



GLENLYON HOUSE | DALMALLY | PA33 1AA



An impressive, detached period country house, located in the desirable village of Dalmally in the heart of Argyllshire, enjoying a prime, elevated location, with countryside and mountain views, set in private and substantial garden grounds, with detached double garage.

Dating from around 1885, Glenlyon House has been lovingly maintained by the current owners and oozes an abundance of character and charm, boasting many of the original features, whilst providing a superb family home with oil fired central heating.

A Superb Example of a Detached Period Property,
set amidst the Argyllshire Countryside

Ground Floor - Entrance Porch, Entrance Hallway, Formal Lounge with Wood-Burning Stove & Bay Windows, Formal Dining Room, Breakfast Room, Kitchen & Utility Room, Rear Hallway, Pantry & Large Wet Room

Middle Floor - Hallway, Two Bathrooms & One Bedroom

Upper Floor - Large Landing with Five Bedrooms

Mainly Original Sash-&-Case Glazing & Oil Fired Central Heating
NO ONWARD CHAIN

Offers Over: £550,000

EPC Rating: E 39



MacPhee & Partners

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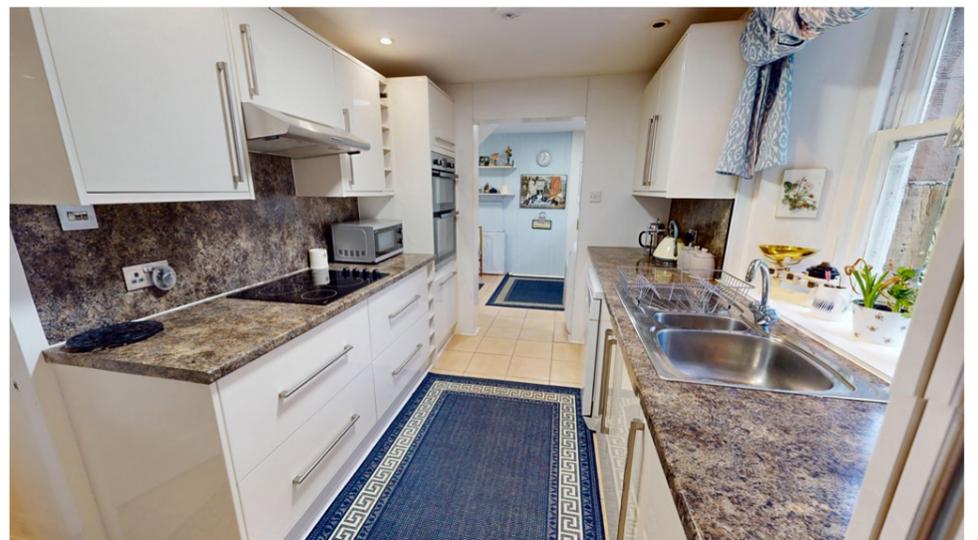
Property Description

Enjoying a prime, elevated position, with views over the countryside to the surrounding mountains, Glenlyon House forms an detached, period country house, set in generous grounds of just over an acre. Dating back to around 1885, this beautiful home retains much of its original character, boasting many impressive features including bright, spacious accommodation, curved pitch pine staircase, decorative plaster corncicing, sash-and-case windows, cast iron fireplaces, panelled doors with decorative mouldings, storm entrance doors, and deep skirting. In excellent order and well presented, Glenlyon House also benefits from oil fired central heating, a detached double garage and ample private parking in the grounds.

Providing extremely spacious accommodation, conveniently arranged over three floors, the sale offers an exciting opportunity to purchase a large family home, or indeed the potential to create a superb Bed & Breakfast business. The current owners renovated the ground floor bedroom in to a large wet-room and use one of the upper bedrooms as a sitting room, indicating how flexible the sprawling accommodation in this property is.

Externally, Glenlyon House is accessed by a sweeping gravelled driveway which leads around the entire property and to the detached double garage. The charming garden grounds are laid in the main to lawn, offset with an abundance of mature trees, shrubs, bushes and seasonal planting.

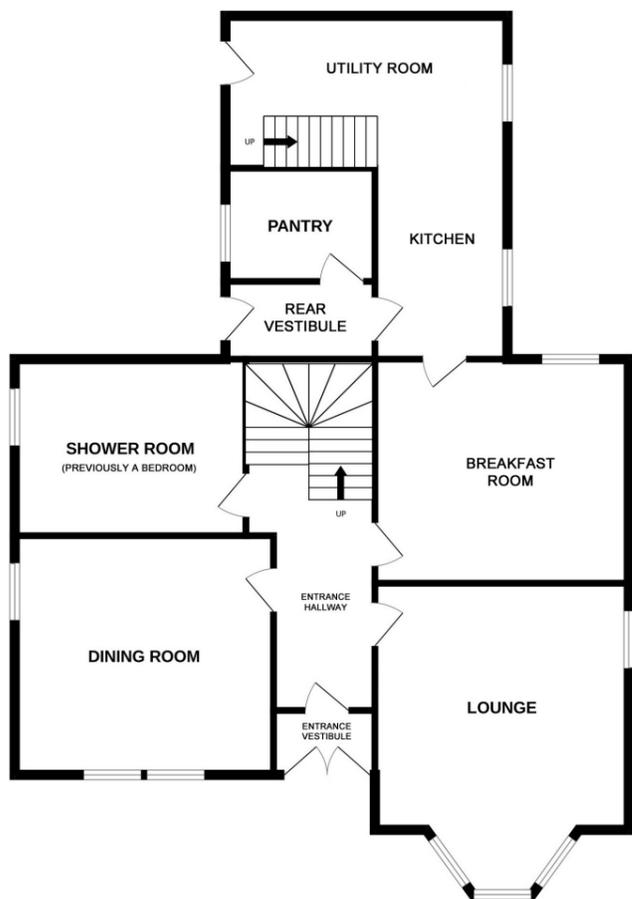
Situated within popular Dalmally between Tyndrum and Oban, the village offers many facilities including a well-stocked village store, doctor's surgery with pharmacy, a post office, primary school, police station, fire station, a licenced hotel/pub and a scenic nine-hole golf course. A daily bus and train service operates between Oban and Glasgow, as well as a school bus service to Oban High School and the local primary school. The town of Oban is situated approximately 25 miles away and is host to a wide variety of shops, restaurants, offices, businesses and leisure facilities, as well as good travel links to the Hebridean Islands and the central belt.



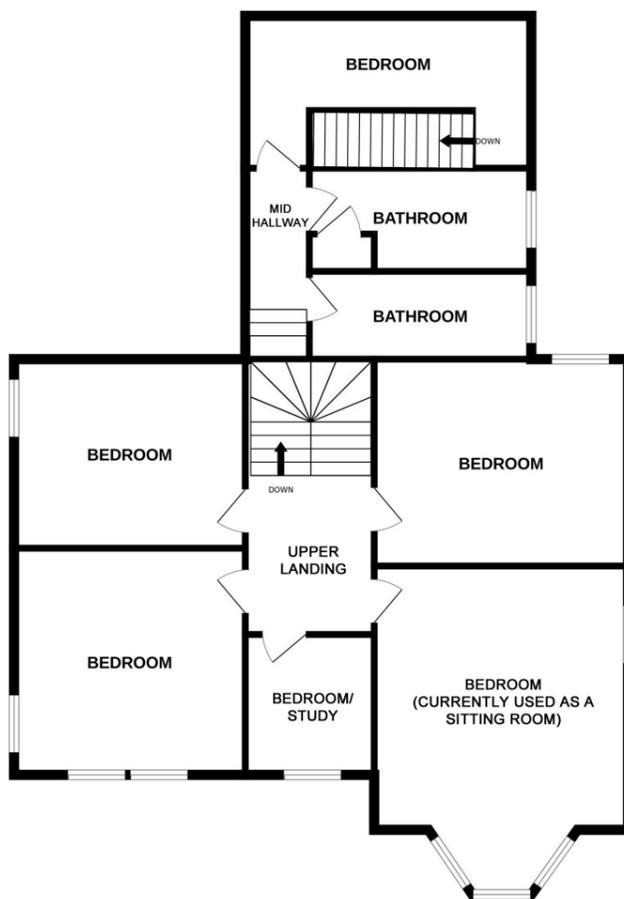


Floor Plan

GROUND FLOOR



1ST FLOOR



Accommodation Dimensions

- Ground Floor**
 Entrance Vestibule 2.0m x 1.1m
 Entrance Hallway 4.2m x 2.4m
 Lounge 5.8m x 4.8m
 Dining Room 4.9m x 4.5m
 Shower Wet Room 4.0m x 3.1m
 Breakfast Room 4.5m x 3.5m
 Kitchen 3.6m x 2.3m
 Utility Room 4.9m x 2.4m
 Rear Vestibule 2.7m x 1.0m
 Pantry 2.4m x 1.3m

- Middle Floor**
 Hallway 4.0m x 1.1m
 Bathroom 4.2m x 1.3m
 Bathroom 3.6m x 1.8m
 Bedroom 4.8m x 2.4m

- Upper Floor**
 Landing 2.6m x 2.4m
 Bedroom 4.1m x 3.3m
 Bedroom 4.1m x 3.9m
 Bedroom/Study 2.5m x 2.5m
 Bedroom/Sitting Room 5.8m x 4.8m
 Bedroom 4.5m x 3.4m



Title Plan

The area for sale is outlined in red and equates to around 1.1 acres.

Travel Directions

From Tyndrum on the A82 travelling North, take the first left on to the A85 signposted Oban. Proceed on this road for 11 miles to the village of Dalmally. Continue through the village, passing the Muthu Dalmally Hotel on the left hand side. Take the next turning on the left, signposted Dalmally bearing left. Glenlyon House is located on the left hand side, just as the road starts to climb slightly, well signposted with decorative iron gates.



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)'.

