



5 Bed Detached House

Guide Price: £365,000

Achnashee, Manse Brae, Lochgilphead, Argyll, PA31 8QZ

Substantial extended family home, ideal for entertaining or home working, set within generous enclosed gardens with gated entrance in central Lochgilphead, with all amenities including schools, shops and services within easy walking distance. The property offers a flexible layout with separate annex potential if desired. Comprising a lounge with open fire, breakfasting kitchen, sunroom, five bedrooms (one currently used as a first floor sitting room with patio doors to a balcony enjoying elevated views towards Loch Gilp, a ground floor family bathroom, bedroom two with shower enclosure, bedroom three with ensuite shower room and a large ensuite bathroom on the extension upper floor with jacuzzi bath, along with a generous utility area and dedicated laundry room. Externally, the property boasts extensive grounds with a large lawn, multiple seating areas and excellent outdoor facilities including a hot tub housed within its own garden room, large monobloc driveway providing ample parking, and a good size garage. 4G, digital TV and highspeed broadband are available. EPC D – 64.




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Entrance 4.04m x 1.19m

A spacious utility-style entrance porch accessed from the rear, leading to the kitchen. Ample space for coats, outdoor clothing and footwear. Fitted with wall and base kitchen cabinets with worktop and wet wall panels to the walls. A window to the side provides natural light. Finished with laminate flooring, spotlighting and an electric panel heater.

Breakfasting Kitchen 4.03m x 3.04m

A practical and well laid out breakfasting kitchen featuring an island-style breakfast bar with space for stools and additional worktop space. Fitted with shaker-style wall and base units offering a range of storage options including open shelving and glazed display cabinets. Integrated appliances include a fridge, freezer and dishwasher, along with a Belling electric cooker with four-zone hob, oven, grill and extractor hood above. Additional features include a composite sink with swan neck mixer tap, window to the rear car park, tiling to walls, spotlighting, laminate flooring, central heating radiator and socket points.

Hallway 4.77m x 1.03m / 2.98m x 1.03m

A carpeted hallway finished with decorative wall coverings, providing access throughout the property. The space features spotlighting, a central heating radiator, socket points, loft hatch access and glazed panel to the lounge allowing additional natural light.

Lounge 6.53m x 3.18m

A light and bright room with one window to the front and one to the side, along with a door leading to the sunroom. The space offers ample room for freestanding furniture and features an open fire with stone surround and timber mantle as a focal point. Finished with carpeted flooring, the room also benefits from wall shelving, wall mounted TV point, central heating radiator and socket points.

Sunroom 4.09m x 3.86m

A versatile space suitable for lounge or dining furniture, currently used for family dining and enjoying delightful garden views. Glazed all around with blinds fitted to each window, along with patio door access to a vantage point seating area. Finished with carpeted flooring, the room also benefits from two central heating radiators, spotlighting and storage cupboards.

Bedroom One 3.00m x 2.91m / 2.93m x 2.36m

A spacious double bedroom formed by combining two original rooms, offering ample space for freestanding furniture. The room benefits from two windows to the rear providing good natural light, along with fitted storage including units, drawers and wall cupboards. Finished with carpeted flooring, the space also features central heating radiators in each space, wall mounted TV point, spotlighting and socket points.

Bedroom Two 4.02m x 3.63m

A good sized double bedroom featuring decorative wall panelling and offering space for freestanding furniture. The room benefits from inbuilt wardrobes with shelving and hanging rails, mirrored doors and additional storage units. Dual windows to the front provide pleasant garden views and excellent natural light. Finished with carpeted flooring, the room also includes a central heating radiator, wall mounted TV point, spotlighting and socket points. A shower enclosure with electric unit is neatly positioned in the corner.

Bathroom 2.93m x 2.25m

A three-piece suite comprising a p-shaped bath with overhead electric shower, wash hand basin with vanity storage beneath and WC. Finished with tiling to the walls and floor. Opaque window to the rear, spotlighting, heated towel rail and central heating radiator.

Hallway / Landing 1.97m x 1.82m / 2.24m x 1.01m

Extension hallway with stairs leading to the first floor accommodation, providing access to the utility area and Bedroom Three. The space includes a storage cupboard and is finished with carpeted flooring, a central heating radiator and spotlighting. From here, three carpeted steps lead to the utility and laundry room, with additional wall shelving and a central heating radiator on the landing area.

Bedroom Three 5.35m x 3.60m

A generous double bedroom with ensuite facilities. The room benefits from a window and an opaque patio door to the front, providing access to the terrace and seating area with garden views. There is ample space for freestanding furniture and wardrobes. Finished with carpeted flooring, the room also includes a central heating radiator, spotlighting and socket points.

Ensuite Shower Room 2.65m x 1.96m

A recently fitted four-piece suite comprising a bath with handheld shower attachment, thermostatic shower enclosure, wash hand basin with vanity storage beneath and WC. Finished with tiling to the walls and carpeted flooring. Additional features include strip lighting, extractor fan, towel holder and a central heating radiator.

Utility Room 4.78m x 3.39m

A useful and practical space fitted with wall and base units, stainless steel sink and space and plumbing for white goods. The room is finished with laminate flooring, strip lighting and socket points, and also incorporates a large pantry-style storage area behind a roller door (formerly the original bungalow garage door) with shelving. Access door leading to the driveway. This versatile space offers excellent potential for further development and could be reconfigured to create an annex kitchen, combined with the adjoining laundry room, or opened up to provide a spacious kitchen/diner for the main house if desired.

Laundry Room 3.01m x 2.24m

A well appointed and dedicated space ideal for household laundry. Fitted with base units, worktop, wall mounted ironing board, clothes pulley and pull-out wall-mounted drying line. Finished with laminate flooring, the room also benefits from a window to the rear, strip lighting and a central heating radiator.

First Floor Landing 5.31m x 1.89m

Carpeted staircase with timber balustrade leading to the first floor landing, featuring a timber clad ceiling with striking black beams and spotlighting. Provides access to the Sitting Room/Bedroom Four, with a further two carpeted steps leading to Bedroom Five.

Sitting Room / Bedroom Four 5.33m x 3.61m

A versatile room currently used as an additional reception space, enjoying amazing, elevated views towards Loch Gilp. Sliding patio doors provide access to a lovely balcony, ideal for taking in the surroundings. Dual aspect windows to either side allowing for excellent natural light, ample space for freestanding furniture and features a timber clad ceiling with contrasting beams and spotlighting. Further benefits include various storage cabinets, TV point, socket points and carpeted flooring.

Bedroom Five 5.38m x 3.44m

A spacious double bedroom offering extensive storage options throughout, including a large inbuilt cupboard, fitted wardrobes and drawer units. The room provides space for freestanding furniture, Velux window to the side and an additional window to the rear. Finished with carpeted flooring, the room also features two central heating radiators, spotlighting and access to the ensuite.

Ensuite Bathroom 3.50m x 2.28m

A generously sized room fitted with a four-piece suite comprising a full size bath, electric shower enclosure, wash hand basin with vanity storage and WC. Finished with rose coloured wet wall panelling throughout and carpeted flooring. Additional features include a central heating radiator, towel holder, two wall mounted cabinets (one with integrated lighting), extractor fan, Velux window and spotlighting.

Hot Tub Area 5.50m x 2.55m

A fantastic addition to the property, this purpose-built garden room provides the perfect space for relaxation and entertaining. Constructed with composite panels, double glazed windows and bi-folding doors, the space seamlessly connects to the garden while offering shelter and privacy, with opaque windows to the side. A large hot tub (included in the sale) is positioned within, complemented by artificial grass and a drinks shelf. A composite deck seating area to the front further enhances the outdoor entertaining space.

Garage / Workshop 6.37m x 5.02m

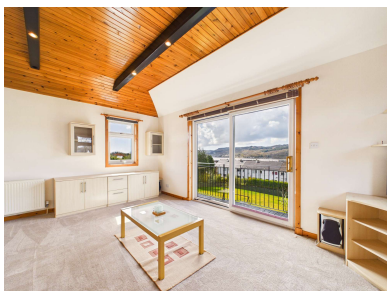
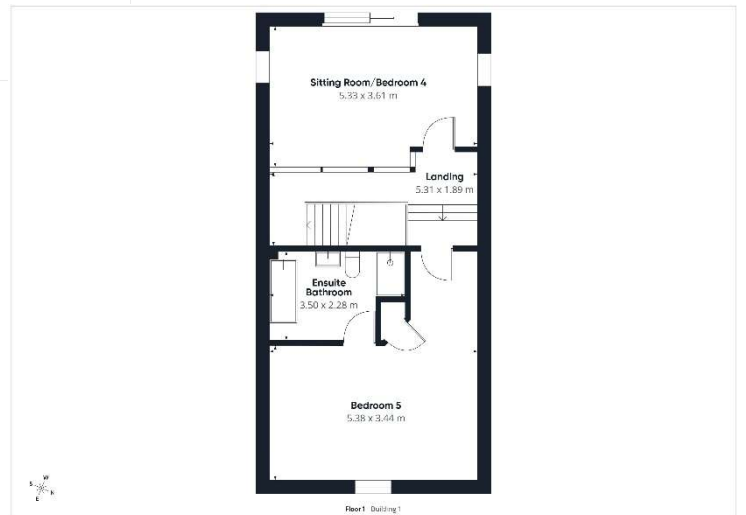
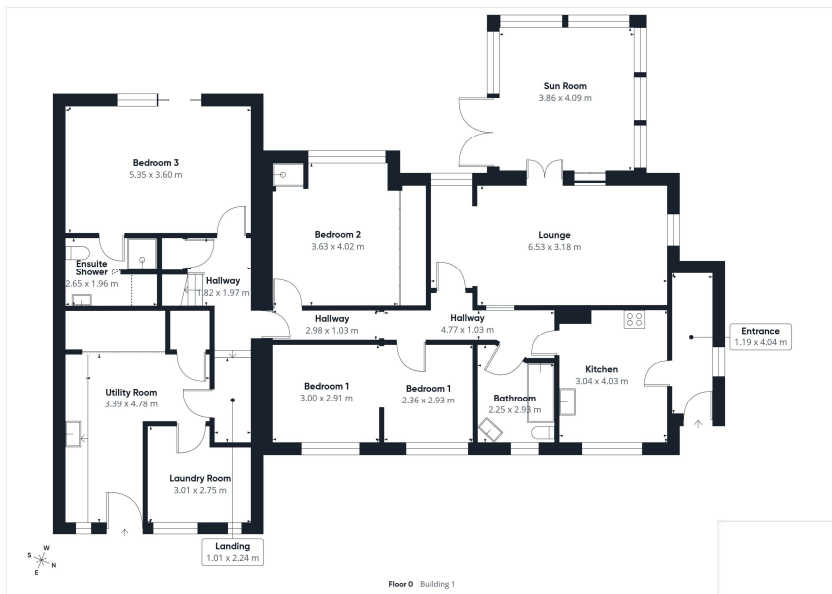
A well equipped detached garage of block and render construction set on a solid concrete base with tiled flooring, offering an excellent and highly functional workspace. The interior is arranged into organised zones with office area, workshop benches and extensive shelving. Additional features include two dog kennels, a securely positioned oil tank, coal bunker and ample space for tools and equipment. The garage benefits from an up and over roller door, pedestrian access door, power points, plumbing and water supply.

Outdoor Space

The property is accessed from the quiet and popular Manse Brae via a gated entrance, with privacy fencing to the rear. A large monobloc driveway provides ample parking for multiple vehicles or boat storage, with slabbed pathways and tarmac areas leading through the front gardens. To the side there is a tarmac drying area with clothes pole, two outside taps and access to an underbuilt cellar providing crawl storage. Steps lead down to an impressive level lawn bordered by trees and shrubs and fully enclosed for children and pets. A timber outbuilding includes a poultry house with run and a separate storage area, with decking to the front. Multiple seating areas are positioned throughout, with a main monobloc terrace ideal for outdoor seating and BBQs.

Location

Lochgilphead provides a Co-op Supermarket and Tesco Express along with a range of independent shops, hospital, dentist, vets, schools and leisure facilities. The town offers a variety of cafes and restaurants, with further options in surrounding villages. Nearby marinas, the Crinan Canal and historic sites at Kilmartin offer excellent leisure opportunities. Oban, around 38 miles north, provides rail links and ferry services to the Inner Hebrides.



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