



## 3 Bed Detached Cottage

Guide Price: £425,000

Ardnafadmore Cottage, Carsaig, Tayvallich, Argyll, PA31 8PN

A delightful, extended stone and timber clad cottage enjoying a tranquil semi-rural setting surrounded by open farmland and countryside. The property occupies an extensive plot with a picturesque stream at the lower boundary. Peacefully positioned along a farm track shared with a small number of similar neighbouring homes. Large driveway providing space for multiple vehicles and boat storage, along with two substantial timber-built garage/workshops with power and light. A standout feature is the attached purpose-built all-season entertainment suite, complete with kitchen area incorporating a full-sized wood-burning pizza oven, bar area and comfortable snug, creating a fantastic space for gatherings and entertaining throughout the year. Externally, the gardens include a raised deck with ample space for garden furniture, children's play swings, slide, established lawns and stock fencing. Internally the accommodation comprises a bright, spacious open plan dining kitchen with a feature electric Aga, additional dual fuel range cooker with gas hobs, moveable island and ample space for a family dining table and chairs, flowing open plan into the lounge featuring a wood-burning stove and patio doors opening to the garden. There are two double bedrooms and a smaller double bedroom/study, along with a shower room and separate WC. The home benefits from an economical air source central heating system, double glazing and loft storage space. 4G and digital television are available. EPC rating C79 – Council tax band E



  
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#### Dining kitchen 6.42m x 5.37m

A spacious open plan kitchen and dining area accessed via an exterior stable door. Good size windows provide pleasant views across the gardens and surrounding countryside.

The dining area comfortably accommodates a large table and chairs and has space for additional seating such as a sofa, creating a sociable family space. The kitchen area features a moveable island with room for stools along with shelving and storage. Fitted with modern shaker-style cabinets offering a variety of storage options including glazed display units, complemented by generous solid oak worktops. A Belfast double sink with chef-style mixer tap sits beneath the window, with grey painted timber cladding and a hand-painted designer backsplash adding character. Appliances include a feature electric Aga with two hot plates, double oven and warming oven, additional range cooker with five-zone gas hob with electric hot plates and double oven. Additional features include integrated dishwasher, space and plumbing for further white goods, bamboo flooring, wall mounted TV point, spotlighting, extractor fan, socket points and loft hatch access. Heating is provided by both a vertical and horizontal central heating radiators. The room flows semi-open plan into the family lounge.

#### Lounge 5.37m x 4.04m

Good sized lounge filled with natural light, featuring patio doors opening to the raised deck and garden beyond. Window views providing pleasant countryside outlooks. The main focal point is a multi fuel burning stove, creating a warm and inviting atmosphere. The room offers ample space for lounge furniture and is finished with neutral grey carpeting, three central heating radiators, TV point and socket points.

#### Hallway 4.20m x 0.92m

A central hallway finished with white painted interior doors and neutral grey carpeting. Fitted shelving provides useful storage, complemented by a central heating radiator, pendant lighting and socket points.

#### Bedroom One 4.74m x 2.60m

Large double bedroom featuring a purpose-built corner wardrobe with mirrored doors and drawer units included in the sale, providing excellent storage. Window providing pleasant views across the surrounding countryside. The room offers space for additional furniture and is finished with carpeted flooring, pendant lighting, central heating radiator and socket points.

#### Bedroom Two 3.51m x 2.72m

Good size double bedroom with a window providing natural light. The room offers space for freestanding furniture and is finished with carpeted flooring, pendant lighting, central heating radiator and socket points.

#### Bedroom Three 2.99m x 2.59m

Smaller double bedroom currently used as a study/spare room. Offering a versatile space for home working or guest accommodation. Finished with oak flooring, pendant lighting, central heating radiator, wall shelving and socket points.

#### Shower Room 2.33m x 1.75m

Modern three-piece suite comprising a walk-in shower with electric unit, optional flow shower head and fixed glazed screen, wash hand basin and WC. Finished with tiling to the walls and oak flooring. Opaque window, spotlighting, central heating radiator and wall-mounted toilet tissue holder.

#### WC 1.80m x 1.46m

Contemporary two-piece suite comprising wash hand basin with vanity storage beneath and WC with concealed cistern. Finished with wet wall panelling and bathroom floor coverings, complemented by a vanity cabinet and shelf. Spotlighting, towel holder and wall-mounted toilet tissue holder. There is a hatch in the floor for sub floor level access.

#### All Season Entertainment Suite

Kitchen Area 3.53m x 3.45m / Snug Area 4.14m x 3.24m / Bar Area 2.48m x 2.11m

A fantastic purpose-built timber clad addition to the side of the main house, designed as a versatile all-season entertainment space ideal for family gatherings, celebrations and summer barbecues. Accessed via the raised decked area, the suite features fully opening windows allowing the space to open up during warmer months while still providing a sheltered area for year-round use. All three areas benefit from power for lighting and heating, while water is supplied to an outdoor sink positioned on the raised deck.

The kitchen area centers around an impressive large wood-burning pizza oven with external flue, creating a standout focal point and perfect for outdoor-style cooking and entertaining. There is generous worktop space with room for barbecues along with space for tables, chairs or stools. Astroturf flooring provides a durable and practical finish, with steps leading up to the adjoining snug and bar areas.

The snug area offers a comfortable and flexible social space accessed from the kitchen area and connecting through to the bar room, with internal windows overlooking the kitchen. This room could be arranged with sofas and seating for relaxing during gatherings, used as a games or TV area during parties, or equally adapted as a home office or creative workspace. Finished with carpeted flooring the room provides plenty of space for furniture and includes socket points, a wall mounted Dimplex heater, feature wall lighting and an exterior door opening to the parking area.

The bar area sits within its own separate room and provides an excellent space for entertaining, with room for a gantry, shelving or wine racks. This area could also be adapted for multiple uses such as additional seating, hobby space or storage depending on requirements. Finished with Astroturf flooring and timber cladding to the walls and ceiling.

The room also features a window into the kitchen area creating a connected and sociable layout within the suite.

#### Timber Garage/Workshops 8.78m x 3.04m (x2)

Two substantial timber-built garage/workshops of similar size providing excellent space for storage, hobbies or practical use. Both are set on solid concrete bases and are equipped with power and lighting. The generous proportions allow ample room for workbenches, shelving and equipment, making them ideal for DIY projects, craft activities or general storage. Each building features double doors for easy access along with a pedestrian door to the side. A log store is conveniently positioned to the rear of one of the workshops.

#### Outdoor space

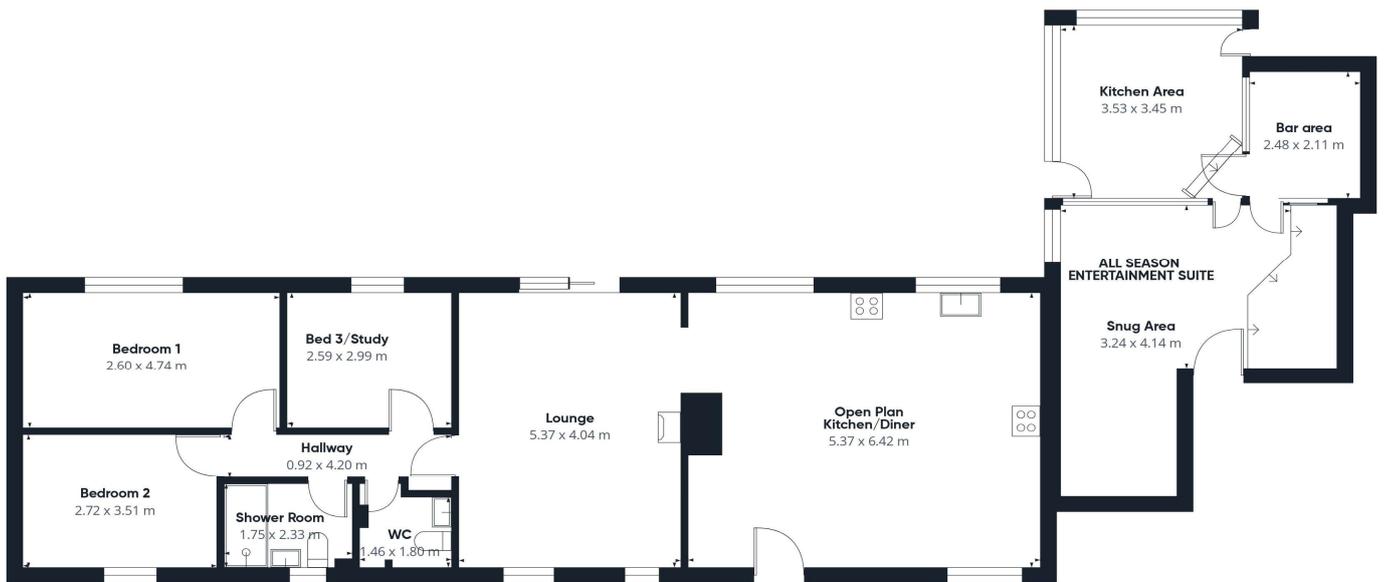
The property is approached via a shared farm track serving neighbouring homes and fields beyond. Sitting within a generous plot of around 0.5 acres in total this offers excellent outdoor family space. A large stone chipped driveway provides parking for numerous vehicles along with space for boat storage. The garden grounds are mainly laid to lawn and enclosed by stock fencing along the front and sides, creating a safe and secure area for children and pets. Mature planting includes established trees, shrubs, pampas grass, rhododendrons, azaleas and a variety of spring bulbs, while decorative stone features such as a large rock and a cairn add character to the garden. A low lying stream passes by the lower end of the grounds at the boundary point.

A raised deck finished with astroturf underfoot and timber handrails provides a superb outdoor seating and entertaining area with ample room for garden furniture. This space also incorporates an outdoor sink with worktops, making it ideal for barbecues and outdoor cooking. A purpose-built play den or Wendy house is positioned within the garden along with swings, climbing frame, slide and kids play equipment which are included in the sale. The surrounding countryside offers a peaceful backdrop, with an abundance of wildlife regularly visiting the grounds, enhancing the tranquil setting of the property.

#### Location

This property is well situated within picturesque village of Tayvallich, approximately 12 miles west of Lochgilphead and around 38 miles south of Oban. The village itself offers a welcoming community atmosphere with a pub/restaurant, café/shop, village hall and local primary school. A wider range of amenities can be found in nearby Lochgilphead, including several well-regarded schools, independent restaurants, sports facilities and a large supermarket.

The surrounding area is a paradise for sailing enthusiasts and outdoor lovers. Numerous walking and cycling trails are easily accessible from Tayvallich, while the region is renowned for sailing, fishing, bird watching and diving. Ferries depart for Jura from Tayvallich Ferry Terminal, while the larger Kennacraig and Tarbert Ferry Terminals (both less than an hour away) provide services to Islay and Portavadie.



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