



4 Bed Detached House

Guide Price: £450,000

Oakbank, Tarbert Road, Ardrishaig, Argyll, PA30 8EP

Impressive traditional stone-built country residence, built circa 1843, full of character and original charm, enjoying fantastic loch views to the front and beautiful countryside scenery surrounding the property. Set within approximately 1.8 acres of spectacular mature gardens, hillside and woodland grounds, the property features winding pathways leading to hidden areas with ponds, dens, outbuildings and an abundance of established plants and trees, with wildlife regularly visiting the gardens. A sweeping gated driveway provides parking for numerous vehicles, while the outbuildings offer excellent potential for redevelopment into additional accommodation or workshops. Internally, the home retains a wealth of period features including a grand staircase, bay windows with shutters, original doors, high ceilings, ornate cornicing, wooden flooring and original fireplaces with open fires. The flexible accommodation comprises lounge, dining room, breakfasting kitchen with 19th century cast-iron stove, sunroom, four double bedrooms, a ground floor bathroom and separate WC, along with an upstairs shower room. Further benefits include oil central heating. EPC rating: E41 - Council Tax Band: F.




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Entrance

Traditional timber exterior door to entrance vestibule, finished with traditional Caithness flagstone flooring. Space for outdoor clothing, footwear and occasional furniture, creating a practical and welcoming introduction to the home.

Hallway 3.81m x 2.17m / 2.46m x 1.21m

Welcoming and impressive hallway showcasing ornate period details including decorative cornicing and chandelier-style lighting. Attractive wooden staircase leading to the first floor with alcove display area, additional space for freestanding furniture, Caithness flagstone flooring, high ceilings, central heating radiator and sockets.

Lounge 4.60m x 3.92m

Large family room rich in period charm, featuring an original open fireplace with timber mantle, ornate cornicing and high ceilings. Bay window to the front fitted with traditional shutters allows for excellent natural light and views towards Loch Fyne. Pine flooring, period style light fitting, generous space for freestanding furniture, central heating radiator, TV point and sockets.

Dining Kitchen 4.68m x 4.65m

Characterful and spacious dining kitchen featuring exposed stone walls to two sides and windows overlooking the gardens and access through to the sunroom at the rear. Ample space for dining and snug style seating furniture, creating a sociable heart of the home. A quintessential inset cast iron stove with timber mantle above, forming a striking focal point within the room. Fitted with country-style matching wall and base units, tiled splashbacks, stainless steel sink, four-zone electric hob, mid-level double oven and grill, along with space and plumbing for white goods. Timber clad ceiling and tiled flooring, spotlighting, feature pendant lighting, central heating radiator and sockets.

Sunroom 5.29m x 1.75m

Delightful hideaway positioned in a sunny spot to enjoy afternoon and evening sun at the rear of the property with direct garden access. A peaceful space ideal for relaxing and enjoying the surrounding gardens and wildlife, with ample room for seating and occasional furniture. Tiled flooring and sockets.

Dining Room 4.21m x 3.81m

Spacious dining room with ample room for family dining furniture and entertaining. Original ornate fireplace provides an attractive focal point and could easily be reinstated for use if desired. Pine flooring, high ceilings and windows to the side and front enjoying views towards Loch Gilp. Central heating radiator, sockets, ornate cornicing and feature pendant lighting. Potential 5th bedroom on the ground floor if required.

Bathroom 3.38m x 2.13m

Large ground floor bathroom featuring partial tiled walls and partial timber cladding, with window to the side providing natural light. Four-piece suite comprising full size bath, thermostatic walk-in shower enclosure, double wash hand basins with extensive inbuilt vanity storage and worktop space, and WC. Tiled flooring, heated towel rail, flush ceiling light. and extractor fan.

WC 2.33m x 1.11m

Ground floor two-piece suite comprising wash hand basin with vanity storage beneath and WC. Opaque window to the rear, partial timber wall cladding, tiled flooring, pendant lighting, towel and tissue holders, and central heating radiator.

First Floor

Elegant timber staircase with ornate wrought iron balustrade leading to the first-floor accommodation. Large window to the rear on the stairway allows for excellent natural light, complemented by feature wall lighting and timber handrail. Original wooden flooring at the large upper landing, stained glass skylight above, feature pendant lighting, space for freestanding furniture and sockets.

Bedroom One 4.48m x 4.14m

Spacious double bedroom enjoying elevated views towards Loch Fyne through a full height window fitted with traditional shutters. Rich in period character with timber floorboards and ornate fireplace with open fire. Ample space for freestanding furniture, central heating radiator, pendant lighting and sockets.

Bedroom Two 4.53m x 3.71m

Good sized double bedroom featuring full height windows to the side enjoying pleasant garden views and fitted with traditional shutters, along with a bay window to the rear allowing for excellent natural light. Original timber flooring, ample space for freestanding furniture, pendant lighting, central heating radiator and sockets. Useful eaves storage cupboard.

Bedroom Three 3.39m x 3.32m

Bright double bedroom enjoying lovely natural light from a bay window to the rear and full height side windows with traditional shutters overlooking the gardens. Original timber flooring, generous space for freestanding furniture, pendant lighting, central heating radiator and sockets.

Bedroom Four 3.09m x 2.93m

Double bedroom with space for freestanding furniture. Full height window to the front enjoying views towards Loch Fyne, timber flooring, original open fireplace, central heating radiator, pendant lighting and sockets.

Shower Room 3.11m x 1.38m

Wonderful elevated views towards Loch Fyne — truly a “loo with a view”! Modern three-piece suite comprising shower enclosure with electric shower, wash hand basin with vanity storage beneath and WC. Tiled flooring and tiled walls, with additional space for occasional furniture or storage. Useful eaves storage cupboard, heated towel rail and spotlighting.

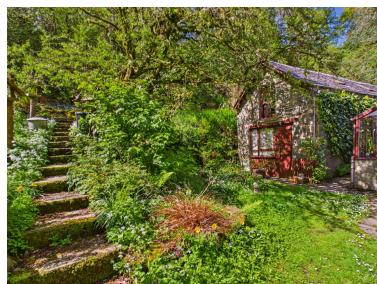
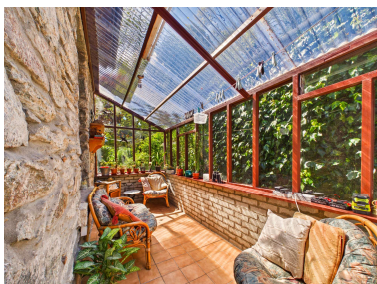
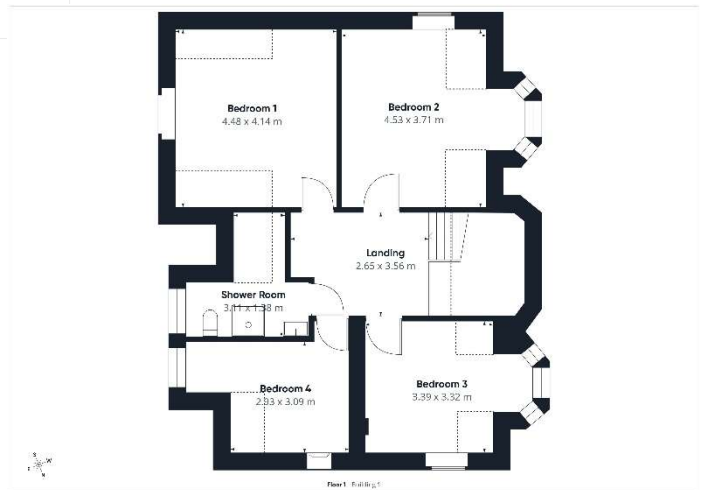
Outbuildings

Detached stone-built former dwelling positioned to the rear of the main property, currently utilised as workshop and storage spaces now requiring renovation. The building is in a largely undeveloped condition internally but offers exciting long-term potential for those seeking a substantial restoration project with scope for additional accommodation. The ground floor comprises three storerooms with power connected, one of which also benefits from plumbing, along with a separate office space. The upper floor currently provides open space with potential to create up to three rooms following renovation works. A further detached stone building within the lower walled garden with open plan layout, formerly a stable, art studio and entertaining space is ready for the new owner to utilise for their preferred use. South facing patio and pathways to the property and upper garden.

Grounds

The grounds are a truly magical and enchanting feature of the property, once admired as a garden open for visitors to explore and enjoy. Extending to approximately 1.5 acres (to be confirmed), the gardens are packed with an incredible variety of mature plants, shrubs and trees including rhododendrons, azaleas, camellias, magnolias, ferns, Japanese maples and mature conifers, creating colour, texture and interest throughout the seasons. A sweeping gated driveway leads to the front of the property with parking space for 2–3 vehicles, while lawn areas extend to both sides with multiple vantage seating spots perfectly positioned to enjoy the surrounding scenery and views along Loch Gilp and towards the mountains of the Isle of Arran. Loch Gilp.

Winding pathways guide you through the steep and atmospheric rear gardens to hidden areas filled with charm and imagination, including sections known as the “Fairy Garden” and “Dragon’s Den,” complete with small shed and fire pit area. The gardens offer a wonderful sense of exploration and seclusion, with established woodland surroundings attracting an abundance of wildlife. A particularly unique feature is the stone “Millennium Ruin,” offering exciting restoration potential as a secluded entertaining or retreat space. At the top of the grounds, a spectacular elevated viewpoint enjoys breath-taking panoramic views over the loch, towards the Isle of Arran and down towards the house, where an old timber bar area could be restored into an exceptional outdoor entertaining spot. While the gardens would benefit from ongoing maintenance and rejuvenation, they remain an extraordinary and rare outdoor space with immense character and potential.



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