



Achnaba Lodge

North Connel | Argyll | PA37 1RF

Offers Over £350,000

Fiuran
PROPERTY

Achnaba Lodge

North Connel | Argyll | PA37 1RF

Achnaba Lodge is a charming and beautifully presented 3/4 Bedroom semi-detached Cottage, enjoying spectacular views across the loch. The property benefits from a private garden and dedicated parking, with the added opportunity to acquire a mooring directly in front of the property.

Special attention is drawn to the following:-

Key Features

- Picturesque 3/4 Bedroom semi-detached Cottage
- Rural location, with panoramic views of Loch Etive
- Mooring available to be included, if required
- Porch, Hallway, Kitchen/Diner, Lounge, WC
- 3 Bedrooms, 4th Bedroom/Office, En Suite, Bathroom
- Good storage, including Loft space
- Oil central heating
- Multi-fuel stove in Lounge
- White goods, windows coverings & flooring included in sale
- Furniture available separately, if required
- Private garden surrounding property
- 2 lockable sheds & wood store
- Driveway & private parking
- No chain



Achnaba Lodge is a charming and beautifully presented 3/4 Bedroom semi-detached Cottage, enjoying spectacular views across the loch. The property benefits from a private garden and dedicated parking, with the added opportunity to acquire a mooring directly in front of the property.

The ground floor accommodation is thoughtfully arranged and comprises a welcoming entrance Porch leading into a spacious Hallway with stairs rising to the first floor. The generous Kitchen/Diner is well-equipped with a range of white goods and offers ample space for family dining and entertaining, with direct access to the rear garden. The inviting Lounge is a particular highlight of the home, enjoying stunning panoramic views across the loch and centred around a charming multi-fuel stove, creating a warm and relaxing atmosphere. A convenient and practical ground floor WC completes the accommodation at this level.

On the first floor, the property continues to impress with 3 spacious double Bedrooms, two of which benefit from built-in storage. A versatile 4th Bedroom/Office benefits from an En Suite Shower Room. There is also a beautifully presented and well-appointed family Bathroom. Access to additional Loft storage is also available from this level.

Further benefits include double glazing throughout and oil-fired central heating, ensuring comfort and efficiency year-round. The property is presented in walk-in condition, making it an ideal permanent residence, holiday home, or investment opportunity. A selection of furniture may be available by separate negotiation, offering a convenient, turnkey option for prospective purchasers.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Access is provided via a driveway running to the side and rear of the neighbouring property, Brockwood, leading to a private parking area. Entry to the property is available from the rear into the Kitchen, or from the front via the Porch.

PORCH 1.95m x 1m

With windows to both side elevations, and glazed internal door leading to the Hallway.

HALLWAY

With carpeted staircase rising to the first floor, built-in cupboard (housing the hot water cylinder), radiator, wood effect flooring, and doors leading to the Lounge, WC and Kitchen/Diner.



KITCHEN/DINER 6.7m x 4.15m (max)

Fitted with a range of modern gloss base & wall mounted units, under-cabinet lighting, wooden work surfaces, tiled splash-backs, stainless steel sink & drainer, built-in electric double oven & microwave, ceramic hob, extractor hood, tall fridge/freezer, washing machine, tumble dryer, integrated dishwasher, 2 radiators, shelved recess, further recess with built-in storage, windows to the rear & both side elevations, and external door leading to the rear garden.

LOUNGE 4.55m x 4.25m

With Bay window to the front elevation, 2 radiators, attractive fireplace with multi-fuel stove, built-in shelved cupboard, and fitted carpet.

WC 1.25m x 1.1m

With WC, wall-mounted wash basin, wood effect flooring, and window to the rear elevation.

FIRST FLOOR: MIDDLE LANDING

With stairs rising to the top landing, fitted carpet, window to the rear elevation, and door leading to Bedroom One.

BEDROOM ONE 3.7m x 2.55m

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

TOP LANDING

With large walk-in storage cupboard, radiator, fitted carpet, and doors to Bedroom Two, Bedroom Three and the Bathroom.

BEDROOM TWO 4.65m x 3.4m

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

BEDROOM THREE 5.3m x 4.2m (max)

With window to the front elevation, radiator, built-in wardrobe, fitted carpet, and door leading to the 4th Bedroom/Office.



4th BEDROOM/OFFICE 4.15m x 4.1m (max)

With window to the side elevation, radiator, fitted carpet, and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.85m x 2.1m

Fitted with a modern white suite comprising WC & wash basin, walk-in shower enclosure with mixer rain shower, chrome heated towel rail, and tile effect flooring.

BATHROOM 3.05m x 1.9m

Fitted with a modern white suite comprising bath with mixer shower over, WC & wash basin, chrome heated towel rail, tile effect flooring, and window to the front elevation.

SHED ONE 2.5m x 1.85m

With lighting, power, and door to the rear elevation.

SHED TWO 2.5m x 1.65m

With lighting, window to the rear elevation, and door to the side elevation.

GARDEN

Externally, the property enjoys a delightful front garden, predominantly laid to lawn and complemented by a variety of mature shrubs, along with a patio area to the side—perfect for outdoor seating while taking in the stunning views across Loch Etive. To the rear, there is a further area of lawned garden, incorporating a useful drying green. A separate rear yard, finished with stone chippings, provides a practical space and accommodates a log store as well as two garden sheds. Private parking is located to the rear of the property, offering ample space for multiple vehicles.

MOORING

A recently serviced and certified mooring is located directly opposite the property, suitable for vessels of up to 10 tons, and is available to be included if required.



Achnaba Lodge, North Connel



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 and electricity.
Oil tank. Drainage to shared septic tank.

Council Tax: Band E

EPC Rating: E46

Gross Internal Floor Area: 146m²

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

Achnaba Lodge is located between the villages of North Connel & Bonawe, and is approximately 8 miles from the popular West Highland town of Oban. North Connel is a quiet rural location with its own village hall, hotel/restaurant, airstrip for light aircraft, and bus service. It is only a few minutes' drive from the villages of Connel and Benderloch and their local amenities.

DIRECTIONS

Travelling north from Oban on the A85, turn right at Connel onto the A828 signposted for Fort William. Immediately after crossing Connel bridge, turn right signposted North Connel (East) and Bonawe. After approximately 1.5 miles, you will reach a crossroads. Turn right (following the sign for Bonawe). Follow this road for a further 1 mile, and Achnaba Lodge can be seen on the left. Take a left directly before 'Brockwood' into the driveway for Achnaba Lodge.

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.



Fiuran

PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**

FOR SALE

Fiuran
PROPERTY

