



3 Bed Detached House

Guide Price: £500,000

Castle Sween Barn, By Achnamara, Argyll, PA31 8PT

Immaculately presented and bespoke family home set in a large 0.84 acre plot with planning permission for a further dwelling if desired. An enviable position with rolling hills backdrop and spectacular panoramic views over Loch Sween and to the renowned 'Paps of Jura' and beyond. A truly charming property set in a tranquil rural location with local wildlife in abundance. An extensive driveway for multiple vehicles or boat storage, detached workshops, timber stores, log stores, feature stream, veg plot and two vantage point balconies with elevated rural and loch views. Located a short 12 mile commute to the larger town of Lochgilphead with its main amenities on offer. Comprising; Lounge, kitchen/diner, 3 double bedrooms (one master with en suite shower room), family bathroom, utility room and rear porch pantry. The property further benefits from a recent oil central heating boiler with radiators on the first floor and underfloor heating on the ground floor that is zone controlled with individual room thermostats, two wood burning stoves, double glazing and covered patio off the kitchen diner for outdoor entertaining. Broadband, 4G and digital TV are available.




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Entrance

Full height glazed doors with Swedish handles welcome you from the front covered patio area and into the open plan kitchen/diner. Timber raised decking area to front with timber balustrades and decorative garden trellises encased with climbing Clematis.

Kitchen/diner 4.46m x 4.08m

Open plan layout with lots of space for freestanding dining furniture and also open plan to hallway to add to the feeling of space and light throughout the room. The dining area has dual aspect window views to the front and side. A delightful spot for all the family to enjoy the rural and loch views. Oak effect Vinyl flooring throughout. Central to kitchen/diner is a wood burning stove with exposed flue and slate hearth. Kitchen has matching Howdens shaker style wall and base units in pale sage with decorative handles and marble effect worktops. Range cooker with 8 LPG zone hobs, double oven and grill. Feature glass tiled splashbacks. inbuilt fridge/freezer and dishwasher, large Rangemaster ceramic sink with drainage board and swan neck mixer tap. Dual aspect window views to front and side. Island with butchers' block timber worktop and storage below. Ample socket points, smoke and heat detector spotlighting.

Utility 3.31m x 1.76m

Accessed from kitchen with exterior timber door to side of property. Wall units and ample worktop space, storage below, space and plumbing for white goods, oak effect vinyl flooring, clothes pulley with clothes rail and boot storage. Water filters with germicidal UV lamp housed under worktop.

Hallway 9.18m x 2.48m

Bright with natural light streaming in from front and side. Ample space for freestanding hallway furniture. Exposed timber stairs leading to first floor. Under stair log storage area, socket points, spotlighting and oak effect vinyl flooring. Leads to Bedroom 1, rear porch/pantry and family bathroom. Inbuilt cupboard known as the boiler room housing the heating and hot water system and additional storage with rail and shelving.

Rear porch/Pantry 2.49m x 1.88m

Timber exterior door with glazed insert and letterbox to rear of property. Socket points, space for freestanding electrical goods, shelving, coat hanging, boot storage and window view to side. A cooling space for storing preserves and home made supplies.

Bedroom One 4.39m x 3.83m

Large double bedroom with carpeted flooring, spotlighting, socket points, ample space for bedroom furniture, dual aspect rural window views to rear and side. Quadruple inbuilt wardrobes to two walls with plenty of hanging and shelving. Lots of space for freestanding bedroom furniture.

Family bathroom 2.71m x 1.95

White modern three piece suite with full sized bath, overhead thermostatic shower and decorative glazed screen, WHB with mixer tap, tiled splashbacks with mosaic design, wall mounted mirrored vanity cabinet with light over, WC with toilet roll holder, opaque window to side, oak effect vinyl flooring, spotlighting, extractor fan and heated towel rail. Ideally located nearby to Bedroom one.

First Floor

Carpeted staircase with timber balustrade to first floor accommodation. Arrive in open plan and impressive lounge area with vaulted ceilings.

Lounge 7.02m x 6.03m

Incredible views provide the wow factor as soon as you enter this welcoming family space. Elevated and panoramic Loch Sween and countryside views to the Paps of Jura and islands beyond. A handsome wood burning stove provides a focal point with exposed flue and granite hearth. The lounge gives access to front west facing balcony through full height glazed patio doors. Light streams in from Velux windows above and frontal window to the side of the patio doors. Ample space for freestanding lounge furniture and musical equipment. Carpeted flooring, two central heating radiators, feature pendant lighting, wall mounted lighting, socket points and smoke detector.

Balcony 7.8m x 2.8m

Full width balcony accessed from the lounge through full height glazed doors. A truly wonderful spot to enjoy panoramic loch and rural views all in one glance. Timber construction with steel rope balustrades. Outdoor socket points and ample space for freestanding outdoor seating.

Hallway 1.57m x 1.26m

Upper hallway with space for freestanding hallway furniture, carpeting, socket points and pendant lighting. Leads to Bedroom 2, 3 and jack and jill access door to en suite shower room.

Master Bedroom Two 4.41m x 3.85m

Large master bedroom with glazed doors leading to side balcony and fire escape drop down ladder. Carpeted flooring, feature pendant lighting, socket points, central heating radiator, ample space for bedroom furniture, dual aspect rural window views to rear and side. Inbuilt double wardrobe with hanging and shelving. Lots of space for freestanding bedroom furniture.

Balcony 2.4m x 0.9m

Superb loch and garden views. Double doors with full height glazed inserts and side window to timber balcony with steel rope balustrade. Fire escape drop down ladder route.

En suite shower room 2.54m x 1.95m

Three piece suite with large quadrant enclosure, electric shower and decorative glazed screen, WHB with mixer tap, tiled splashbacks with mosaic design, wall mounted mirrored vanity cabinet, toothbrush holder, WC with toilet roll holder, Velux window, oak effect vinyl flooring, feature spotlighting, extractor fan and heated towel rail. Jack and jill doors to hallway or bedroom.

Bedroom Three 5.86m x 2.50m

Long double bedroom currently used as a home office/study with carpeted flooring, wall lighting, socket points, phone point, ample space for bedroom furniture, rural window views to rear and Velux. Central heating radiator, double inbuilt wardrobes with plenty of hanging and shelving. Lots of space for freestanding bedroom furniture.

Outside Space

A sweeping stone chipped driveway invites you to a vast parking area for multiple vehicles and boat storage. Well presented landscaped gardens with sloping and level lawn areas wrapped around the property with focal point rockery boulders all around to define spaces. The calming sound of bonnie stream from hillside spring flows past the side and front of the property which hosts the well maintained water filtration system. Fenced boundaries, various bedding areas with annual flowering perennials, established trees and shrubs surrounding the plot. To the front is an inviting west facing raised decking which lies beneath the elevated front balcony above with plenty of space for outdoor seating, family bbqs and entertaining. To the side lie two large timber sheds with power and light and adjoining lean to roof which offers sheltered space for garden machinery. Ascending rear gardens with steps, stone chipped pathways and raised beds. There is a handy yard area in the far corner for storing trailers and unsightly items and preserve the rest of the garden grounds appearance. Countryside views all around, veg patch, outside tap, slabbed patios, seating areas and water storage system shielded by timber cladding.

The blue area on the site plan is defined to show where the additional dwelling would be bordered and sited if required. Planning permission is in perpetuity and further details can be provided on request. Alternatively a fresh application for a different design could be applied for with a change of the existing proposal.

Main Workshop 6.67m x 4.58m

Bespoke and fully functional detached workshop perfect for engineering enthusiasts. This purpose built timber workshop has 3phase power and light, concrete base and dual entry pedestrian doors, window views and loft storage space. Strip lighting, socket points, work benches and wall mounted shelving, tool brackets and hooks. All machinery within is available or can be removed. (full details can be obtained on request).

Workshop extension/Store 5.97m x 3.26m

Additional storage space accessed from double doors from side garden or from interior timber door from main workshop. Ideal for boating/outdoor sporting equipment or machinery. Currently used as a table tennis space this multipurpose storage area would suit multiple uses. Timber frame, block render, double glazed window views to gardens, slabbed flooring, strip lighting, socket points. Additional storage to rear with space to hang garden tools and store wheelbarrows etc.

Location

The property is located in the picturesque Castle Sween which is located on the eastern shore of Loch Sween, in Knapdale, just south of the forestry village of Achnamara on the west coast of Argyll. Encompassed by Ellary Estate this is thought to be one of the most scenic areas in Argyll with the sands of Kilmory beach nearby. Visible from the property are the famous 'Paps of Jura' and neighbouring islands. Achnamara has a village hall. Sailing enthusiasts can benefit from nearby moorings in Achnamara and Tayvallich where eateries and primary schooling are available. Castle Sween itself is thought to be one of the earliest stone castles built in Scotland, having been built in the late 11th century. About 12 miles south-west is the larger town of Lochgilphead where amenities include several well-regarded schools, independent restaurants, sports facilities and a large supermarket.

The surrounding area is a paradise for sailing enthusiasts and outdoors lovers. There are numerous walking and cycling trails within easy reach of nearby Tayvallich, while the region is well-known for sailing, fishing, birdwatching and diving.

Ferries embark to Jura from Tayvallich Ferry Terminal, while the larger Kennacraig Ferry Terminal and Tarbert Ferry Terminal (both less than an hour away) offer services to Islay and Portavadie.



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Approximate total area*
77.73 m²

Reduced headroom
1.62 m²

(*) Excluding balconies and terraces



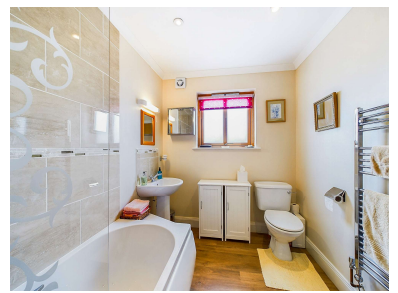
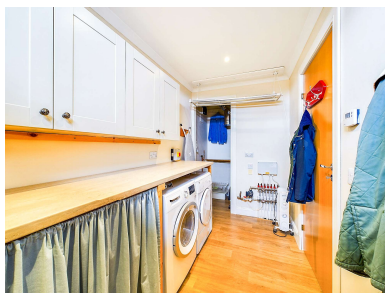
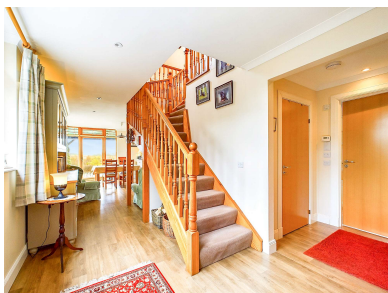
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Approximate total area*
83.26 m²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for planning purposes only.

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