



3 Bed Detached House

Guide Price: £325,000

The Old School House, Cumloddan, Furnace, Argyll, PA32 8XU

Traditional detached property with wonderful loch view. Set in a large plot with a semi rural location just a short distance from the village of Furnace and 15 minutes from Inveraray. Full of character with substantial garden grounds set within approx. $\frac{3}{4}$ acre of land and a stones throw to its shoreline of Loch Fyne with moorings available nearby. This charming property comprises; lounge, sitting room, breakfasting kitchen, 3 double bedrooms, shower room, family bathroom and large conservatory. Further benefits include two wood burning stoves, double glazing, oil central heating, off road parking, detached garage, roof re-clad August 2022 and approx $\frac{3}{4}$ of an acre of delightful garden grounds. Broadband, 4G and digital television are available.




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Sun Porch 2.4m x 1.7m

Welcoming double glazed entrance door into the sun porch with beautiful garden and loch views from the side and front windows. Tiled flooring, wood panel ceiling and handy storage facilities. Glazed door leading to inner hallway with recessed storage area, carpeted flooring, central heating radiator, stairs to first floor and access to lounge and sitting room.

Lounge 4.8m x 3.0m

Light and bright with a large picture window offering beautiful garden, loch and hill views. Focal point in the room is the Jotul wood burning stove. Wall lighting, exposed wooden flooring and TV point with ample space for free standing lounge furniture.

Utility Room 2.1m x 1.9m

Located off the lounge with power and plumbing for white goods. Fitted wall cabinets and shelving for handy storage, tiled flooring, plumbing and power for white goods, rear door access to the garden area.

Breakfasting/Kitchen 4.8m x 3.0m

Located off the lounge with a feature gas Lacanche range cooker with 5 zone hob and double oven, black tiled splashbacks and overhead extractor fan. A range of kitchen cabinets, wall shelving and counter tops providing plenty of storage, feature sinks with swan neck tap and black tile splashbacks. Exposed wood flooring, triple window views around the house providing lots of natural light and truly pleasant garden views. Recessed and wall lighting, central heating radiator with space and plumbing for white goods.

Sitting Room 4.8m x 3.0m

Good size room with window to the front providing lovely views and plenty of natural light. Morso wood burning stove with hearth within the exposed granite wall provide the focal point in the room. Central heating radiator, recessed lighting, inbuilt wooden storage cupboard with room for free standing furniture.

Conservatory 8.4m x 6.5m

Impressive wrap around L shaped conservatory providing roomy additional living space. Light and bright with wood flooring, views to the rear garden and to the front of the house. Open utility area has a sink, counter space, wooden cabinet storage, shelving and wall lighting. There is a rear door providing access to the back garden.

Shower room 1.7m x 1.5m

White 3-piece suite, shower cubicle with thermostatic shower, respatex wall panels, WHB with mixer tap and under counter vanity unit and WC. Tile effect flooring with window to rear garden.

First Floor

Carpeted staircase to first floor landing, pendant lighting, top floor window providing good additional natural light with hatch for loft access. Entry to first floor bedrooms and family bathroom.

Bedroom one 4.7m x 3m

Large double bedroom with exposed wooden flooring, dual aspect windows to the front and side offering picturesque views across Loch Fyne and beyond. Inbuilt storage cupboard, wall lighting, central heating radiator with plenty space for freestanding bedroom furniture.

Bedroom two 4.7m x 3.0m

Large double with the front window giving fantastic elevated views of the front garden and across Loch Fyne to the hills beyond. Exposed wooden flooring, WHB with towel rail holder, pendant lighting and open fireplace.

Bedroom three 3.8m x 2.9m

Double bedroom, with scenic Loch views, pendant lighting, exposed wooden flooring, inbuilt storage cupboard, loft hatch access, central heating radiator and space for freestanding furniture.

Family bathroom 2.2m x 2.2m

White 3-piece suite with feature roll top bath adding a touch of style and elegance to the room, WHB and WC. Heated towel rail, central heating radiator, pendant lighting, wooden flooring and handy bathroom shelving.

Garage 5.8m x 3.0m

Large detached wooden garage with power and light, remote control electric doors, triple windows provide plenty of natural light.

Outdoor Space

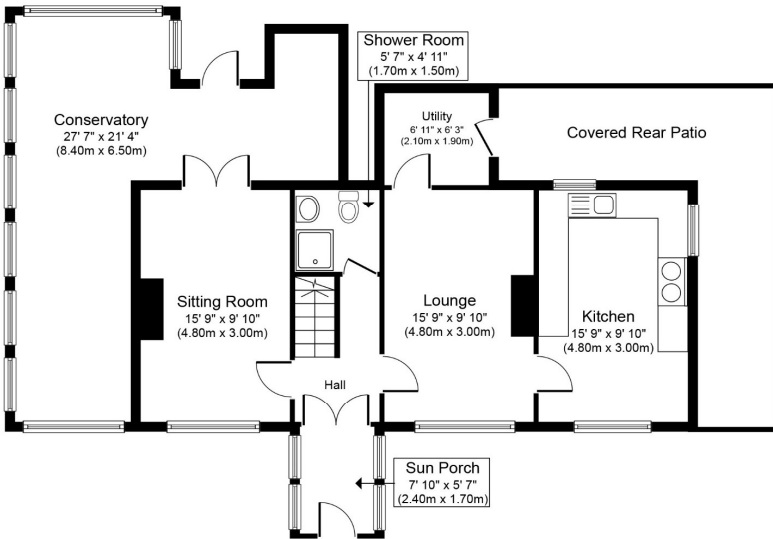
There are numerous places within the garden to explore and enjoy its many hidden gems. There is garden ground to the front, sides and rear of the property extending to approximately three quarters of an acre and contains a variety of trees and shrubs. The garden ground is laid under grass, stones and planting areas with features including a burn with a wooden bridge and a goldfish pond. Boundaries are formed by fencing and a dry stone wall where visible. There is a covered drying area attached to the side and rear of the property. The garden ground extends beyond the fencing to the rear and side to a natural woodland area for further enjoyment. There is a large single detached timber garage and two timber sheds.

Location

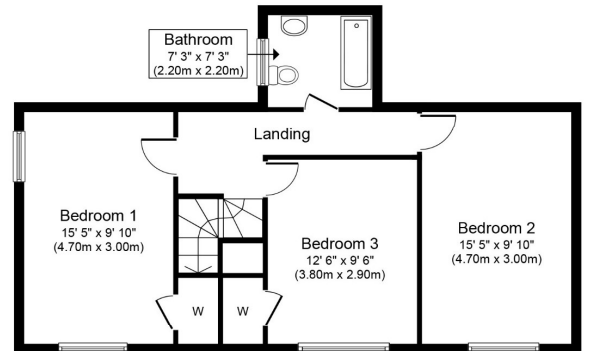
Located a short distance from the village of Furnace which is well located between the two main towns of Inveraray and Lochgilphead. Furnace has a great community spirit, local hosting events throughout the year, village ran pub, local shop with post office, primary school, Doctors surgery with dentist and good bus links to Glasgow. 8 miles away is the much sought after town of Inveraray, home of the Duke of Argyll, situated approximately 1 hour west of Glasgow Airport, 45 minutes south of Oban and 30 minutes North of Lochgilphead. The town of Inveraray has the benefit of a primary school, a bank, a post office, Doctor's surgery, 9 hole golf course, a variety of independent shops, Inveraray Jail tourist attraction, a larger Co-operative supermarket, and a leisure club with swimming pool and spa. Inveraray has many places to eat and drink including Brambles Bistro, Ocho and the renowned Samphire Seafood Restaurant.

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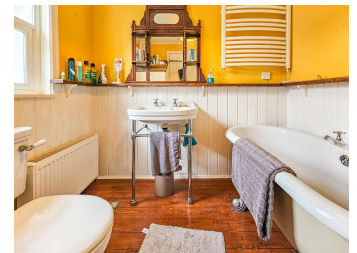
Ground Floor
Approximate Floor Area
989 sq. ft.
(91.9 sq. m.)



First Floor
Approximate Floor Area
613 sq. ft.
(57.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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