



Tigh na Coille

Barcaldine | Argyll | PA37 1SG

Guide Price £250,000

Fiuran
PROPERTY

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Tigh na Coille is a generously proportioned detached 3 Bedroom Bungalow, peacefully situated within the picturesque rural community of Barcaldine. The property also benefits from substantial Loft accommodation extending to approximately 50m², offering excellent potential to create a 5/6 Bedroom Home, subject to the appropriate consents. Set within an idyllic woodland setting, Tigh na Coille presents an exciting opportunity for modernisation and further enhancement, while a large integral Garage provides excellent storage and practical convenience.

Special attention is drawn to the following:

Key Features

- 3 Bedroom detached Bungalow in rural community
- Potential to be 5/6 Bedroom family Home
- Offering improvement potential
- Vestibule, Hallway, Kitchen, Lounge, Dining Area
- Bathroom, 3 Bedrooms, En Suite Shower Room
- Partially floored Loft with lighting, extending to approx. 50m²
- Integral Garage offering development potential
- Air source heat pump
- Multi-fuel stove in Lounge
- Double glazing throughout
- Window coverings & flooring included
- Generous garden surrounding property
- Private parking for several vehicles
- Short distance to Marina, cycle path and local beaches
- No chain



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The well-proportioned accommodation comprises an entrance Vestibule, Hallway, spacious Lounge featuring a multi-fuel stove and glazed doors opening onto the garden, fitted Kitchen with adjoining Dining Area, three double Bedrooms (including a principal Bedroom with En Suite Shower Room), and a family Bathroom.

The property benefits from double glazing throughout and an energy-efficient air source heat pump. Externally, generous garden grounds surround the property, providing a superb blank canvas for landscaping and creating an attractive outdoor living space to suit individual tastes.

APPROACH

Via shared driveway leading to the private parking area at the side of the property. Entrance at the front into the Vestibule.

VESTIBULE 1.3m x 1.25m

With coat hooks, fitted carpet, and door leading to the Lounge.

LOUNGE 5.65m x 4.6m (max)

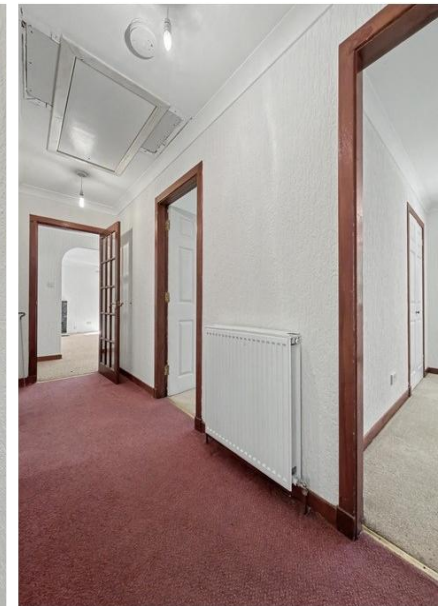
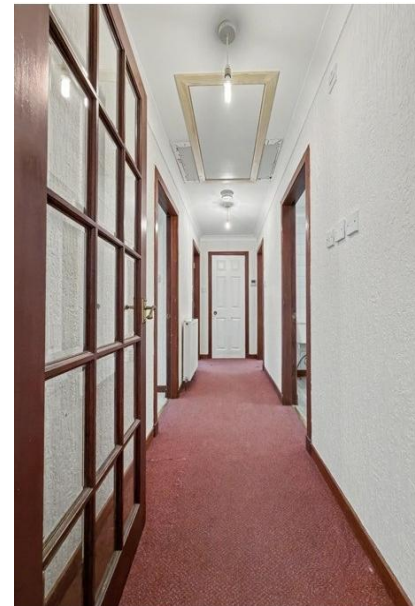
With windows to the front elevation, 2 radiators, multi-fuel stove, fitted carpet, openings to the Kitchen and Dining Area, door leading to the Hallway, and glazed French doors leading to the garden.

KITCHEN 3.85m x 2.7m

Fitted with a range of white base & wall mounted units, wood effect work surfaces, stainless steel sink & drainer, built-in electric oven, ceramic hob, extractor hood, space for a range of white goods, wood effect flooring, windows to the rear elevation, opening to the Dining Area, and external door leading to the rear garden.

DINING AREA 2.9m x 2.65m

With windows to the rear elevation, radiator, fitted carpet, and glazed door leading to the garden.



HALLWAY

With radiator, built-in cupboard (housing the electric consumer unit), fitted carpet, access to the Loft, and doors leading to all Bedrooms and the Bathroom.

BEDROOM ONE 3.35m x 2.7m

With windows to the rear elevation, radiator, built-in wardrobe, and fitted carpet.

BEDROOM TWO 3.45m x 3.3m (max)

With windows to the front elevation, radiator, built-in wardrobe, fitted carpet, and door leading to the En Suite.

EN SUITE SHOWER ROOM 1.65m x 1.55m

With white suite comprising WC & wash basin, shower enclosure with electric shower, radiator, tiled walls, and vinyl flooring.

BEDROOM THREE 3.3m x 2.5m

With windows to the front elevation, radiator, built-in wardrobe, and fitted carpet.

BATHROOM 2.7m x 2m (max)

With white suite comprising bath, WC & wash basin, radiator, tiled walls, vinyl flooring, and window to the rear elevation.

LOFT 10.65m x 4.95m (max)

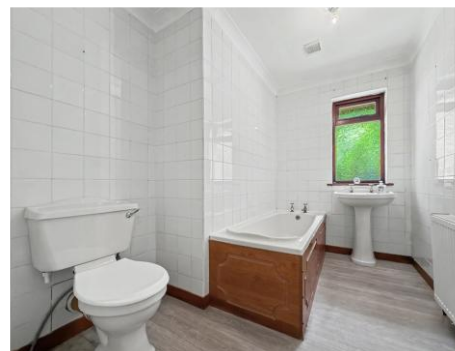
Partially floored, with lighting. Offering development potential (subject to the relevant consents).

GARAGE 7.6m x 5.95m

With up-and over garage door to the front elevation, windows to the rear & side elevations, power, and lighting. Offering development potential (subject to the relevant consents).

GARDEN

The property is set within generous garden grounds, laid to a combination of gravel, hardstanding, lawn and soil, offering excellent potential for landscaping and personalisation. There is ample private parking for several vehicles, while the boundaries are partially enclosed by timber fencing.



Tigh Na Coille, Barcaldine



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. Drainage to private septic tank. Air source heat pump.

Council Tax: Band E

EPC Rating: D66

Gross Internal Floor Area: 101m²

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

With a cycle track towards Oban and Fort William, Barcaldine also has a marina which offers deep water moorings, winter storage for yachts, short stay pontoon and other facilities. The neighbouring village of Benderloch has a church, mini-supermarket, petrol station/garage, café, and the popular Tralee beach. The town of Oban is approximately 11 miles away. With a population of around 8,000, it is a small town, but partly due to its tourist industry provides a variety of facilities and services.

DIRECTIONS

Take the A85 from Oban to Connel, then the A828 towards Fort William. Arriving in Barcaldine, turn right at the sign for Barcaldine House. Turn left at the crossroads, go over the small bridge, then turn to the right. Take a left up a steep drive, and Tigh Na Coille is located at the top.

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).

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.



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