



Glebe Cottage, Whitehouse, By Tarbert, Argyll
Guide Price £350,000
3 BED DETACHED BUNGALOW





Features

Home report all 1's

Loch views to the front

Semi rural setting with no near neighbours

Approx 1 acre of grounds

Eco friendly pellet boiler central heating

2 x multi fuel stoves

EPC rating C

Workshop/garage and driveway

Surveyed at Â£350,000

Approx 127 sq.m of living space

3 BED DETACHED BUNGALOW



Glebe Cottage, Whitehouse, By Tarbert, Argyll

Glebe Cottage, Whitehouse, By Tarbert, Argyll

Spacious, semi rural family home set on approximately 1 acre of grounds with loch views and no near neighbours. Immaculately presented in walk in condition for the new owners. 3 double bedrooms, 1 ensuite, family shower room. breakfasting kitchen, utility room and a lounge/diner. The property further benefits from an eco friendly pellet central heating system (RHI payments until Mar 2024), 2 x multifuel stoves, double glazing, sweeping driveway with parking for multiple vehicles, timber workshop/garage, timber shed, woodstore, patio and decked seating areas. Broadband, 4G and digital television are available.

Entrance

Glazed UPVC door leads into the spacious inner hallway with exposed floorboards, 2 storage cupboards, pendant lighting, smoke alarm, double sockets and 2 x central heating radiators.

Lounge/diner 7.1m x 4.9m

Bright spacious room with dual aspect views to the loch at the front and hills to the side, a focal point multi fuel stove that has been recently installed, smoke alarm and co sensor, exposed floorboards, TV point, 2 x central heating radiators, feature pendant lighting and ample space for lounge and dining furniture.

Kitchen 5.4m x 3.5m

Country style breakfasting kitchen with tongue and groove, ivory wall and base units, glass fronted display units with lights, Rangemaster 110 dual fuel range cooker, matching extractor hood, solid oak worktops, Belfast sink, inbuilt dishwasher and fridge, 4 windows to the rear, rustic tiled flooring and splashbacks, pendant lighting, central heating radiator heat sensing and co sensors. Glazed UPVC door leading out to the rear patio and drying green. Ample space for dining furniture and a feature multi fuel stove.

Utility room 3.0m x 1.6m

A very useful room with space for an American fridge freezer, cream base units, stainless steel sink, tiled flooring and splashbacks, extractor fan, spotlights, space and plumbing for white goods.

Bedroom one 4.2m x 3.5m

Large double bedroom with en suite facilities, French doors leading out to the rear sun deck and rural views beyond, exposed floorboards, pendant lighting, central heating radiator, wall mounted TV point and ample space for freestanding furniture.

En suite 3.0m x 1.1m

White three piece suite presented in a traditional style with tongue and groove paneling, large pivot door shower enclosed with respatex inner walls, WHB and WC. Tiled flooring, opaque window to the rear, shaver/toothbrush point, extractor fan and heated towel rail.

Bedroom two 4.6m x 2.9m

Good size double bedroom with elevated loch views, exposed floorboards, feature pendant lighting, central heating radiator and ample space for freestanding furniture.

Bedroom three 2.9m x 2.7m

Double bedroom with views of the West Loch, exposed floorboards, central heating radiator, pendant lighting and ample space for bedroom furniture.

Shower room 3.0m x 1.9m

White three piece suite with large quadrant shower enclose, traditional WC and WHB. Tiled flooring, tongue and groove paneling, heated towel rail, extractor fan, wall mounted mirror, glass shelving and opaque window to the rear.

Outdoor space

The property is set on approximately 1 acre of grounds with elevated loch views to the front and rural views to the rear. The garden is mainly laid to lawn with a gravel driveway and parking for multiple vehicles. Mature well stocked flower beds and borders, rear deck area with exterior lighting, outside tap, monoblock seating area giving stunning views of the loch and slab paths. The property further benefits from a good size timber garage workshop (5.3m x 3.7m) with a side canopy, concrete base, workbenches, power, light and water, timber shed and woodstore.

Location

Glebe Cottage is situated on the west coast of the Kintyre peninsula just to the south of the hamlet of Whitehouse itself just south of the west coast fishing harbour town of Tarbert. The house is set on a prominent site that is protected by a woodland backdrop and from the front there are truly spectacular views north and west across West Loch Tarbert and to the mountains and glens beyond.

Tarbert town centre is only 6 miles to the north and the A83 makes it easily accessible by car. Tarbert is a pleasant west coast small fishing and yachting harbour town with local shops and services easily catering for everyday needs and requirements. There are a number of friendly harbour pubs and restaurants. Tarbert is also renowned for hosting the annual Scottish Series Yachting Event, and for its seafood and folk festivals. Everyday shopping is available in the town

where there is a well-stocked Co-op midi market and fuller weekly shopping is available at Lochgilphead and Campbeltown.

Nearby Primary schooling in Clachan is 2 miles South-West and secondary schooling is available in Tarbert 6 miles North-East. Leisure facilities are diverse. Lochgilphead (19 miles) has a local swimming pool and sports centre. A thriving marina is in the sheltered inner part of Tarbert harbour and scenic inshore sailing is available in surrounding sea lochs and the Kyles of Bute. The Crinan canal that connects Loch Fyne at Ardrishaig with Loch Crinan to Mull and on to the Hebrides are always active with craft moving back and forth.

As with most parts of Scotland, one is never too far from a golf course and there are challenging courses at both Lochgilphead and Tarbert. The machrihanish links golf course offers one of the top golfing destinations in the UK and attracts international golfers. Productive sea fishing from shore and boat can be had on the loch and there are trout and salmon opportunities by permit in surrounding rivers and hill lochs. The countryside is a delight in which to walk or cycle and there is no shortage of scenic routes and places of archaeological and historical interest to visit. Westport beach (10miles) offers multiple water leisure facilities with both surfing and sea kayaking proving very popular.

Directions

From Glasgow city centre travel in a westerly direction on the M8 motorway. Leave the motorway at J30 following signs for Erskine Bridge. Proceed over the bridge turning left onto the A82. Remain on the A82 for 25 miles going up Loch Lomond side. Bear left at Tarbet onto the A83. Remain on the A83 for 61 miles passing through Inveraray, Furnace, Minard, Lochgilphead and Ardrishaig before arriving in Tarbert. At Tarbert continue south on the A83 for a further 6 miles to find Glebe Cottage positioned on the left hand side. An alternative scenic route to Glasgow is by ferry from Tarbert to Portavadie and then by A8000 to Dunoon and a further ferry from Dunoon to Gourock. "

Thinking of selling or switching agents ??

Call now to find out more about our no sale no fee offer.

You can even switch agents to Argyll Estate Agents for free.

Call 01546 607045 or 01631 561130 to discuss today.

These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, the information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken using a laser measure (therefore may be subject to a small margin of error) at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and movable items contained in the property are for guidance only.



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

Argyll Estate Agents

20 Argyll Street
Lochgilphead
Argyll
PA31 8NE

01546 607045

mail@argyllestateagents.com