



3 Bed Detached House

Guide Price: £325,000

Ardnaslighe, Ford, by Lochgilphead, Argyll, PA31 8RH

** New Price - £10,000 below Home Report Valuation ** 'Ardnaslighe' blends countryside charm perfectly with modern conveniences and is set in a peaceful semi-rural village, offering a welcoming setting within its own private gated plot via a short, shared track. The tranquil landscape and adjacent burn offer something new with each season and invites local wildlife in abundance to the grounds. Inside, the property provides three double bedrooms, a comfortable lounge, a kitchen/diner, utility room, ground floor shower room and a first floor family bathroom. Practical features include oil central heating with a recent boiler, a wood-burning stove, fresh carpeting, double glazed windows, triple glazed exterior doors and private driveway parking for at least 3 vehicles. The under-build garage with power and light plus a large detached timber barn/workshop supplied with power, lighting and water, add excellent versatility to the property. Ford is known for its fishing lochs, quiet woodland paths and scenic cycle routes, making it an ideal base for those who enjoy the outdoors. Despite its tranquil position, the home remains well connected, with Lochgilphead just 20 minutes away and Oban around 50 minutes. Highspeed broadband and digital television ensure that rural living comes with all the convenience you need.

EPC rating D65 – Council Tax Band E.




ARGYLL
Estate Agents

Hallway 4.80m x 2.81m

Upon entering the home, the entrance hallway offers a warm and inviting start, with fresh carpeting underfoot, exposed timber beams above, and space for hallway furniture. An inbuilt cupboard provides practical storage, while pendant lighting and a central heating radiator complete this comfortable space.

From here, the accommodation flows naturally through the ground floor.

Lounge 6.20m x 3.85m

Generous and comfortable room, set to enjoy views across the rural surroundings and filled with natural light. Its warm ambience and versatile space ensure it functions well as the central gathering point of the home. Triple aspect views, feature beams, wood burning stove, central heating, carpeted flooring, pendant lighting and Tv point all add the comfort of this versatile room. Ample space for lounge and dining furniture if required.

Kitchen 5.02m x 3.01m

Designed to be a welcoming heart of the home, offering dining space, creating a lovely area for daily meals and conversation. Country style wall and base units, ample worktops and splashback tiling. The kitchen benefits from space for fridge freezer, a Rangemaster cooker with multiple gas hob options, double electric oven and grill, downlights, tile effect flooring central heating and stainless-steel sink with a swan-neck mixer tap sits beneath the window that looks out to the rear garden, enhancing the room's bright and sociable feel.

Utility Room 2.47m x 2.28m

Located off the kitchen, adding additional storage and worktop space and helping to keep the main kitchen area organised. Space and plumbing for white goods under worktop space and wall units above. Coat hooks, boot storage and drying pulley ideal for returning from the great outdoors. Glazed door giving alternative front access to the property.

Bedroom Three 3.57m x 3.09m

Ground floor double bedroom, currently used as a home office. Laminate flooring, space for furniture, views to front, central heating radiator and pendant lighting. Feature wallpaper to one wall with Scotland Map design. Shower room located next door giving the option of one level living if required.

Shower Room 2.06m x 1.73m

Adjacent to bedroom three. Recently installed, modern shower room, featuring a three-piece suite with electric shower within a stylish glazed enclosure. The space is finished with tiled splashbacks and a feature wall adorned with rainforest-design wallpaper. A square WC and triangular corner wash-hand basin sits neatly within the layout, again complemented by tiled splashbacks. Non-slip flooring, a heated towel rail, a flush ceiling light and an extractor fan complete this clean and functional room.

First Floor Landing 2.48m x 2.07m

The staircase with its timber balustrade leads to the first floor landing, which is carpeted, central heated and benefits from spotlighting. 2 Velux windows fill the landing with natural light. This area has space for reading or office furniture.

Bedroom One 3.92m x 3.49m

Large double bedroom with laminate flooring, loft hatch access, and inbuilt wardrobes, ensuring practicality alongside comfort. It has space for freestanding furniture and offers two appealing outlooks: window views to the front of the property and an additional scenic window view to the side. A central heating radiator and pendant lighting add to the room's welcoming feel.

Bedroom Two 3.92m x 3.28m

Good size double bedroom with carpeting underfoot and inbuilt wardrobes for storage. It has space for additional freestanding furniture and enjoys scenic rural views to the front, capturing the fields beyond. A feature wallpapered wall adds a touch of character, while pendant lighting and a central heating radiator complete the room.

Family bathroom 2.23m x 1.90m

Positioned on the first floor between both bedrooms with a full-size bath, handheld shower fitting and tiled splashbacks. The suite also features a wash-hand basin, a WC, a heated towel rail and vinyl flooring. A Velux window above brings in natural light, while a flush ceiling light ensures brightness throughout.

Outdoor space

Underbuilt Garage 6.16m x 3.74m

Concrete base, power and light, this provides an excellent storage space. Up and over pull door to front and window to side. Potential for a home office, games or garden room if required.

Detached Barn 6.87m x 6.87m

Extensive detached timber workshop/barn with plumbing, power and light. It has two main areas and a further enclosed storage room. Workbenches and shelving are plentiful. This is a fantastic opportunity for those who wish to run a lifestyle or workshop business from home. Timber doors to front with security code system installed. Triple aspect windows allow lots of natural light to flood in.

Location

The nearby village originated as a stopping point on the drovers' route to the market at Inveraray. The village hall has recently been refurbished and is the hub of the village, providing social and community events throughout the year. Several standing stones and crannog in the glen. The slightly bigger village of Kilmartin is about a 5-minute drive away which has well respected hotel offering food and drink, primary school, village hall, church, museum and cafe. Lochgilphead is 10 miles south with mainstream amenities including high school, supermarket, Tesco express, dentist, hospital, opticians, vets and many more. A bus between Lochgilphead and Ford passes the property three days a week.

Thinking of selling your property?

Call now to find out more about the best deal in your area.

Call 01546 607045 or 01631 561130



At **Argyll Estate Agents** we pride ourselves on offering a professional proactive service to all of our customers. Whether you are buying or selling we are here to help you achieve the best possible results with the minimum of fuss. With years of sales experience, we have developed a modern approach to the property market with flexible working hours and a strong emphasis on technology. Combine this with a national online presence and our local knowledge then you have a winning formula. Thinking of selling your property? We will give you an honest and accurate summary of current market conditions and clearly explain the ins and outs of the Home Report. We will also inform you of what we at Argyll Estate Agents provide in the way of service to ensure your property is marketed professionally and effectively allowing you to realise the full market potential.

If you are thinking of buying or selling and are unsure of the process please feel free to give us a call to have a no obligation chat on how we can help you get started.

What's included

Your property is displayed in our prominent High Street windows in Oban and Lochgilphead
We advertise in all major property websites more than any other Agent in Argyll
You only pay our sales fee from the proceeds of your sale on the day of completion
Valuable local knowledge with all the services offered by a city based agent
Wide-angle photography as standard
Instruction and support completing your Home Report
Agreeing on your proactive marketing strategy
The production of property particulars and floorplan
Regular email alerts tailored to motivated buyers on our extensive mailing list
Unique property matching service with buyers from around the UK and abroad
Social media posts on Facebook, Twitter, Instagram and Youtube
Erection of a standard for sale board at your property
All postage, stationary and telephone charges
Liaising with both Solicitors through to sale completion

Marketing upgrades available on request

Highly rated professional photographers as used by the big brands
Licensed aerial photography (subject to location and weather)
Qualified accompanied viewings carried out
360 Virtual walk-through tours
Hard copy glossy brochures (minimum quantity 30 copies)
Local and National press advertising (at preferential rates)

We can match any product or service offered by any UK estate agent. Simply let us know your requirements and we will make arrangements with one of the many contacts we have in the industry.

Head Office:
20 Argyll Street, Lochgilphead
Argyll PA31 8NE

Lochgilphead area: 01546 607045 / **Oban area:** 01631 561130
Mobile: 07771 541578 **Email:** mail@argyllestateagents.com



ARGYLL
Estate Agents



We have prominent window displays in the main thoroughfares of both Lochgilphead and Oban. Our office is open by appointment Mon to Friday from 9am until 5pm. We can help with all aspects of property sales. We have local and National Solicitors, Mortgage Brokers and Surveyors ready to help offer you detailed quotations and give free impartial advice with no obligation to proceed. Why take the risk and pick a name off the internet or phonebook? Getting the right advice at the start can save you time and money in the long run. You do not need to buy your property through us for this service. It is free to everyone looking for a tried and trusted property professional. Simply complete the 'Contact Professionals' form on our website and we will pass on your details and requirements.