



6 Bed Detached House

Guide Price: £480,000

Ceoletive, North Connel, by Oban, Argyll, PA37 1RE

Impressive and well presented property with loch and rural views. Currently split over two levels making an ideal multigenerational family home or additional income potential. Enjoying a private semi rural setting, with open farmland to the rear and an elevated outlook towards Loch Etive which can be best appreciated from the fantastic balcony seating area. Well-established garden grounds filled with natural habitat. A substantial driveway provides ample space for multiple vehicles and boat storage, perfectly suited to those looking to take advantage of nearby loch and water-based activities. FF has open plan contemporary kitchen, dining and lounge area with direct access to the south and loch facing balcony, four double bedrooms, a recently installed shower room and a separate WC. Further benefits include oil central heating across both floors, double glazing, a gas stove, linked smoke detectors throughout, excellent storage, The ground floor incorporates a fully equipped two bedroom annex with private access from the side and rear, comprising an open plan dining kitchen/living area, two double bedrooms and a modern shower room, offering private accommodation for extended family or guests. A number of internal upgrades and external improvements have been recently completed. 4G, broadband and digital television services are available at the property. EPC rating D55.




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Main Accommodation

Entry/Sun Porch 4.00m x 2.18m

Freshly painted external steps with handrail lead to the first floor into this versatile porch area, enjoying views over surrounding farmland with grazing lambs. UPVC door through to the hallway. Partly carpeted with the remaining area finished in freshly painted concrete slab, ideal for outdoor footwear. Space and plumbing for white goods (currently utilised as a utility area), coat hooks and flush ceiling lighting.

Hallway

Light and bright hallway with tiled flooring at the entrance transitioning to carpet. Flush ceiling lighting and central heating radiator. Includes a large walk-in storage cupboard with shelving and two additional cupboards (one housing the hot water tank). Space for freestanding furniture, sockets and loft hatch access.

Open Plan Lounge/Dining/Kitchen Area

Lounge Area 5.16m x 4.87m

Welcoming space with elevated countryside views to the rear with hills beyond. Carpeted with ample space for lounge furniture, central heating radiator, TV point and sockets. Flows seamlessly into the dining and kitchen areas.

Dining Area 5.16m x 3.88m

Lovely open plan space with sliding patio doors leading to the south facing Balcony to enjoy the view while dining outdoors. Partially carpeted with herringbone Karndean flooring to the dining section. Flush ceiling light, feature gas living flame stove, space for sideboard or dresser.

Kitchen Area 3.74m x 3.63m

Contemporary bespoke kitchen featuring a sociable curved island with countersunk stainless steel sink and chef-style tap. Four-zone induction hob, complemented by a suspended modern Manhattan-style extractor hood above with integrated lighting. Quartz worktops throughout and gloss finished wall and base units offering extensive storage options, including a large pantry-style cupboard with concealed shelving, pull-out storage racks and additional curved cabinet detailing. A second bowl-style stainless steel sink with swan neck tap, integrated dishwasher, mid height ovens and grill. Finished with herringbone Karndean flooring as per the dining area, spotlighting, and superb window views to the front. Vertical central heating radiator, sockets including USB points. American fridge/freezer included in the sale.

Balcony Area 5.58m x 3.11m

South facing terrace, accessed directly from the dining area via large patio doors, with two steps down to a tiled seating area. Glass balustrade to all sides to enjoy the surroundings. Ample space for seating, ideal for BBQs and family time with additional space for potted plants.

Bedroom One 3.88m x 3.46m

Good sized double bedroom with inbuilt wardrobes. Picture window to the front offers stunning loch views in the distance, with partially opaque glazed lower section for privacy. Carpeted flooring, space for freestanding furniture, central heating radiator, flush ceiling light and sockets.

Bedroom Two 3.38m x 3.53m

Well-proportioned double bedroom with inbuilt wardrobes. Window to the front enjoys lovely loch views in the distance, with partially opaque glazed lower section for privacy. Carpeted flooring, space for freestanding furniture, central heating radiator, flush ceiling light and sockets.

Bedroom Three 3.73m x 3.17m

Currently utilised as a home office, this double bedroom offers flexibility with space for freestanding furniture and inbuilt wardrobes. Window to the rear provides pleasant countryside views. Carpeted flooring, central heating radiator, flush ceiling light and sockets.

Bedroom Four 3.37m x 3.15m

Double bedroom with inbuilt wardrobes and space for freestanding furniture. Window to the rear provides pleasant countryside views. Carpeted flooring, central heating radiator, flush ceiling light and sockets.

Shower Room 2.77m x 1.95m

Recently installed three-piece suite comprising a good sized thermostatic shower with glazed enclosure, wash hand basin and WC. Window to the side with garden view. Wet wall panelling, vinyl flooring, wall mounted mirrored cabinet, heated towel rail, flush ceiling light and extractor fan.

WC 1.73m x 1.62m

Recently installed two-piece suite comprising wash hand basin and WC. Opaque window to the rear, wet wall panelling, vinyl flooring, space for vanity furniture, heated towel rail, flush ceiling light and extractor fan.

Ground Floor Annex Accommodation

Entry 3.53m x 1.97m

Porch-style space with windows and door to the rear car park and garden. Painted concrete flooring with space for outdoor clothing and footwear. Sliding patio doors lead through to the open plan kitchen/living space. There is also a UPVC door providing access into the ground floor annex from the side of the property, leading into the inner hallway. Side door to storage area.

Open Plan Kitchen/Living Area 8.60m x 3.45m

Offering a spacious area with oak flooring, throughout and ample space for lounge and dining furniture. Modern and recently fitted kitchen with matching dove grey wall and base units and ample worktop space. Composite sink with swan neck tap, four zone electric hob, integrated dishwasher, mid-level ovens and grill and space for freestanding white goods. Kitchen area has window views to the front gardens, central heating radiator, spotlighting, sockets and TV point.

Hallway 3.71m x 1.37m

Inner hallway with oak flooring, flush ceiling light, socket point and access to the side of the property.

Bedroom One 4.99m x 2.78m

Good sized double bedroom with carpeted flooring, window view to the side of the property, central heating radiator and sockets.

Bedroom Two 4.98m x 2.51m

Generous double bedroom with carpeted flooring, window view to the side of the property, central heating radiator and sockets.

Shower Room 3.56m x 1.37m

Modern and recently installed three-piece suite comprising thermostatic shower with glazed enclosure, wash hand basin with vanity storage beneath and WC. Opaque window to the side, heated towel rail, flush ceiling light and spotlighting. Wet wall panelling, Moroccan tile-effect vinyl flooring and wall mounted mirrored cabinet.

Outdoor space

Garages/Workshops 8.73m x 4.00m / 8.74m x 3.83m

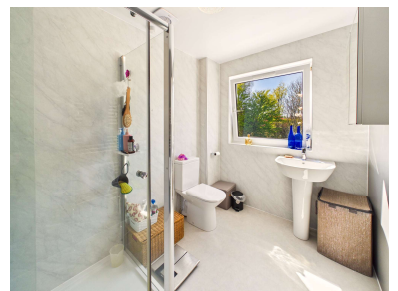
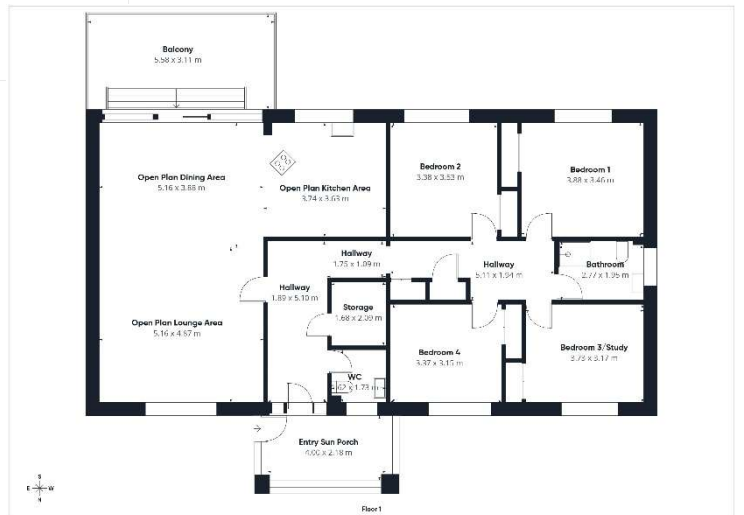
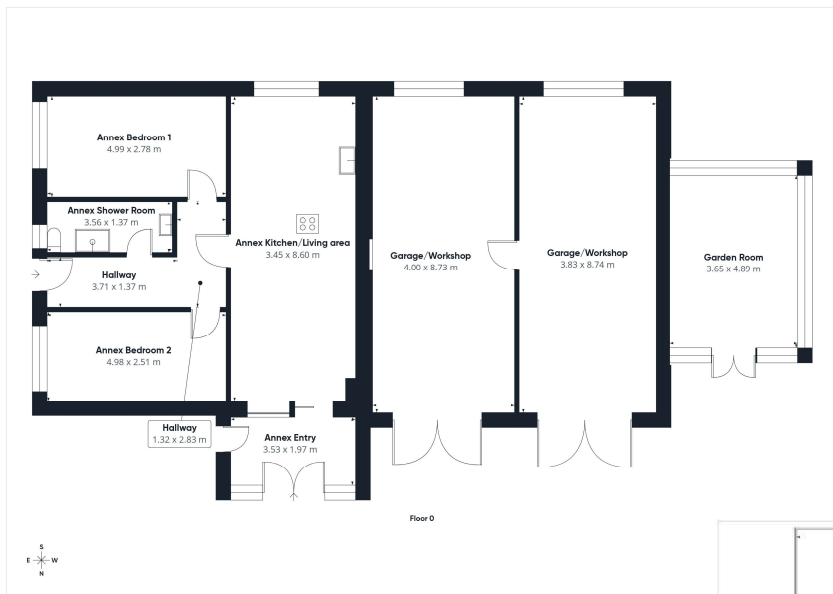
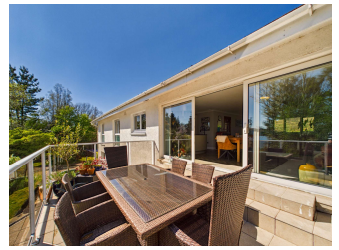
Two attached and interconnecting garages/workshops positioned side by side, each with its own door to the rear and windows to the front, with an interconnecting door providing access between the two. Both benefit from water and electricity supply, concrete flooring, socket points and strip lighting. Fitted with extensive workbenches and wall-mounted brackets, offering excellent versatility for a range of uses. Ideal for storage of vehicles, marine equipment and outdoor sports gear. One garage further benefits from an inspection pit, suitable for vehicle maintenance and mechanical work.

Garden Room 4.89m x 3.65m

West facing, versatile space ideal for gardening enthusiasts, functioning as a combined greenhouse and potting shed, or adaptable to suit a variety of uses. Glazed to three sides with a clear corrugated plastic roof, providing excellent natural light. Ample space for workbenches, tools, pots and plants requiring sunlight and protection from frost. Slabbed base and power point.

Grounds

The plot is generous, with a gated entrance and extensive stone chipped parking areas providing ample space for multiple vehicles and boat storage to the rear and side. The gardens are well established, with pathways meandering around lawn areas and leading to a secluded pathway and elevated viewpoint, offering a potential deck seating area to enjoy views towards Loch Etive in the distance. Planting is abundant, with magnolias, spring bulbs, flowering azaleas and rhododendrons, along with honeysuckle and mature trees providing privacy. At the bottom of the garden there is access to a gently flowing stream, while fencing borders neighbouring fields where livestock and spring lambs can be seen grazing. Additional features include outside taps, a further small garden shed, and a substantial storage area under the balcony with feature arches, ideal for storing kayaks and outdoor equipment.



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