



## 3 Bed Detached House

Guide Price: £525,000

Dali Lodge, Arbrecknish, by Loch Awe, Argyll, PA33 1BH

Architect designed home with full height picture windows, vaulted ceilings and an open plan living style with eco features and high levels of insulation throughout. Set on an elevated position overlooking Loch Awe, this stunning property was completed in 2018 and built to exacting standards with a high-end finish throughout. Offering a truly unique opportunity for rural living in a bespoke, modern family home. 45 minutes' drive to Oban and 15 minutes' drive to Inveraray. Open plan lounge/kitchen/diner, expansive first floor master bedroom with ensuite shower room and dressing room, 2 further double bedrooms on the ground floor, snug/home office on the mezzanine level overlooking the lounge and kitchen, ground floor family bathroom and utility room. The property further benefits from oil fired central heating with underfloor heating on the ground floor and radiators on the first floor, Scan wood burning stove, MVHR system to circulate fresh air and heat throughout the property and high performance triple glazed windows, an insulated garden room with power and light, suitable for home office or art studio use.  
EPC rating E53 - Council tax band F.



  
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Broadband and digital television are available. The nearby Loch Awe boatyard offers boat launching and storage facilities. Lochaweside has a vibrant community with local events held throughout the year. Nearby amenities, primary schools, doctors, restaurants and shops can be found at Dalmally, Loch Awe and Inveraray which are all within easy driving distance. The larger town of Oban is a comfortable 45 minute drive providing mainstream amenities for the wider area and rural communities. A regular train and bus network connects Dalmally to Oban and Glasgow.

#### Entrance Vestibule 4.70m x 2.01m

Covered entrance porch with loch facing seating area. Glazed NorDan high performance leading to large entrance hall with ample room for boots and coat hanging, additional storage space under stairs and opaque glazed door to the lounge. Natural stone tile flooring and window views to the side. A beautiful oak open tread staircase and balustrade leads to the first floor gallery/ study area.

#### Open Plan Lounge/Kitchen/Dining Area

##### Lounge Area 7.99m x 4.43m

Bright spacious open plan lounge with vaulted ceiling, full height picture windows, feature beams overhead, triple aspect outlook offering fantastic sunset, loch and mountain views. A Scan wood burning stove with stone hearth. MVHR system that recirculates the heat from the stove, kitchen and bathrooms throughout the property. Engineered oak flooring, downlights, zoned temperature controlled underfloor heating, TV point and ample space for lounge furniture.

##### Kitchen Area 4.14m x 3.27m/Dining Area 3.86m x 3.26m

Set to the rear of the open plan lounge with a semi partition wall between. Modern matt grey wall and base units with corner unit carousel storage system, solid oak worktops, double Belfast sink with feature mixer tap and cream metro tile splash backs. Bosch induction hob with extractor fan, Integrated appliances include a Bosch combi fan oven and microwave oven, dishwasher and fridge/freezer. Stone tiled flooring with underfloor heating, feature pendant lighting and triple overhead Velux windows to the rear. The open plan dining area to the side of the kitchen offers a great socializing and dining space when entertaining friends and family. Opening windows to the covered rear patio, make for the perfect space for outdoor BBQ and pizza cooking with easy access to indoor eating. Ample space for a large table and numerous seats. Views to the side, engineered oak flooring and downlights.

##### Utility Room 3.14m x 2.10m

Good sized area with fitted matt white base and wall units, soft close doors, white ceramic twin Belfast sink with feature tap, white ceramic feature handles and tile splashbacks. Grey marble tile effect flooring, underfloor heating, space and plumbing for white goods. Private water filter system. Plant room housing oil central heating boiler, underfloor heating system, pressurised hot water tank, and electric switchgear. NorDan door to rear of the property.

##### Bedroom Two 3.60m x 3.15m

Good sized double bedroom with twin windows. inbuilt double wardrobe, underfloor heating with thermostatic control. Carpeted, wall mounted mirror and vanity unit. Ample space for bedroom furniture.

##### Bedroom Three 3.60m x 3.14m

Good size double bedroom with twin windows offering plenty of light with loch and mountain views to the front. Inbuilt double wardrobe, underfloor heating with thermostatic control, carpeted and TV point. Ample space for bedroom furniture.

##### Bathroom 2.99m x 2.93m

White four piece family bathroom suite with oversize shower, fixed glass panel, thermostatic shower with rainfall showerhead and grey tile splashbacks within. Double ended bath with feature taps, WHB with mixer tap and WC, matching grey tile effect splashbacks with stone shelving on top. Grey stone effect flooring, underfloor heating, heated towel rail, window to front, illuminated vanity unit with shelving and MVHR vent system drawing steam and recirculating the heat to other parts of the property.

#### First floor

At the end of the ground floor hallway an open tread stairway leads to first floor master bedroom. Storage space under stairs, feature lighting and stunning mountain views from stair windows that rise in height with the stairs.

##### Master Bedroom 6.79m x 5.06m

Statement master bedroom with en suite and walk in wardrobe, this spectacular room has to be seen to be fully appreciated. Striking wooden beams across the ceiling with amazing mountain views from twin Velux and side windows. Engineered oak flooring, feature lighting, central heating radiator, loft hatch access and recessed wall displays. Ample space for an array of freestanding furniture.

Large walk-in wardrobe/dressing room with lighting, fitted storage areas, feature lighting and heated cupboard for airing laundry. This wardrobe offers an additional 2.98m x 2.52m of space.

##### Ensuite 3.13m x 2.51m

Modern 4 piece en suite with large walk-in thermostatic shower, rainfall shower head, fixed glass panel and stone effect tiled splashbacks, WC, WHB and bidet, mosaic wall tiling. Tiled flooring, heated towel rail, shelving, illuminated vanity unit, and twin Velux windows.

##### Snug/Home Office 7.71m x 4.88m

Stunning first floor gallery/study that overlooks the open plan lounge and kitchen. Feature wooden beams and pillar, engineered oak flooring, feature wall lighting, multiple double sockets, downlights, telephone and TV point and ample space for lounge or office furniture. A truly fantastic space with multiple uses to suit the new owner.

#### Grounds

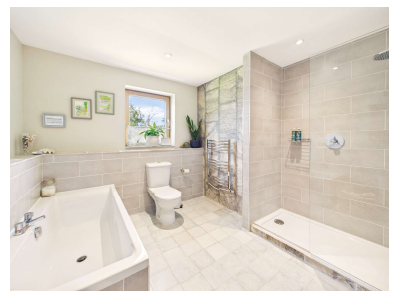
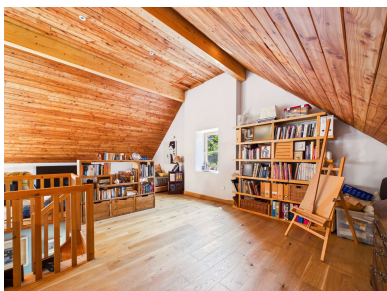
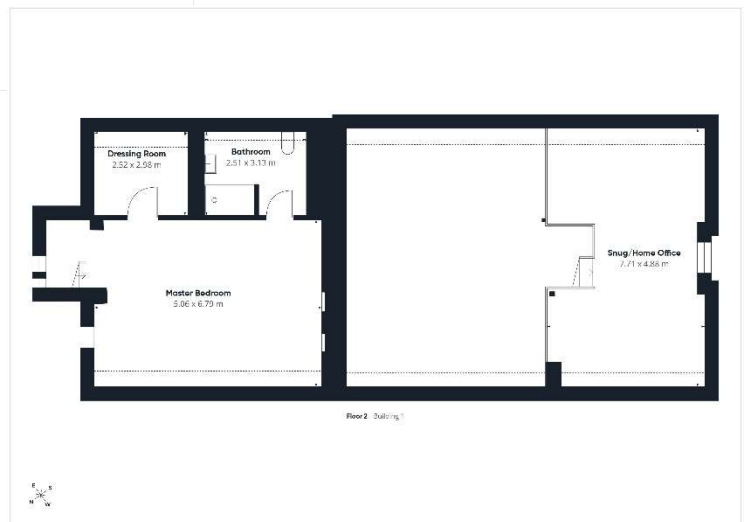
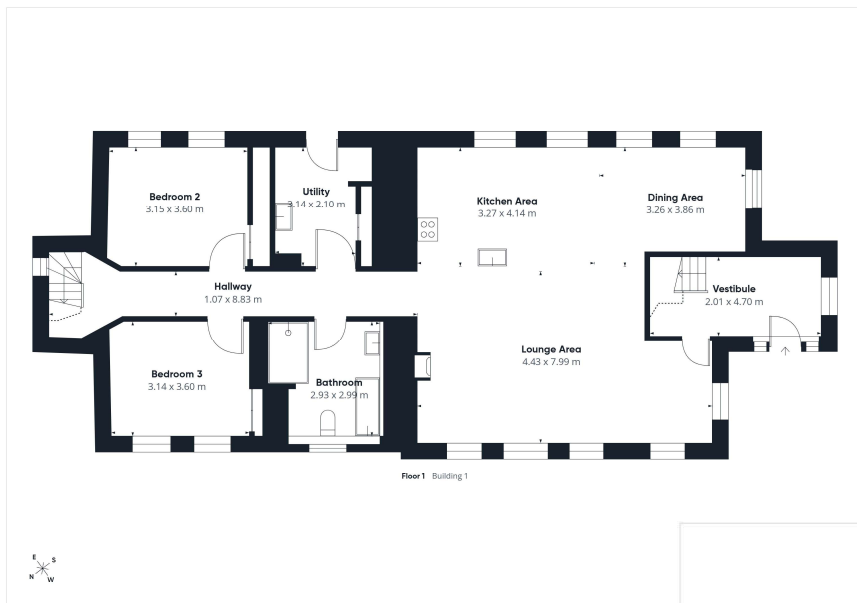
Elevated loch views from the recently installed paved seating area adjacent to the garden room. The front garden is mainly laid to lawn with stone walls, sleepers and well stocked borders and flower beds. Ample parking for multiple vehicles or boat storage on the gravel driveway, exterior lighting and a mixture of gravel and slabbed paths around the property. Undercover drying area and storage area via slabbed pathway from utility room at the rear. The property is surrounded by nature and the wonderful Argyll countryside which extends your view and enjoyment beyond the property boundary. Please note there are 2 plots adjacent. Further details are available on request and easier to gauge the minimal impact while viewing Dali Lodge.

##### Garden Room 2.69m x 2.47m

Larch clad to match the main building with a concrete base, insulated, heating and light, views of Loch Awe and its surrounding countryside to the front. 2 garden stores to the rear.

#### Location

Ardbrecknish is located between Cladich and Portsonachan on the east shores of Loch Awe some 12 miles north of Inveraray, 9 miles southwest of Dalmally and 30 miles east of Oban. The property overlooks Loch Awe and enjoys the best of both worlds enjoying peaceful, rural surroundings with lovely countryside views and yet being close enough to nearby villages and towns with more facilities and amenities. Loch Awe is one of Scotland's most beautiful lochs. It is approximately 23 miles long and is home to a variety of freshwater fish including salmon, brown trout, rainbow trout, pike and perch. In addition, the loch holds the British record for the largest rod-caught wild brown trout.



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