



1 Bed Detached Bungalow

Guide Price: £150,000

Widgeon Cottage, Ardfern, By Lochgilphead, Argyll, PA31 8QN

A rare opportunity to acquire a delightful cottage with stunning loch views and direct shore access. Nestled in a hamlet of similar properties in a peaceful semi rural location with uninterrupted views to Loch Craignish and 'The Paps of Jura' in the distance. The "lagoon" to the front of the cottage and grounds surrounding the property attract an abundance of local wildlife on a regular basis. Ideally located between Oban and Lochgilphead the popular sailing village of Ardfern offers boat storage, launching and moorings facilities, primary school, a well stocked shop, Hotel and restaurant and other amenities. Comprises; Open plan lounge/diner/kitchen (new kitchen supplied for installation included in sale), double bedroom and bathroom. The property further benefits from recent re-rendering, guttering, exterior doors and glazing. Prewiring for solar panels is in place, an open fire, Dimplex Quantum energy efficient off peak and panel heating, double glazing, generous sized gardens, private driveway with parking for multiple vehicles and loft storage. 4G, broadband and digital TV are available.




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Entrance porch 1.54m x 1.31m

New UVPC door with letterbox into entrance porch with coat hanging and space for boot storage. Pendant lighting, tiled flooring, linked smoke detector, window view to rear gardens and countryside beyond.

Open plan lounge/diner/kitchen 5.82m x 4.20m

Light and bright space with triple aspect window views and access through glazed UVPC door to front gardens and lochside beyond. Pendant lighting, linked smoke detector, two Dimplex Quantum storage heaters with smart controls and ample space for freestanding lounge/dining furniture. Open fire with painted brick surround and tiled hearth provides a lovely focal point in this welcoming room. The current kitchen has matching base units, worktop space, stainless steel sink, spotlighting and socket points. The sale includes a new and unboxed kitchen ready for installation by the new owners.

Inner hallway 1.95m x 1.70m

Giving access to bedroom, bathroom and open plan lounge/diner/kitchen. Vinyl flooring, pendant lighting, Dimplex Quantum storage heater, coat hanging and housing for electric switchboard. Large storage cupboard with plumbing for a washing machine and housing the hot water tank. Solar Panel wiring unit (ready for installation if panels purchased/desired)

Bedroom 3.97m x 2.97m

Double bedroom with dual aspect loch and rural views to front and side. Plenty of space for freestanding bedroom furniture and loft hatch access, Dimplex panel heater, carpeted flooring and socket points.

Bathroom 1.95m x 1.68m

Cream three piece suite with electric shower over bath. WHB and WC. Opaque window views to rear with inbuilt blinds, tiled walls, pendant lighting, wall mounted soap dish, toilet roll holder and toothbrush holder with glass shelf above. Wall mounted Dimplex fan heater.

Outside

Wrap around generous sized garden grounds mainly laid to lawn with wild/uncultivated areas leading to the loch side. The community are mindful of the natural habitat and look after the area encouraging wildlife to visit. To the front there is a gated area to keep pets enclosed. The property is accessed by a private shared access road. Parking is available on the driveway to side of the property with space for multiple vehicles or boat storage.

Location

The popular sailing village of Ardfern is located on the sheltered shores of Loch Craignish, about 16.1 miles to the north of Lochgilphead and about 24.4 miles to the south of Oban.

The cottage enjoys an enviable sheltered position in the village and is situated close to the village primary school and bus stop for the secondary school and regular buses to the neighbouring towns of Oban and Lochgilphead. The property is also conveniently a short walking distance from the local shops and amenities. The village amenities include a well-stocked village store, café, village hall, popular marina with a well stocked Chandlery and local hotel with restaurant. Lochgilphead is circa 16.1 miles to the south with a Co-op supermarket, and Oban a little further to the north with a range of supermarkets (including Tesco, Lidl, Aldi, M&S), which easily cater for a more comprehensive shopping.

Ardfern has a local primary school and secondary schooling is available at both Lochgilphead and Oban. For the outdoor enthusiast, the area is well served by a fine and extensive range of sporting and outdoor pursuits. There is a very active community with many groups, clubs and local events, including a local boat club (offering sailing, kayaking and rowing), riding stables, and a diverse range of active groups (e.g. yoga, Gaelic speaking, running, music, and children's Lego and craft club).

Ardfern has a marina and chandlery popular with west coast sailors with a second marina at nearby Craobh Haven. Both offer a perfect base from which to sail in some of the most scenic and testing waters in the United Kingdom. Surrounding hill and glens provide opportunities for walking, running, mountain biking.

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Approximate total area[®]
42.35 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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