DAWSONS



ARDREOCH
KILCHRENAN, BY TAYNUILT, PA35 1HF

An Extremely Impressive And Elegant Fully Restored Victorian Property
Situated On The Fringe Of This Picturesque Village Commanding
Far Reaching Views Over The Surrounding Countryside
And Towards Loch Awe

Porch/Sun Room : Lounge : Dining Room : Sitting Room : Kitchen
Utility Room : Garden/Work Room : Vanity/Shower Room : Boot Room
4 Bedrooms : Dressing Room : Bathroom

Set In Glorious Established Gardens Extending To Around One Acre

Offers Over £595,000





Ardreoch is an impressive double bay fronted Victorian property of grand proportions which is situated along the single track road that skirts the shores of Loch Awe and is sufficiently elevated to command far-reaching views over the surrounding countryside and towards the loch. Enjoying elegantly proportioned and extremely versatile accommodation, the current owner has sympathetically modernised the property, whilst still retaining many of the original characteristics associated with a property of its time, including ornate ceiling roses and cornicing, and it now presents as a most stylish and exquisite home with an abundance of elegance and charm.

The amenity of ***Ardreoch*** is most pleasantly enhanced by its glorious mature garden, extending to around one acre, which has been thoughtfully landscaped to provide areas of lawn interspersed with an interesting variety of plants, shrubs and bushes, together with a further area of woodland ground, which all adds to the appeal of this exceptional home.

Kilchrenan is a small, picturesque village on the north side of Loch Awe, reached via a six-mile long section of the B845 road through Glen Nant from the A85 at Taynuilt. There is a thriving local community with the village hall and excellent inn (www.kilchrenaninn.co.uk) being the focal point of village activities and groups. There is also a church and two superb loch-side hotels nearby which are renowned for their cuisine. Loch Awe is Scotland's longest fresh water loch and one of its most picturesque with wooded shores and numerous small islands which can be explored by boat. It is also noted for the quality of its trout fishing. The entire area is one of great natural beauty and provides almost unlimited scope for outdoor sporting and leisure pursuits. The nearby village of ***Taynuilt*** offers an extremely good range of amenities which includes shops, a post office, health centre, churches, primary school, tea room and a popular 9 hole golf course. There is also a modern sports pavilion which hosts many team sporting events and clubs. Taynuilt Railway Station is a stop on the Glasgow to Oban line and there is a regular bus service to the central belt. The principal West Highland town of ***Oban*** provides a more comprehensive selection of shops, leisure facilities and professional services and is around an 18 mile drive from Kilchrenan.

DETAILS OF ACCOMMODATION

Porch/Sun Room: 2.43m x 2.34m, external glazed door to side, windows and glazed panels to front and to sides, central heating radiator, wall lights, oak laminate flooring.

Hall with understair cupboard, 2 central heating radiators, wall lights, recessed ceiling lights, oak laminate flooring.

Lounge: 5.35m into bay window x 3.63m, bay window to front, inset Stovax multi-fuel stove with wood surround and brick hearth, 2 central heating radiators, recessed shelving, ceiling light fitting, fitted carpet.

Dining Room: 4.67m into bay window x 3.66m, bay window to front, 2 central heating radiators, fitted carpet.

Sitting Room: 3.64m x 2.70m, window to side, built-in glass fronted cabinet with shelving and cupboard below, central heating radiator, ceiling light fitting, fitted carpet.











Kitchen: 4.53m x 3.83m, 3 windows to side, fitted with a range of wall mounted and floor standing units with worktops, stainless steel double sink with drainer, induction hob with extractor hood over, double oven, fridge, built-in cupboard with shelving, central heating radiator, ceiling light fitting, tile effect vinyl flooring.



Vanity Room: 2.26m x 2.03m, window to rear, fitted cupboard with shelving, wall shelving, vanity unit, central heating radiator, ceiling light fitting, oak laminate flooring, ***Shower Room:*** 2.01m x 1.21m, window to rear, shower enclosure with glazed screen, whb, wc, wall tiling, extractor fan, recessed ceiling lights, tiled floor.

Boot Room: 2.36m x 1.97m, external door to side, Velux roof light window, fitted shelving, coat hooks, bench with storage below and log store, ceiling light fitting, oak laminate flooring.

Utility Room: 4.13m x 2.59m, 2 windows to side, Belfast sink unit, fitted cupboard, washing machine, tumble dryer, wall shelving, recessed ceiling lights, vinyl tile effect flooring.

Garden/Work Room: 3.62m x 2.85m, external door to side, window to rear, window to side, central heating boiler, hot water tank, ceiling light fitting, concrete floor.

A carpeted staircase rises from the ***Hall*** to the ***Half Landing*** with wall light and store cupboard.

Bathroom: 2.79m x 1.68m, window to side, free-standing bath, whb in vanity unit with mirrored cabinet over, wc, heated towel rail, wall tiling to three quarter height, extractor fan, recessed ceiling lights, oak laminate flooring.

Bedroom 1: 5.70m x 3.59m, 2 windows to rear, window to side, coombed (sloping) ceiling, central heating radiator, fitted wardrobes, hatch to roof space, 2 ceiling light fittings, fitted carpet, ***Dressing Room:*** 3.82m x 2.20m, window to side, whb in vanity unit with tiling over, central heating radiator, hatch to roof space, recessed ceiling lights, oak laminate flooring.

The staircase continues to the ***Upper Floor Landing*** with glazed roof light panel and ceiling light fitting.

Bedroom 2: 6.16m x 3.68m, window to front, window to rear, 2 central heating radiators, fitted wardrobes, 2 ceiling light fittings, fitted carpet.

Dressing Room: 1.92m x 1.49m, window to front, built-in wardrobes, ceiling light fitting, fitted carpet.

Bedroom 3: 3.61m x 3.02m, window to front, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 4: 3.64m x 3.02m, window to rear, fitted wardrobe, ornamental fire surround, central heating radiator, ceiling light fitting, fitted carpet.











GARDEN

Ardreoch is set in glorious mature garden grounds extending to around one acre, which have been thoughtfully landscaped and cared for providing areas of lawn, with gravelled pathways, sweeping lawns and planted with an interesting variety of shrubs and hardy perennials giving a delightful display of colour. In addition there are raised vegetable beds, a greenhouse, fruit trees and a soft fruit cage, together with a woodland area with pathways and steps meandering through. A gated entrance leads off the single track road to a gravelled parking area and the double garage, with steps up to the property. The grounds are bordered by a mixture of stone walls, fencing and mature trees.

Double Garage of rendered block construction under a pitched roof, with up and over vehicle access doors, light and power.

GENERAL INFORMATION

Services: Mains water and electricity. Private drainage. Oil fired central heating.

Council Tax Band: F. ***EPC Rating:*** E40.

Home Report: Available from the Selling Agents.

Offers Over: **Five Hundred & Ninety Five Thousand Pounds (£595,000).** Offers are invited and should be submitted to the Selling Agents.

Viewing: Strictly by prior appointment with the Selling Agents. ***Entry:*** By mutual agreement.

Under ***Money Laundering Regulations*** we are required to carry out due diligence on purchasers.





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