



Inverlorn

Airds | Taynult | PA35 1JW

Guide Price £375,000

Fiuran
PROPERTY

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Set within approximately half an acre in a desirable village location just 20 minutes from Oban, Inverlorn is a substantial 5 Bedroom detached Home enjoying panoramic views of Ben Cruachan and offering spacious, versatile accommodation with excellent storage, an integral Garage and generous private parking.

Special attention is drawn to the following:-

Key Features

- Sizeable 5 Bedroom detached House
- Ground extending to approx. 1/2 acre
- Desirable village location close to local amenities
- Panoramic views of Ben Cruachan
- Hallway, Kitchen/Diner, Lounge, Sun Room, Sitting Room
- 5 Bedrooms, 2 Shower Rooms, Utility Room, Laundry Room
- Oil central heating & multi-fuel stove in Lounge
- Double glazing throughout
- Excellent storage, including Loft and eaves storage
- Solar PV panels with 9 years FIT income (circa £2500 per annum)
- Large garden with lawned areas, stone chippings & paving
- Integral Garage & 3 garden sheds (one with power & water)
- Driveway providing private parking for several vehicles
- Only 20-minute drive to town of Oban
- Caravan with short-term letting licence included



Occupying a generous plot of approximately half an acre in a desirable village location, this substantial 5 Bedroom detached Home enjoys breathtaking panoramic views towards Ben Cruachan and offers spacious, versatile accommodation ideal for modern family living. Just 20 minutes from Oban and close to local amenities, the property perfectly balances peaceful rural surroundings with everyday convenience.

The well-proportioned accommodation comprises an entrance Porch, welcoming Hallway, spacious Kitchen/Diner, comfortable Lounge with multi-fuel stove, bright Sun Room, separate Sitting Room, 5 Bedrooms, 2 Shower Rooms, Utility Room and Laundry Room. Further benefits include oil-fired central heating, double glazing throughout and excellent storage, including Loft and eaves space. Solar PV panels provide an attractive additional income of approximately £2,500 per annum through the Feed-in Tariff scheme, with around nine years remaining.

Externally, the property is set within well maintained grounds featuring extensive lawned areas, stone chippings and paved seating areas. An integral Garage, three garden sheds (one with power and water) and a generous driveway providing private parking for several vehicles add further practicality. Completing this exceptional package is a successful holiday rental caravan with a short-term letting licence, offering excellent potential to generate additional income in this sought-after location.

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

APPROACH

Via gravelled driveway leading into the private parking area and entrance at the front into the Porch.

GROUND FLOOR: PORCH 2.6m x 1.15m

With glazed panels to the front & side, tiled flooring, and door leading to the Hallway.

HALLWAY

With carpeted staircase rising to the first floor, 2 radiators, cloak cupboard, 2 further storage cupboards, wood effect flooring, and doors leading to the Kitchen/Diner, Lounge, Bedroom One, Bedroom Two, Bedroom Three and the Shower Room.

KITCHEN/DINER 5.55m x 3.95m (max)

Fitted with a range of wood effect base & wall-mounted units, work surfaces, stainless steel sink & drainer, tiled splash-backs, electric cooker, radiator, carpet to the Kitchen area, wood effect flooring to the Dining area, glazed French doors to the Lounge, and door leading to the Utility Room.

LOUNGE 4.5m x 4.2m (max)

With large window to the front elevation, radiator, fireplace with multi-fuel stove, shelved recess, fitted carpet, and opening to the Sun Room.

SUN ROOM 5m x 2.9m

With windows to the front, side & rear, radiator, wooden flooring, and glazed doors to the garden.



UTILITY ROOM 3.3m x 1.05m

With basin, wall-mounted shelving, coat hooks, space for washing machine, tiled flooring, door leading to the Sitting Room, and external door leading to the garden.

SITTING ROOM 4.15m x 3.05m

With windows to the rear & side elevations, radiator, fitted carpet, and Loft hatch.

BEDROOM ONE 3.35m x 3.05m

With window to the rear elevation, radiator, built-in wardrobe, wash basin, and fitted carpet.

BEDROOM TWO 3.05m x 2.85m

With window to the front elevation, radiator, built-in wardrobe, wash basin, and fitted carpet.

BEDROOM THREE 3.05m x 2.15m

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

SHOWER ROOM 3.05m x 2m (max)

With WC & wash basin, newly fitted shower enclosure with Respatex style wall panelling & mixer shower, chrome heated towel rail, vinyl flooring, and window to the rear elevation.

FIRST FLOOR: UPPER LANDING

With Velux style window to the rear elevation, access to eaves storage, fitted carpet, and doors leading to Bedroom Four, Bedroom Five, the Shower Room and the Laundry Room.

BEDROOM FOUR 5.1m x 4m (max)

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

BEDROOM FIVE 4m x 2.95m (max)

With window to the side elevation, radiator, built-in wardrobe, and fitted carpet.



SHOWER ROOM 2.25m x 1.45m (max)

With white suite comprising WC & vanity wash basin, tiled shower enclosure with electric shower, vinyl flooring, and Velux style window to the rear elevation.

LAUNDRY ROOM 2.7m x 2.85m

With built-in shelved cupboard, space for tumble dryer, vinyl flooring, access to eaves storage, and Loft hatch.

INTEGRAL GARAGE 5.55m x 3.05m

With up-and-over garage door to the front elevation, power, and lighting.

CARAVAN

With Kitchen/Living/Sleeping areas and Shower Room, along with electricity and water connections. Private outdoor seating area.

GARDEN

The property is set within generous garden grounds extending to the front, sides and rear, providing an attractive outdoor space to enjoy the surrounding countryside. Predominantly laid to lawn with areas of stone chippings, paved patios and pathways, the gardens are well established and offer an ideal setting for both relaxation and entertaining. The boundaries are formed by a combination of fencing, stone walls and mature hedging, creating a good degree of privacy.

A gravelled driveway provides ample private parking, while 3 garden sheds offer excellent external storage, one of which benefits from both power and a water supply, making it ideal as a workshop or hobby space. Adding to the property's unique appeal, one of the world's great scenic railway lines passes to the rear, offering an ever-changing backdrop as iconic trains travel through the spectacular Highland landscape. The gardens also enjoy breathtaking panoramic views towards Ben Cruachan, with the surrounding crofts and mountains creating a truly picturesque setting.



Inverlorn, 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, electricity, and drainage. Oil tank.

Council Tax: Band F

EPC Rating: C70

Gross Internal Floor Area: 178m²

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. Inverlorn is on the right just before reaching Taynuilt village, and can be identified by the For Sale sign.

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.

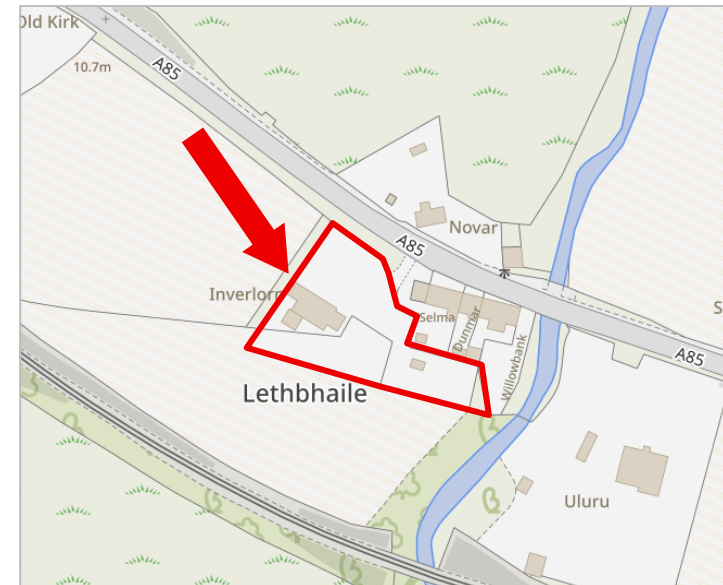
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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