



Carnus

Lochawe | Argyll | PA33 1AQ

Guide Price £320,000

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PROPERTY

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Carnus is an impressive 4/5 Bedroom detached House enjoying stunning panoramic views over Loch Awe and sits within established grounds extending to over 0.6 acres. Offering versatile accommodation with high ceilings and original features, the property further benefits from a detached Garage, sheds, greenhouse and private parking. A separate dwelling within the grounds offers a potential development opportunity, subject to relevant consents.

Special attention is drawn to the following:-

Key Features

- 4/5 Bedroom detached House overlooking Loch Awe
- Stunning panoramic loch views to front
- Established garden extending to over 0.6 acres
- Porch, Hallway, Lounge, Dining Room, Kitchen
- Utility Room, Plant Room, Vestibule with WC
- 4 Bedrooms, Office/5th Bedroom, Wet Room, Bathroom
- Large, partially floored Loft with lighting & ladder
- Double glazing throughout
- Oil central heating & electric fire
- High ceilings & many original features
- White goods, window coverings & flooring included
- Items of furniture available to be included, if required
- Detached Garage, sheds, greenhouse, burn, pond
- Bothy at top of garden offering development potential
- Private parking for several vehicles



Carnus is an attractive 4/5 Bedroom detached House enjoying a wonderful position overlooking Loch Awe, with stunning panoramic views across the loch from the front of the property. Set within established garden grounds extending to over 0.6 acres, the property offers a generous amount of outdoor space, with the potential for further development, subject to necessary consents.

The accommodation comprises Porch, Hallway, Lounge, Dining Room, Kitchen, Utility Room, Plant Room and Vestibule with WC. There are 4 Bedrooms, an Office/5th Bedroom, Wet Room and Bathroom. High ceilings, original features and double glazing throughout add character and comfort, while oil central heating and an electric fire provide heating. A large, partially floored Loft provides excellent additional storage.

Externally, the established garden grounds include a detached Garage, sheds and greenhouse, together with private parking for several vehicles. At the top of the garden is a Bothy which requires demolition, offering potential for a building plot, subject to planning permission. This, combined with the generous grounds and exceptional loch views, makes the property an appealing and versatile home.

APPROACH

Via private driveway leading to the Garage and parking area. Entrance at the front into the Porch or at the side into the Vestibule.

GROUND FLOOR: PORCH 1.75m x 0.8m

Housing the electric consumer unit, with fitted carpet, and glazed door leading to the Hallway.

HALLWAY

With staircase rising to the first floor, under-stair storage cupboard, radiator, and doors leading to the Lounge, Dining Room and Bedroom One.

LOUNGE 4.25m x 4.2m (max)

With Bay window to the front elevation, further window to the side (with views of Kilchurn Castle), radiator, fireplace with electric fire, and fitted carpet.

DINING ROOM 4.45m x 3.75m (max)

With Bay window to the front elevation, 2 radiators, fitted carpet, and door leading to the Kitchen.

BEDROOM ONE 4.25m x 2.65m

With window to the side elevation, radiator, fitted carpet, and door leading to the Wet Room.



WET ROOM 3.15m x 1.5m

With white suite comprising WC & wash basin, accessible shower enclosure with electric shower & Respatex style wall panelling, wall-mounted electric heater, and resin flooring.

KITCHEN 3.75m x 2.4m

Fitted with a range of base & wall mounted units, work surfaces, stainless steel sink & drainer, tiled splash-backs, built-in double oven & grill, ceramic hob, extractor hood, fridge, vinyl flooring, window to the side elevation, and door leading to the Vestibule.

VESTIBULE 2.25m x 1.35m

With sink, vinyl flooring, Loft hatch, doors leading to the WC & Utility Room, and external door to the side of the property.

WC 1.2m x 0.85m

With WC and vinyl flooring.

UTILITY ROOM 3.3m x 0.95m

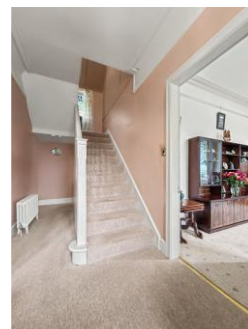
With base & wall-mounted units, worktop, sink, washing machine, tiled flooring, window to the rear elevation, and door leading to the Plant Room.

PLANT ROOM 5.15m x 0.75m & 2.45m x 1.75m

With built-in shelved cupboard (housing the hot water cylinder), oil-fired boiler, vinyl flooring, and 2 windows to the rear elevation.

FIRST FLOOR: UPPER LANDING

With stained glass window to the rear elevation, fitted carpet, access to the Loft, and doors leading to all upstairs Bedrooms, the Office/5th Bedroom and the Bathroom.



BEDROOM TWO 3.55m x 3.3m (max)

With dormer window to the front elevation, radiator, built-in bedroom furniture/wardrobes, and fitted carpet.

BEDROOM THREE 4.1m x 2.95m

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

BEDROOM FOUR 3.35m x 2.2m (max)

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

OFFICE/5TH BEDROOM 2.5m x 2.4m (max)

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

BATHROOM 3.65m x 1.85m

With white suite comprising bath, WC & wash basin, heated towel rail, Respatex style wall panelling, vinyl flooring, and window to the side elevation.

LOFT - Floored, with lighting and Ramsay style ladder.

GARDEN

The large, established garden grounds extend to over 0.6 acres and are predominantly laid to lawn, providing a generous and attractive outdoor space. A private driveway leads to parking for several vehicles, while the grounds also include a detached Garage (5.85m x 3.35m), benefiting from power and lighting, together with sheds/workshops and a greenhouse. A burn runs through the grounds, adding to the character and natural appeal of the garden, with a pond also providing an attractive feature. Further ground to the rear of the garden contains a separate dwelling (Bothy) which requires demolition. Subject to planning permission and all relevant consents, this area could offer potential for the creation of an additional building plot.



Carnus, Lochawe



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 to private septic tank. Oil tank.

Council Tax: Band F

EPC Rating: F38

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

Lochawe village has a well-stocked general store with Post Office facilities, and the Ben Cruachan Inn, a popular restaurant with bar. There is a railway station where the Glasgow-Oban train stops for passengers wishing to travel in either direction. There is also a regular bus service to and from Oban to Glasgow. The town of Oban is approximately 24 miles to the west, where a full range of services and amenities can be found.

DIRECTIONS

From Oban, take the A85 Glasgow road. Pass through the villages of Connel and Taynuilt. Drive into the village of Lochawe. Carnus is on the left just before the shop, overlooking Loch Awe.

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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