

FOR SALE  
**Fiuran**  
PROPERTY

## Rockfield

Pier Road | Tarbert | Argyll | PA29 6UF

Guide Price £395,000

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# Rockfield

Pier Road | Tarbert | Argyll | PA29 6UF

Rockfield is an impressive 5/6 Bedroom Victorian villa, prominently positioned in the picturesque coastal village of Tarbert. Recently renovated throughout, the property blends period charm with modern comforts, including a new oil-fired central heating system, a contemporary kitchen, and stylishly updated living spaces. Offering generous and versatile living, Rockfield would make a stunning family home.

Special attention is drawn to the following:-

## Key Features

- Spacious 5/6 Bedroom detached Villa
- Recently renovated throughout to a high standard
- Breathtaking views across Tarbert Bay and Loch Fyne
- Entrance Porch, Hallway, Lounge, Kitchen, Living Room/Diner
- Dining Room/ Bedroom, Utility Room, Shower Room
- 5 first floor Bedrooms, Bathroom
- Garage and outbuildings offering possible development potential
- Period features throughout including ornate cornicing
- Period fireplace and woodburning stove
- White goods, window coverings & flooring included
- Double glazing throughout
- Recently installed oil central heating
- Large, mature garden
- Private driveway and ample on street parking
- Idyllic lifestyle opportunity
- Short walk to village centre offering an abundance of amenities



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The spacious accommodation is arranged to offer both comfort and flexibility, comprising an entrance Porch leading into a Hallway. The bright and welcoming Living Room/ Diner enjoys breathtaking sea views from a feature bay window, while the recently renovated fitted Kitchen is well-equipped with a range of modern appliances and provides an ideal space for family living and entertaining. A useful Utility Room is located just off the Kitchen. A further large Room can offer a dedicated Dining Room or a ground floor Bedroom.

The first floor offers four generous Bedrooms as well as a modern Bathroom. A versatile Study, which could alternatively serve as a fifth Bedroom completes the accommodation.

A Garage and outbuildings located to the rear of the driveway could offer further development potential (subject to the relevant consents).

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

#### **APPROACH**

Via the driveway to the side of the property or steps from the front of the property and entrance into the entrance Porch or at the rear of the property into the Utility Room.

#### **ENTRANCE PORCH** 1.7m x 1.5m

With wooden entrance door, vinyl flooring and partially glass paneled internal door leading to the Hallway.

#### **HALLWAY**

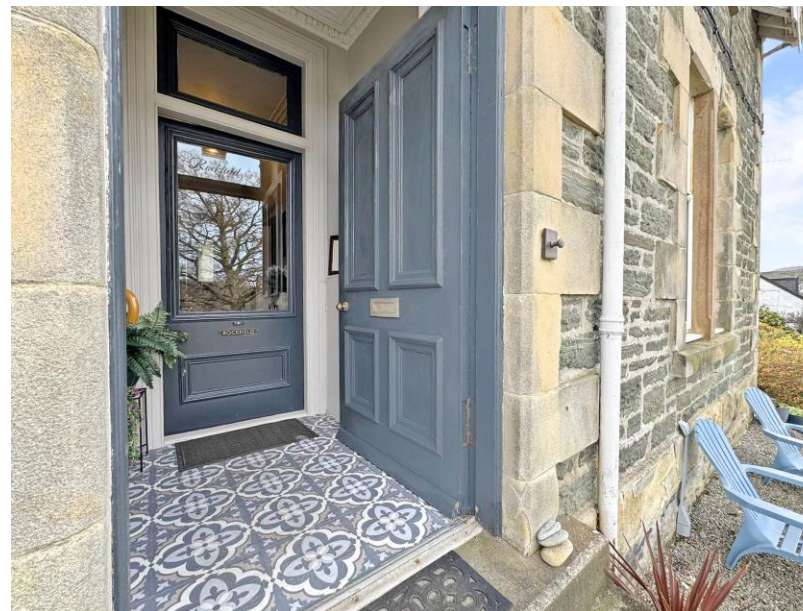
With radiator, wooden flooring, and doors leading to the Living Room/Diner, Lounge, Dining Room/ground floor Bedroom and Shower Room.

#### **LIVING ROOM/ DINER** 5.1m x 4.4m

With feature bay window to the front elevation, alcove with shelving and storage space below, radiators, wooden flooring, fireplace with woodburning stove and slate hearth, wooden floor, and opening into the Kitchen.

#### **KITCHEN** 4.3m x 3.5m

Recently renovated with fitted base units and open wooden shelving above, large central island with space for seating below, wooden worktops, ceramic sink & drainer, SMEG electric oven & ceramic hob with stainless steel cooker hood and splash back, integrated fridge, radiator, Indian slate flooring, window to the rear elevation, and doorways leading to the Utility Room and stairs.



**LOUNGE** 4.4m x 4m

With window to the front elevation, alcove with shelving and storage space below, period fireplace with concrete hearth, radiator, and wooden flooring.

**UTILITY ROOM** 5.1m x 2.4m

Recently renovated with fitted base units, wooden worktops, ceramic sink and drainer, dishwasher, washing machine, American style fridge/ freezer, built-in storage cupboard, Indian slate flooring, radiator, windows to the front and side elevations and exterior door to the covered patio area.

**SHOWER ROOM** 2.1m x 1.5m

With modern white suite comprising, WC & wall-mounted shanks wash basin, walk in shower enclosure with waterfall mixer shower, partially tiled walls, radiator, vinyl flooring, and window to the rear elevation.

**DINING ROOM/ BEDROOM SIX** 4.3m x 3.5m

With window to the rear elevation, radiator, and wooden flooring.

**FIRST FLOOR HALLWAY**

With stairs leading from the first floor, access hatch to the loft space, radiator, carpeted flooring, and doors leading to all first-floor rooms.

**BEDROOM ONE (MASTER)** 4.3m x 4.1m

With window to the front elevation, radiator and fitted carpet.



**BEDROOM TWO** 4.1m x 3.8m

With window to the front elevation, radiator, and fitted carpet.

**BEDROOM THREE** 3.6m x 3.5m

With window to the rear elevation, built in wardrobes, radiator, and fitted carpet.

**BEDROOM FOUR** 3.4m x 2.9m

With window to the rear elevation, radiator, and fitted carpet.

**BEDROOM FIVE/ STUDY** 2.9m x 2.2m

With velux style window to the front elevation, radiator, and fitted carpet.

**BATHROOM** 2.3m x 1.9m

With modern white suite comprising, WC & shanks wash basin, bath with electric shower above, partially tiled walls, storage cupboard, radiator, vinyl flooring, and window to the rear elevation.

**GARDEN**

The gardens are mainly laid to lawn to the front and side of the property complemented by attractive stone walling, mature shrubs and trees. The garden extends to an embankment at the rear of the property offering beautiful views across Tarbert Ferry terminal and beyond. A Garage and outbuildings offer fantastic storage space as well as a future development potential (subject to the relevant consents). A gravel driveway to the side of the property offers ample private parking.





*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, electricity and drainage.

**Council Tax:** Band G    **EPC Rating:** E40

**Gross Internal Floor Area:** 190m2 (Approx)

**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

Tarbert is a popular coastal village on the shores of Loch Fyne with a population of around 1100. Partly due to its tourist industry the village provides a variety of facilities and services. With a public library, churches, small supermarket, and many pubs, shops and restaurants, the village also offers a range of outdoor pursuits such as the Bowling club, Sport pitches and a variety of watersports.

## DIRECTIONS

Heading South on the A83 from Lochgilphead turn left onto Tarbert's main street and proceed along this road for around 0.5 mile. The property is located directly across from Tarbert ferry terminal and can be identified by the Fiuran for sale sign at the front gate.

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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

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