



## 4 Bed Detached House

Fixed Price: £450,000

Sona House, Kilmartin, By Lochgilphead, Argyll, PA31 8RQ

**\*\* New fixed price £50,000 below the home report valuation \*\*** A signature home providing spacious and stylish accommodation laid out over two light and bright levels with vaulted ceilings. Sona House is a traditionally constructed, contemporary designed villa set in the semi-rural Village of Kilmartin, near Lochgilphead. Many appealing modern and flexible living features.

Spectacular views of the surrounding countryside and landscaped gardens to the rear collectively offer a very pleasant living environment. Lounge/diner, kitchen/breakfast/diner, family room/games room, office/study, 4 double Bedrooms all en-suite, 2 family bathrooms and a single detached garage. The property further benefits from oil central heating zoned underfloor heating on the ground floor and radiator on the first floor, double glazing, a unique spiral staircase and private parking for several vehicles. Its bespoke design allows the downstairs lounge, bathroom and upstairs bedroom to create an annexed one bedroom home if so desired, creating multiple uses as a superb family home with holiday rental potential.



  
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#### Entrance

Double outer doors and glazed side screens lead into an expansive reception hall with tile flooring. The vaulted ceiling creates an impressive first impression on entry. Feature open tread solid wood staircase to the upper floor levels. From the reception hall level, there is access to the family/games room, office/study and large family bathroom

#### Kitchen/Diner 9.0m x 6.0m

A few steps lead to the expansive kitchen/diner which has to be seen to be fully appreciated. Simply stunning this well-equipped kitchen offers open plan dining ideal for contemporary family living and large enough for professional use. Stainless steel matching wall and base units with integrated American style Admiral fridge freezer, Zanussi dishwasher, AEG microwave and coffee maker. Kenwood 5 zone cooker with double oven and grill, stainless steel splashback and extractor fan. The main focal point is the centre U shaped island, black worktops, incorporating multiple storage cabinets, sink and Swan head mixer tap and drop-down pendant lighting. Tiled flooring, recessed lighting, mosaic tiling, a large feature mural and window views towards the stream are added features. Ample space for freestanding breakfast/dining furniture.

#### Utility Room 3.7m x 1.9m

Located off the kitchen with tile flooring, matching wall and base units with worktop space and a stainless-steel sink. double glazed opaque door giving access to side garden. Strip lighting, plumbing and power for white goods, cupboard housing electrics, with additional overhead storage.

#### Lounge/kitchen 7.8m x 6.0m

Light and airy this spacious lounge with open plan kitchen has triple side windows streaming natural light into the room and features stunning solid oak flooring, underfloor heating, recessed and wall mounted lighting. The open kitchen features wall and base units with oak worktops, Belfast sink with swan head tap and white brick splashbacks, a gas cooker, oven and grill. Patio doors offer pleasing views of the surrounding countryside with access to a good size decking area leading out into the rear garden.

#### Bathroom 3.9m x 2.4m

Modern white three piece suite with a vaulted ceiling and bespoke wood mounted feature light. Roll top bath with mixer shower head, brick style wall splashbacks, WC and WHB. Underfloor heating, tiled flooring, mirror and recessed lighting.

#### Inner Hallway

Offers access from the kitchen to the main lounge with a vaulted ceiling, floor-to-ceiling windows, door to side decking area and garden. Feature spiral staircase with black railing to the first floor.

#### Family Room/Games Room 8.0m x 6.0m

Generous space with windows to the front and rear providing a light space featuring vertical windows to the side. Multiple uses as a family room, games or cinema room with laminate flooring and recessed lighting. Ample space for use as desired.

#### Study/Office 4.4m x 2.8m

Good size room with wooden flooring and recessed lighting, and dual windows. Ample room for freestanding office furniture.

#### Family Bathroom 4.3m x 2.7m

Modern style 4 piece white suite, jacuzzi bath, thermostatic double shower with rainfall shower head, tile splashbacks, his/her double sinks with pull out drawers and WC. Wooden flooring, illuminated wall mirror, heated towel rail and opaque window.

#### First Floor

Open tread staircase leading to the first floor landing with views of the entrance hall.

#### Bedroom one 4.5m x 4.1m

Large bedroom with inbuilt double mirrored wardrobe, central heating radiator, carpeted, dual windows, recessed lighting and TV points.

#### En-suite 2.5m x 1.6m

White 3-piece suite, shower with D shape enclosure, WHB with mosaic tile splashback and WC. Tiled flooring, heated towel rail, extractor, recessed lighting, wall mirror and Velux window.

#### Bedroom two 7.9m x 5.9m

Substantial family bedroom, dual and Velux windows giving lots of natural light, recessed lighting, carpeted, central heating radiator with ample room for freestanding furniture.

#### En-suite 2.5m x 1.6m

Thermostatic shower with Respatex splashbacks, WHB with mosaic tile splashback and WC, tiled flooring, heated towel rail, recessed lighting, wall mirror, extractor and Velux window.

#### Bedroom Three 4.5m x 4.1m

Good size double bedroom with inbuilt fitted wardrobes, carpeted, recessed lighting, central heating radiator and window views down to the stream.

#### En-suite 2.5m x 1.6m

Thermostatic shower with Respatex splashbacks, WC and WHB with delightful mosaic tile splashback. Heated towel rail, tiled flooring, extractor, wall mirror, recessed lighting and Velux window.

#### Bedroom four 6.0m x 5.0m

Sizeable double bedroom currently used as a master with the focal point being French doors with glazed side screens leading to a decked veranda and offering uninterrupted views of the historic landscape of Kilmartin Glen. Laminate flooring, inbuilt fitted wardrobes, double Velux windows, radiator and recessed lighting

#### En-suite 2.5m x 1.6m

Corner bath with overhead thermostatic shower and screen over bath. Feature glass WHB with mosaic tile splashback and WC. Tile flooring, heated towel rail, recessed lighting, extractor and Velux window.

#### Outside

There is a single garage to the front with a concrete base, power and light. Monobloc paved driveway giving ample space to park several vehicles. In the garden to one side a feature raised decking area overlooks a scenic stream, a gate and pathway lead to the other side lead to a terrace/patio area with gravel and flagstones. The rear gardens open up to full countryside views, with further block paving, a large workshop/outbuilding, and areas laid to grass with plantings of bamboo and conifer trees defining the boundary. A wooden gazebo takes full advantage of the historic and natural beauty of the landscape.

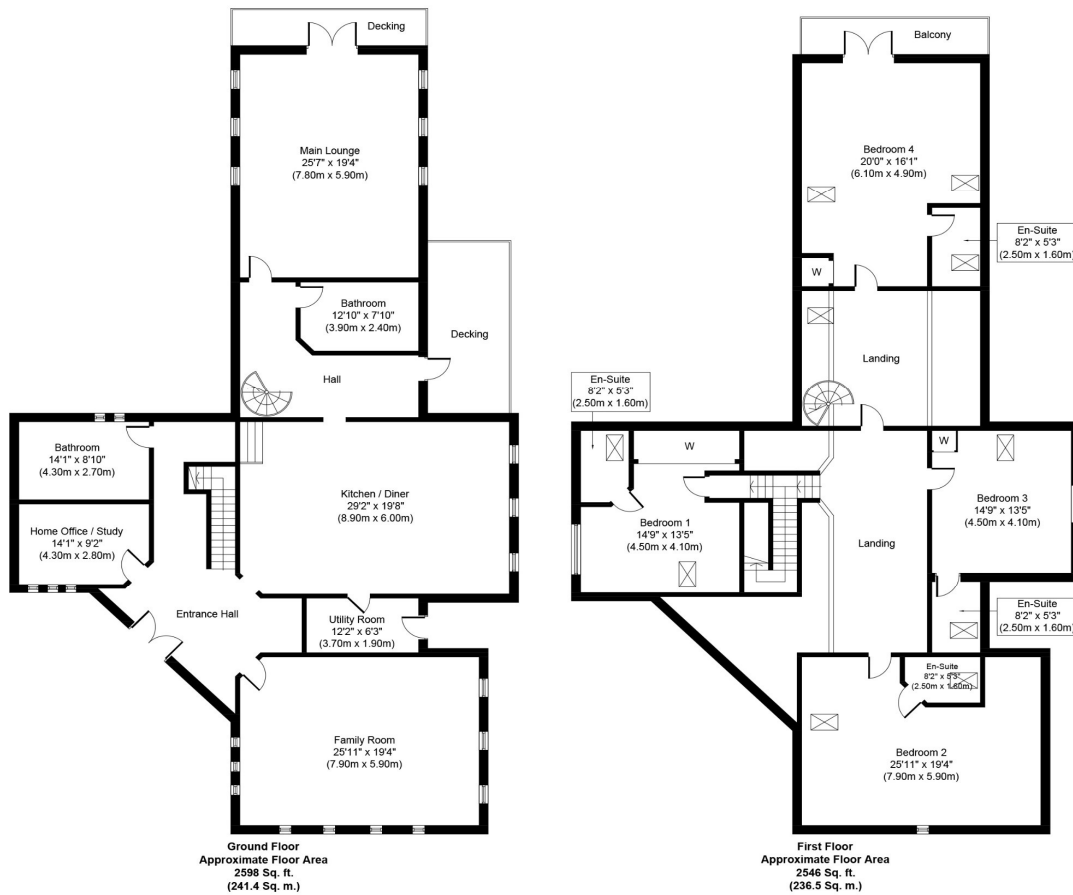
Note: Sona House is situated beside The Kilmartin Garage and MOT station and will be split for the current all in one tile at the point of sale.

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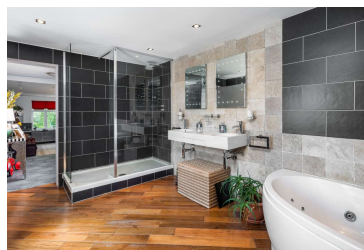
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