



FAIRY HILL CROFT & APARTMENTS | TAYNUILT | PA35 1HP

GUIDE PRICE: £795,000

EPC RATING: A 93

Occupying one of Argyll's most beautiful elevated and semi-rural settings, and commanding breath-taking, unspoiled panoramic views across the surrounding countryside to Loch Etive, Ben Cruachan and Ben Starav beyond, Fairy Hill Croft presents a rare opportunity to acquire a truly exceptional, architect-designed, contemporary detached villa. Set within approximately 7.7 acres of owner-occupied croftland, the property not only offers an outstanding private residence, but also includes two superb, self-contained premium holiday apartments, creating an immediate lifestyle and income opportunity. The grounds are thoughtfully arranged and include stables, a workshop, woodstore, garden shed and duck house, perfectly suited to those seeking a rural lifestyle with excellent amenities. The main house is finished to an impeccable standard, benefiting from double glazing and air source central heating, with underfloor heating throughout the entire ground floor. The accommodation is both spacious and beautifully presented, arranged over two levels with a natural flow ideal for modern family living. At the heart of the home lies an impressive dual-aspect kitchen, dining and sitting room - a stunning, light-filled space designed for both everyday living and entertaining. The bespoke, hand-crafted solid wood kitchen is complemented by striking Mistral work surfaces and an oak-topped breakfast bar, while French doors open out to the surrounding landscape. A double-sided Dovre multi-fuel cassette stove provides a striking focal point and also serves the elegant formal lounge, which features a vaulted ceiling and a wonderful sense of space. The ground floor further benefits from a well-appointed pantry, a welcoming entrance vestibule which doubles as a practical boot room, a generous utility room, a double bedroom and a contemporary shower room. Upstairs, the property continues to impress with three further spacious double bedrooms, a bright open study area, and a beautifully finished family bathroom, all enjoying a peaceful outlook over the surrounding countryside. The two self-catering apartments are attractively presented and have their own private entrance, while also being accessible via a lockable internal door from the utility room. This flexible arrangement allows for continued use as a successful holiday letting business or, alternatively, seamless incorporation into the main home to create additional living accommodation if desired, ideally suited to multi-generational living or providing semi-independent space for extended family members while retaining privacy and flexibility. Fairy Hill Croft offers the perfect balance of an exceptional private residence and a ready-made lifestyle business, all set within a spectacular Highland landscape.

The nearby village of Taynuilt provides a wide range of local amenities including a highly regarded primary school, village hall, church, doctor's surgery, local shops, post office and golf course. The area is renowned for its outdoor pursuits, with excellent opportunities for walking, hill walking and exploring the surrounding countryside. A modern sports pavilion offers facilities for a variety of sports including shinty, football, cricket, rugby, hockey and tennis, as well as hosting fitness classes, community events and social gatherings. Further amenities, including a secondary school, are available in the vibrant coastal town of Oban, approximately 12 miles to the west. Taynuilt is well connected, with regular bus and rail services providing convenient access to Oban and Glasgow.

Superior, Striking Architect-Designed Detached Villa with Two Studio Apartments

Idyllic Semi-Rural Location with Breath-Taking Views to Loch Etive

Set-in Owner Occupied Croftland of around 7.7 Acres

In Immaculate Order & Beautifully Presented

Main House: Lounge, Open-Plan Kitchen, Dining & Sitting Room, Pantry, Utility, 4 Bedrooms, Bathroom, Shower Room & Study Area

Studio Apartments 1 & 2: Open-Plan Kitchen, Dining, Lounge & Bedroom Area & Shower Room

Double Glazing & Air Source Central Heating (Underfloor to Ground Level)

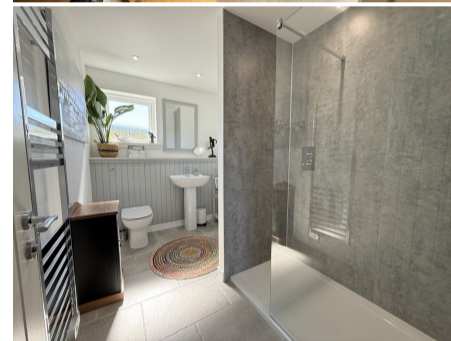
Landscaped Garden Areas, Ample Private Parking & Driveway

Workshop, Woodstore, Poly Shed, Metal Garden Shed, Stable, Duck House & Pond

MacPhee & Partners, First Floor, 26 George Street, Oban, PA34 5SB

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Main House Accommodation

Entrance Vestibule/Boot Room 3.3m x 2.2m

With glazed wooden entrance door and window to front. Built-in storage cupboard (2.4m x 0.9m), housing heating system, PV unit, wifi, LAN & TV controller and light. Fitted bench seat. Built-in cupboard. Tiled flooring. Half glazed oak door to open-plan kitchen, dining & sitting room.

Open-Plan Kitchen, Dining & Sitting Room 7.4m x 5.9m

L-shaped, with solid wood stairs to upper level. Windows and fully glazed French doors to loch and countryside rear views, and window to front. Fitted with bespoke, hand-built, soft-close shaker-style wooden kitchen units, painted Farrow & Ball Studio Green, offset with Mistral solid work surfaces, and extensive breakfast bar with solid oak work surface. Integral AEG double oven. NEFF induction hob with Siemen's extractor chimney over. Integral Bosch dishwasher. Integral double bins. Dual-sided Dovre multi-fuel cassette stove. Tiled flooring. Doors to pantry, lounge, and open to hallway.

Pantry 2.8m x 1.2m

With built-in open units and fixed shelving. Oak effect work surfaces. With light and power. Tiled flooring.

Lounge 4.6m x 4.5m

With vaulted ceiling. Window to front, fully glazed fixed windows to side views, and patio doors to rear loch views. Dual-sided Dovre multi-fuel cassette stove, with slate hearth and oak overmantle. Engineered oak flooring.

Hallway 3.2m x 1.2m

Built-in understair cupboard. Tiled flooring. Doors to bedroom, shower room and utility.

Bedroom 4.0m x 3.1m

With window to rear loch views. Laminate flooring.

Shower Room 3.5m x 2.0m

L-shaped, with frosted window to rear. Fitted with modern white suite of WC, wash hand basin, and wet-walled shower cubicle with dual-headed mains shower. Feature

tongue-and-groove walling. Built-in cupboards. Heated towel rail. Tiled flooring.

Utility

With window to front. Cream gloss kitchen units, offset with wood effect work surfaces. Stainless steel sink unit. Built-in cupboard with double doors. Open shelved cupboard. Tiled flooring. Door to self-catering vestibule.

Upper Level

With solid wood stairs, tongue-and-groove wall panelling and William Morris inspired wallpaper.

Open-Study 6.2m x 2.3m

L-shaped, with two Velux windows to front. Built-in cupboard. Hatch to loft. Solid wood flooring. Doors to bedrooms and bathroom.

Bedroom 5.8m x 3.4m

L-shaped, with window to rear views and one to side. Built-in cupboard (1.4m x 1.2m with light). Solid wood flooring.

Bathroom 3.3m x 2.5m

L-shaped, with Velux window to rear. Fitted with modern white suite of WC, wash hand basin, wet-walled shower cubicle with dual-headed mains shower, and bath with shower attachment over. Feature tongue-and-groove walling and splashback. Heated towel rail. Tiled flooring.

Bedroom 3.5m x 3.3m

With Velux window and window to rear loch views. Solid wood flooring.

Bedroom 5.0m x 3.9m

With window to rear loch views and one to side views. Built-in wardrobes and cupboards. Solid wood flooring.

Self-Catering Accommodation

Entrance Hallway 4.1m x 1.4m

With glazed entrance door and window to rear loch views. Feature tongue-and-groove wall panelling. Hatch to floored loft. Tiled flooring. Doors to utility in main house, and studio

apartments 1 & 2 – each studio apartment is a mirror image and size of the other, with the exception of the décor.

Open-Plan Kitchen, Dining, Lounge & Bedroom Area 6.1m x 5.3m

L-shaped, with window and patio doors to countryside views. Fitted with modern gloss white kitchen units, offset with oak effect work surfaces. Integral Bosch oven. Schott Ceran electric hob with stainless steel extractor chimney over. Integral fridge with freezer compartment. Integral Bosch slimline dishwasher (only Apartment 2). Stainless steel sink unit. Tiled splashback. Built-in open cupboard and wardrobe. Tongue-and-groove walling. Laminate flooring. Door to shower room.

Shower Room 3.0m x 1.7m

Slightly L-shaped, with frosted window to side. Fitted with modern white suite of WC, wash hand basin, and fully wet-walled shower cubicle with Mira shower. Heated towel rail. Feature tongue-and-groove splashback. Tiled vinyl flooring.

Externals

Workshop 7.2m x 3.8m

With entrance door and double window. Light and power. Plumbed external water.

Woodstore 7.2m x 3.8m

With doors to both sides. Light. Fixed windows to rear.

Poly Shed 3.9m x 3.8m

With doors to front and rear.

Metal Garden Shed

Timber Stable, with external water tap:

Lady's 4.1m x 3.5m & Sally's 3.6m x 3.5m

Travel Directions

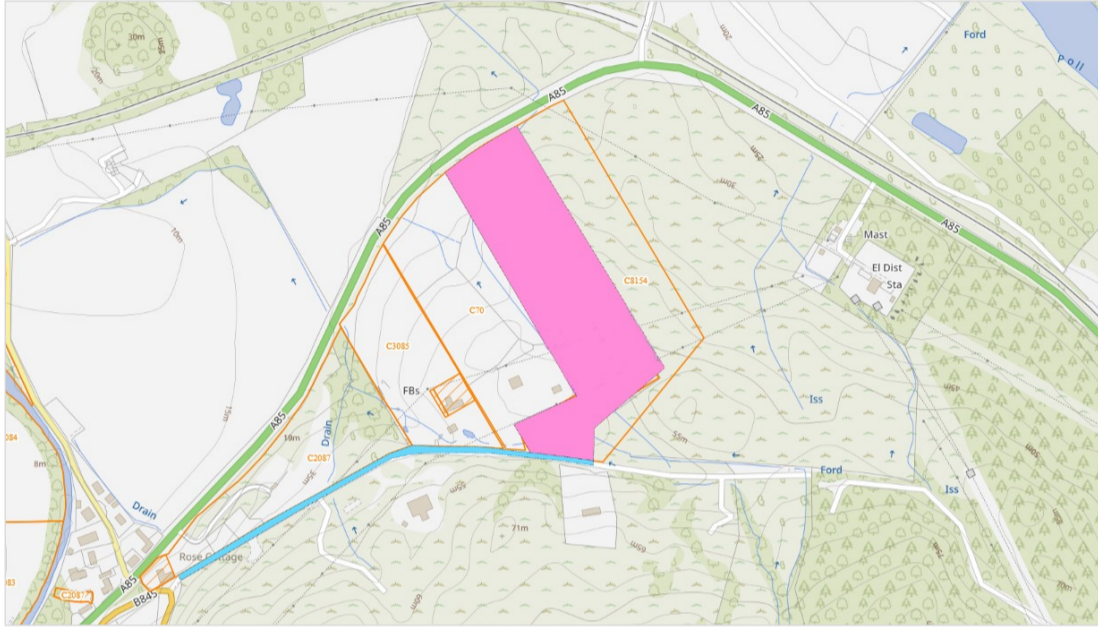
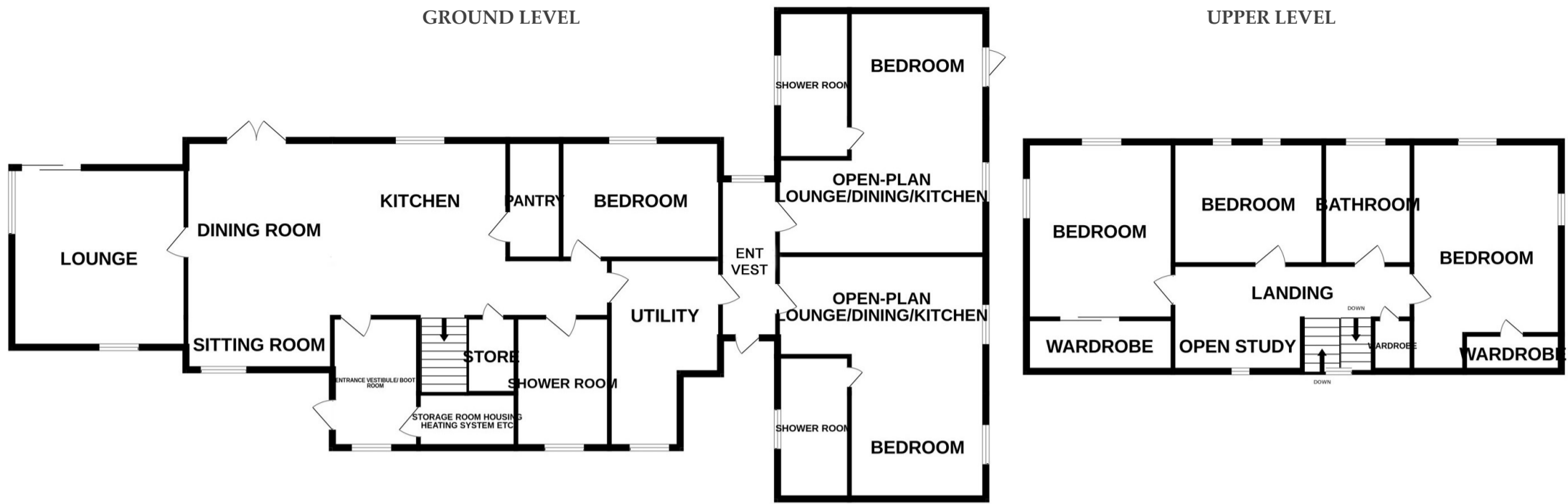
From Tyndrum on the A82 travelling North, take the first left on to the A85 signposted Oban. Proceed on this road for around 24 miles to the village of Taynuilt. As you approach the village at the 30mph signs, take the first on the left, signposted Kilchrenan B845 and Dalavich. The road turns sharply to the left, proceed on the road and at the corner, bear left and continue ahead up the single track road. Continue ahead for around a third of a mile, Fairy Hill Croft is the last property located on the left hand side.



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Floor Plan



Green Credentials

The property also benefits from impressive green credentials, including owner-operated photovoltaic (PV) panels that help reduce energy costs, with any surplus electricity generated being exported back to the national power grid. In addition, the croft offers excellent long-term sustainability potential, with scope to become self-sustaining for firewood, further enhancing its environmental appeal and self-sufficiency.

Title Plan

The pink shaded area indicates the title for sale and equates to around 7.7 acres.

Croft

- (1) The owner-occupied croft, known as 3 Ichrachan and registered in the Crofting Register under schedule number C5326, extends to around 7.7 acres (3.11 hectares).
- (2) The decrofted house and garden known as Fairy Hill Croft, extends to 0.48 acres (0.193 hectares).
- (3) The interests of landlords of a vacant croft in respect of part of Croft 4 Ichrachan; the sellers interest in the croft is in respect of the area shown hatched on the plan.

The croft comprises several separate areas, with a mixture of level and hillside grazing. Useful link with further information: www.crofting.scotland.gov.uk



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6)'.