROOM FOUR 4.05m x 3.75m (max)

With window to the side elevation with drawer unit below, and fitted carpet.

### BEDROOM FIVE 4.05m x 3.75m (max)

With window to the side elevation with drawer unit below, and fitted carpet.

### SHOWER ROOM 1.9m x 1.9m

Fitted with modern white suite comprising WC & vanity wash basin, shower enclosure with electric shower & Respatex style wall panelling, heated towel rail, feature mirror with LED lighting, wood effect flooring with underfloor heating, and window to the front elevation.

### LOFT 9.3m x 4.7m + 3.6m x 2.2m

Large storage space.

### GARDEN

The property is approached from the public road via traditional stone gate posts with double metal gates, opening onto a generous gravelled driveway providing ample private parking to the front. Attractive flower beds enhance the frontage, while raised timber sleeper beds offer additional planting space. To the rear, the garden enjoys a pleasant combination of lawn, patio and well-stocked flower beds, creating an ideal space for outdoor relaxation and entertaining. A substantial detached outbuilding is currently utilised for storage and workshop purposes (6.4m x 6.2m). Adjoining the rear extension of the house is a useful lean-to aluminium greenhouse. The garden is enclosed by a combination of traditional stone walls and timber fencing, providing an attractive and well-defined setting.



## Achabuie, Taynuilt



*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 water and electricity. Drainage to soak away. Oil supply for Aga.

**Council Tax:** Band G

**EPC Rating:** E46

**Gross Internal Floor Area:** 206m<sup>2</sup>

**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, hotel with restaurant & bar, golf course, and 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 left opposite the Taynuilt Hotel (signposted Village Centre), then a right after the Grocer's shop. Achabuie is the last property on the right at the top of the road.

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.

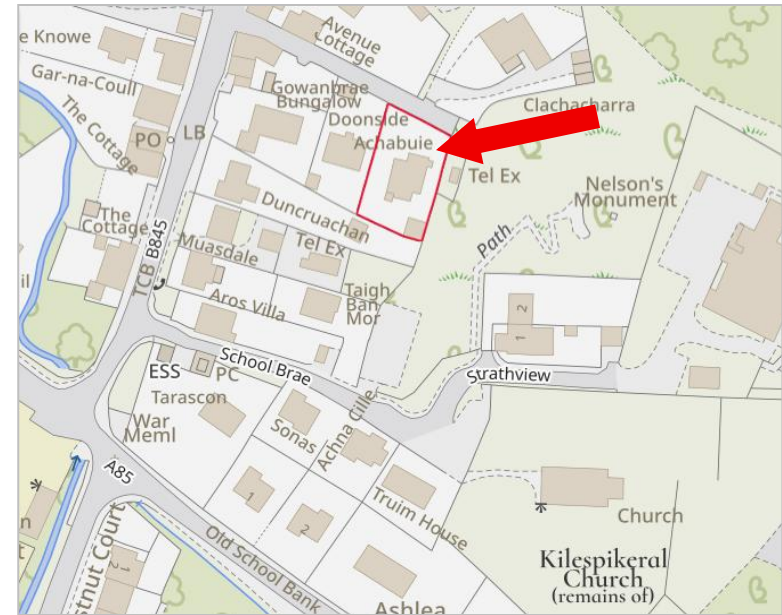
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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](http://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.



# Fiuran

PROPERTY

**T:** 07872 986 164

**E:** [info@fiuran.co.uk](mailto:info@fiuran.co.uk)

Belvedere, Crannaig a Mhinister,  
Oban, PA34 4LU.



FOR SALE  
Fiuran  
PROPERTY