



Ryvoan

Achnacreemore | North Connel | PA37 1RD

Guide Price £475,000

Fiuran
PROPERTY

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Ryvoan is a beautifully decorated 4/5 Bedroom detached Home in a peaceful location just 7 miles from Oban, enjoying distant views of Loch Etive and the surrounding mountains. Offering spacious, flexible accommodation, an integral Garage/workshop, enclosed garden, ample parking, oil central heating, double glazing, multi-fuel stoves, and no onward chain.

Special attention is drawn to the following:-

Key Features

- Beautifully decorated 4/5 Bedroom detached House
- Quiet location, 7 miles from Oban
- Distant views of loch Etive & mountains
- Vestibule, Hallway, Kitchen/Diner, Lounge, Living Room
- Dining Room, Utility Room, Shower Room, Porch
- 4 Bedrooms, Office/5th Bedroom, 2 Bathrooms
- Integral Garage/workshop with power & lighting
- Double glazing & oil central heating
- Multi-fuel stoves in Lounge & Living Room
- Flooring and some white goods included
- Excellent storage, including eaves storage
- Large, enclosed garden with shed & log stores
- Private parking for several vehicles
- Bus stop across the road
- No chain



Situated in a peaceful rural setting just 7 miles from Oban, this beautifully decorated detached Home enjoys distant views towards Loch Etive and the surrounding mountains. Offering spacious and flexible family accommodation, the property is presented in walk-in condition and benefits from double glazing, oil-fired central heating, and multi-fuel stoves in both the Lounge and Living Room, creating a warm and welcoming atmosphere throughout.

The well-designed layout comprises a Vestibule, welcoming Hallway, generous Kitchen/Diner, Lounge, Living Room, Dining Room, Utility Room, Shower Room and Porch. Upstairs are 4 comfortable Bedrooms, 2 family Bathrooms, and a versatile Office which could equally serve as a 5th Bedroom, ideal for those working from home or requiring additional accommodation. Excellent storage is provided throughout, including useful eaves storage.

Externally, the property enjoys a large enclosed garden, perfect for families and outdoor entertaining, complete with a timber shed and log stores. An integral Garage/workshop and private parking for several vehicles further enhance this attractive home. Flooring and selected white goods are included in the sale, and with no onward chain, this is an excellent opportunity to acquire a superb family home in a sought-after location.

APPROACH

Via gated entrance and private parking to the front of the property. Entrance at the front into the Vestibule, at the side into the Porch or at the rear into the Utility Room.

GROUND FLOOR: VESTIBULE 2.25m x 1.55m

With radiator, 2 cloak cupboards, tiled flooring, and doors to the Shower Room and Hallway.

SHOWER ROOM 2.25m x 1.65m

With modern white suite comprising WC & wash basin, shower enclosure with Respatex style wall panelling & mixer shower, radiator, tiled flooring, and window to the front elevation.

HALLWAY

With split-level staircase forming an elegant focal point, radiator, fitted carpet, opening to the Dining Room, and doors leading to the Kitchen/Diner, Utility Room, Lounge and Garage/workshop.

KITCHEN/DINER 5.1m x 2.95m

Fitted with a range of attractive units, work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, integrated dishwasher & fridge/freezer, shelved recess, radiator, vinyl flooring, window to the side elevation, Velux style Skylight, and door leading to the Inner Hall.



UTILITY ROOM 2.75m x 2m

Fitted with a range of wooden base & wall mounted units, work surfaces, stainless steel sink & drainer, tiled splash-backs, space for white goods, ceiling pulley, radiator, tiled flooring, window to the rear elevation, and external door leading to the garden.

LOUNGE 6.05m x 3.75m

With windows to the front & side elevations, radiator, attractive fireplace with multi-fuel stove, fitted carpet, and glazed French doors leading to the patio area.

DINING ROOM 3.45m x 2.9m

With window to the side elevation, radiator, fitted carpet, and door leading to the Inner Hall.

INNER HALL

With staircase leading to the first floor, under-stair Study area, radiator, cedar flooring, window to the side, and doors leading to the Living Room and Porch.

LIVING ROOM 6.4m x 4.05m (max)

With windows to the rear & both side elevations, 2 radiators, multi-fuel stove, and cedar flooring.

PORCH 2.15m x 1.35m

With single glazed windows to the rear & both side elevations, tiled flooring, and glazed door leading to the garden.

FIRST FLOOR: REAR LANDING

With built-in storage cupboard, built-in wardrobe, fitted carpet, and doors to Bedroom One, Bedroom Two and the Bathroom.

BEDROOM ONE 4.5m x 4.05m

With windows to the side & rear elevations, radiator, vanity area, and painted wooden flooring.

BEDROOM TWO 4.25m x 2.9m

With window to the side elevation, radiator, and painted wooden flooring.

BATHROOM 2.45m x 2m (max)

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



FIRST FLOOR: FRONT LANDING

With Velux style Skylight, built-in cupboard, fitted carpet, and doors leading to Bedroom Three, Bedroom Four, and the Office/5th Bedroom.

BEDROOM THREE 4.55m x 3.8m

With dormer window to the front elevation, radiator, built-in cupboard, eaves storage, and fitted carpet.

BEDROOM FOUR 4.6m x 3.75m

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

OFFICE/5TH BEDROOM 1.9m x 1.85m

With window to the front elevation, and fitted carpet.

BATHROOM 2.15m x 1.9m

With modern white suite comprising P-shaped bath with mixer shower over, WC & wash basin, radiator, partially tiled walls, and tiled flooring.

INTEGRAL GARAGE/WORKSHOP 4.35m x 3.85m

With radiator, built-in cupboard (housing the oil-fired boiler), vinyl flooring, power, lighting, and doors to the front elevation.

GARDEN

The generous, level garden surrounds the property, providing a private and enclosed outdoor space ideal for families, entertaining and keen gardeners alike. Predominantly laid to lawn, the grounds are complemented by a variety of mature shrubs and trees, creating an attractive and peaceful setting.

A delightful feature of the garden is the charming stone-paved seating area nestled beneath the canopy of a mature tree, offering a shaded spot to relax and enjoy the surroundings. There is also a patio seating area to the side of the property, perfect for al fresco dining, together with a further seating area to the rear.

Practical additions include an external store, timber garden shed and several log stores, while private parking for several vehicles is provided to the front on a stone-chipped driveway. The entire garden is enclosed by timber fencing, making it a secure and private space to enjoy year-round.



Ryvoan, 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, electricity & drainage. Oil tank.

Council Tax: Band G

EPC Rating: E52

Gross Internal Floor Area: 240m2

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 thriving community, 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. The village of Connel has two further hotels with restaurants and a doctors' surgery, as well as a railway station with links to Oban and Glasgow. There are further facilities and services available in Oban, some 6 miles away.

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), and immediately left into Mossbank. Ryvoan is straight ahead 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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