



## Oakwood

Benderloch | Argyll | PA37 1RT

Guide Price £415,000

Fiuran  
PROPERTY

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Oakwood is a beautifully presented 4 Bedroom stone-built Villa set within over 1/3 acre on the edge of Benderloch, enjoying stunning sea views across the Firth of Lorne towards Mull. Featuring well laid out accommodation, a substantial floored Loft, beautifully maintained gardens, a Lodge, high-end Workshop, ample parking, and easy access to local amenities, the beach, cycle path and Ben Lora.

Special attention is drawn to the following:-

## Key Features

- Immaculately presented 4 Bedroom stone-built Villa
- Ground extending to over 1/3 acre
- Located on the edge of the village of Benderloch
- Stunning sea views across Firth of Lorne towards Mull
- Porch, Hallway, Kitchen, Utility Room, WC
- Bathroom, Dining Room, Lounge, 4 Bedrooms
- Substantial, floored Loft space with lighting & power
- Wood burning stoves in Lounge & Dining Room
- Oil-fired central heating & double glazing
- Spacious walk-in cupboard on first floor
- Range of white goods, flooring & blinds included
- Further items available under separate negotiation
- Beautifully maintained garden surrounding property
- Lodge & high-end Workshop within grounds
- Private parking for several vehicles
- Close to local amenities, beach, cycle path & Ben Lora



Immaculately presented throughout, this charming stone-built 4 Bedroom Villa occupies an enviable position on the edge of the popular village of Benderloch, set within grounds extending to over one-third of an acre. Boasting stunning views across the Firth of Lorne towards the Isle of Mull, the property offers an exceptional blend of character, space and a picturesque Highland setting.

The well-proportioned accommodation comprises a welcoming Porch and Hallway, bright Lounge, elegant Dining Room, Kitchen, Utility Room, WC, four comfortable Bedrooms and a family Bathroom. Both the Lounge and Dining Room feature cosy wood-burning stoves, while oil-fired central heating and double glazing ensure year-round comfort. A substantial floored Loft with lighting & power, together with a generous walk-in cupboard on the first floor, provides excellent additional storage or potential for a variety of uses.

The beautifully maintained gardens surround the property and create a peaceful outdoor retreat. Within the grounds are a charming Lodge and a high-quality Workshop, complemented by private parking for several vehicles. Ideally located close to local amenities, the beach, cycle path and the popular Ben Lora walking trails, this impressive home offers a wonderful lifestyle opportunity.

The accommodation with approximate sizes (for guidance purposes) is arranged as follows:

### **APPROACH**

Via tarmacked driveway & gravelled parking area to the side/rear of the property, and entrance at the rear into the Utility Room or at the front into the Porch.

### **PORCH & HALLWAY**

With glazed double UPVC outer-door, half glazed inner-door leading to the Hallway, carpeted stairs rising to the first floor, under-stair cupboard, radiator, Karndean wood effect flooring, and doors leading to the Kitchen, WC, Utility Room, Dining Room & Lounge.

### **KITCHEN** 3.55m x 2.65m

Fitted with a range of modern base & wall mounted units, work surfaces, sink & drainer, tiled splash-backs, built-in double electric oven, gas hob, stainless steel extractor hood, central heating/hot water boiler, tiled flooring with underfloor heating, and window to the rear elevation.

### **UTILITY ROOM** 2.5m x 2.05m

With stainless steel base units & work surfaces, sink unit, wall-mounted units & shelving, washing machine, tumble dryer, slimline dishwasher, windows to the rear elevation, and external door leading to the rear garden.



**WC** 1.3m x 0.95m

With WC & corner wash basin, partially tiled walls, wall-mounted electric heater, tiled flooring, and window to the rear elevation.

**DINING ROOM** 3.6m x 3.55m

With window to the front elevation with sea views, radiator, wood burning stove with slate hearth, alcove with shelving & cupboard, and fitted carpet.

**LOUNGE** 5.35m x 3.55m

With windows to the front & rear (with sea views to the front), radiator, wood burning stove with slate hearth, alcove with shelving & wood store, and fitted carpet.

**MIDDLE LANDING**

With radiator, fitted carpet, Velux roof window to the rear elevation, and door leading to the Bathroom.

**BATHROOM** 2.55m x 2m

With white suite comprising bath with shower attachment, WC & wash basin, shower enclosure with electric shower, chrome heated towel rail, bathroom fittings, cabinets, mirror, ceiling downlights, tiled walls, tiled flooring with underfloor heating, and window to the rear elevation.

**UPPER LANDING**

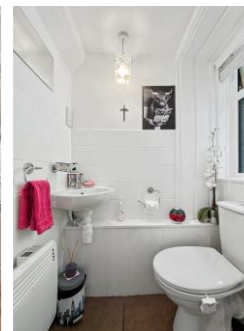
With fitted carpet, access to the Loft, and doors leading to all Bedrooms and walk-in cupboard.

**BEDROOM ONE** 3.55m x 3m

With radiator, ceiling fan, fitted carpet, and window to the front elevation with sea views.

**BEDROOM TWO** 3.55m x 3m

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



**BEDROOM THREE** 3.55m x 2.7m (max)

With radiator, fitted carpet, wardrobe, and window to the front elevation with sea views.

**BEDROOM FOUR** 3.55m x 2.55m

With radiator, fitted carpet, and window to the rear elevation. Bunk beds available, if required.

**WALK-IN CUPBOARD** 2m x 1m

Spacious storage space with shelving & clothes rail, power, and Velux roof window to the front elevation.

**LOFT**

Substantially floored, with ladder access via hatch, and lighting.

**THE LODGE** 3.75m x 2.4m (max)

With window to the front, fireplace with electric fire & hidden bar, and wooden flooring. Store to the rear (1.75m x 1.2m).

**WORKSHOP** 11.5m x 4.55m

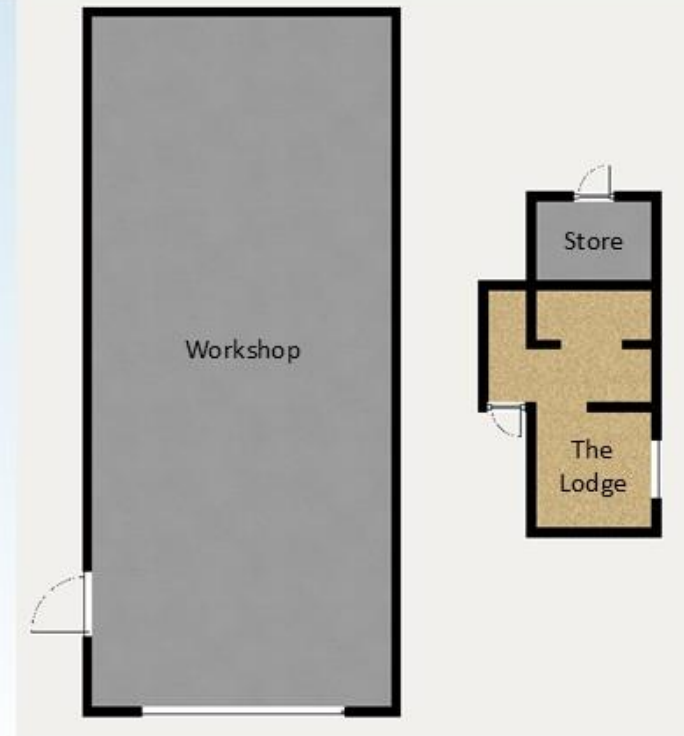
With garage door to the front elevation, pedestrian door to the side, power, and lighting. Undercounter fridge, undercounter freezer and chest freezer included. 2 dressers, drawers, dressing table, table tennis table, pool table, and 2 kayaks available under separate negotiation.

**GARDEN**

Extending to over one-third of an acre, the beautifully maintained garden grounds are attractively laid to a combination of lawn, paving, stone chippings and a variety of mature shrubs and trees. The grounds also feature a greenhouse, log store and around a two-year supply of logs, while steps lead to an elevated garden area to the rear. A generous private parking area provides space for several vehicles.



## Oakwood, Ledaig, Benderloch



*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. Calor gas bottles.

**Council Tax:** Band F

**EPC Rating:** E40

**Gross Internal Floor Area:** 115m<sup>2</sup>

**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

The village of Benderloch lies on the A828 Oban-Fort William road, around 7 miles north of Oban, and has a local shop, garage, primary school, church, hall, café, cycle path & bus service. Ben Lora & the sandy beach at Tralee are also very close by. Nearby Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities & services.

## DIRECTIONS

From Oban take the A85 heading East. At the village of Connel, take the A828 North across Connel Bridge. Continue North towards the village of Benderloch. Oakwood is on the right before entering the village, 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](http://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

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