

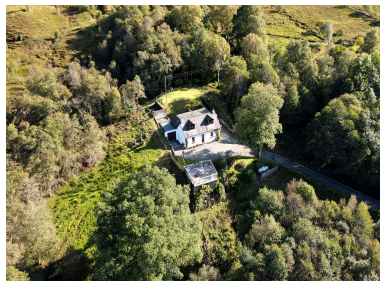


3 Bed Detached House

Guide Price: £375,000

Clyde Cottage, Stronmilchan, Dalmally, Argyll, PA33 1AS

Traditionally built rural home with character features, set within a generous enclosed plot in the tranquil hamlet of Stronmilchan between Lochawe Village and Dalmally. Enjoying views towards Loch Awe, Kilchurn Castle and Ben Cruachan in a serene countryside setting with an abundance of local wildlife on your doorstep. The property is within reach of nearby amenities including village shops, local community hall, pharmacy, primary schooling, nine hole golf course, some of the finest fishing spots and train stations with links to Oban and Glasgow. The popular Ben Cruachan Inn is also nearby, offering a cosy welcome atmosphere, award winning meals and beverages. The property benefits from a sweeping driveway with parking for multiple vehicles and boat storage space, along with a raised decked seating area enjoying superb scenic views. Internally, the accommodation comprises spacious lounge, three double bedrooms including a master ensuite, kitchen/diner, utility room, family bathroom and small study space. EPC rating E41 - Council tax band E.




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Further benefits include an attached garage/workshop, double glazing, LPG central heating, multi fuel stove, exposed timber ceiling beams, ample inbuilt storage and linked smoke and heat detectors. Fibre ultrafast broadband, 4G and digital television are available.

Lounge 5.52m x 4.27m

Welcoming family living space with door leading directly to the front gardens and an open staircase to the first floor accommodation. A recently installed multi fuel stove with wych elm mantle above creates an attractive focal point within the room, complemented by exposed timber ceiling beams adding warmth and character. Generous space for freestanding lounge furniture, wall lighting, central heating radiator, TV point and sockets. Access through to the kitchen/diner and hallway.

Kitchen/Diner 4.26m x 3.52m

Characterful country-style kitchen with dining area offering ample space for a dining table, chairs and dresser, creating a welcoming family and entertaining space. Wooden cabinets with glazed display units provide a variety of storage options, complemented by ample worktop space and stainless steel sink. Windows to the front and side allow for excellent natural light and pleasant countryside views. Creative stone-pattern tiled splashbacks, four-zone gas hob and integrated mid-level electric ovens and grill. Vinyl flooring, exposed timber ceiling beams, spotlighting, central heating radiator and sockets.

Utility 3.23m x 2.56m

Good sized utility room with access to the driveway at the side of the property. Practical space for outdoor clothing and footwear. Space and plumbing for multiple white goods along with a large storage cupboard fitted with shelving. Base cabinets and worktops with stainless steel sink and window to the rear. Flush ceiling lighting, sockets, central heating radiator and boiler in situ.

Hallway 3.32m x 1.20m

Inner hallway providing access to the ground floor bathroom, bedroom three and glazed door leading to the lounge. Carpeted flooring and flush ceiling lighting.

Bedroom Three 3.59m x 2.99m

Good sized ground floor double bedroom with window to the rear enjoying peaceful countryside surroundings. Space for freestanding furniture and fitted inbuilt wall shelving. Carpeted flooring, central heating radiator and flush ceiling lighting.

Bathroom 3.32m x 1.87m

Generous bathroom fitted with a traditional style four-piece suite comprising full sized bath, large shower enclosure, wash hand basin and WC. Timber wall panelling and opaque window to the rear. Heated towel rail with integrated central heating radiator, spotlighting and vinyl flooring.

Landing 3.58m x 1.59m

Timber staircase with handrail leading to the first floor landing, which offers space for a desk and could be utilised as a small home office area. Carpeted flooring and flush ceiling lighting. Good sized eaves linen storage cupboard and access to master bedroom one and bedroom two.

Master Bedroom 4.49m x 3.52m

Spacious double bedroom enjoying elevated views towards Loch Awe and the surrounding countryside from windows to the front and side. Ample space for freestanding furniture along with two inbuilt wardrobes, wall shelving and a dedicated dressing area with space for a stool. Carpeted flooring with feature exposed timber beam, central heating radiator, sockets and direct access to the ensuite.

Ensuite Bathroom 2.13m x 1.72m

Three-piece suite comprising bath with handheld shower attachment, wash hand basin and WC. Tiled flooring and splashbacks, with access to a small loft storage area. Feature exposed timber beam and spotlighting.

Bedroom Two 4.64m x 3.42m

Generous double bedroom offering ample space for freestanding furniture. Benefiting from three inbuilt wardrobes along with a handy vanity sink and shelf area. Dual aspect windows enjoying views towards Loch Awe and the surrounding countryside. Carpeted flooring, central heating radiator, pendant lighting and sockets.

Garage/Workshop 5.52m x 3.32m

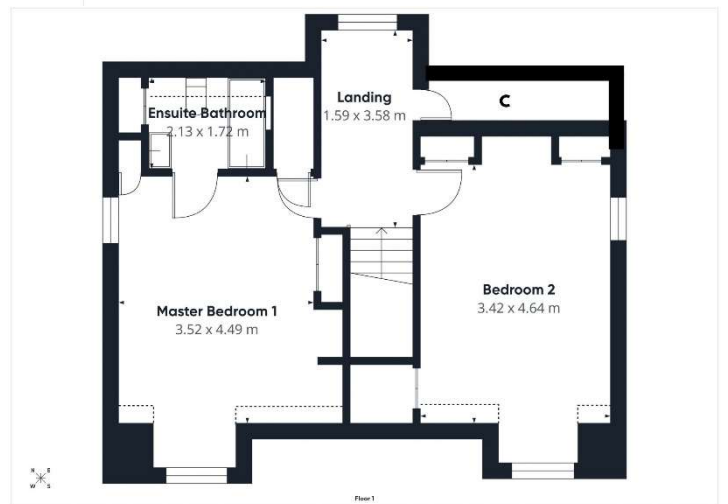
Attached garage/workshop of breeze block construction with concrete base with power and lighting connected. Excellent versatile space suitable for vehicle storage, workshop use, DIY projects, hobby space, garden machinery, outdoor equipment or secure boat and bicycle storage. Roller door to the front along with separate pedestrian access to the rear.

Grounds

A sweeping driveway rises up to the property, leading to a substantial stone chipped parking area with ample space for multiple vehicles and boat storage. The generous plot extends around the house with a variety of lawn areas and elevated sections, creating a wonderfully scenic and private countryside setting. A raised decked area to the front provides an exceptional spot for outdoor socialising while enjoying the surrounding views. Access from either side of the property lead to an upper lawn area incorporating a productive vegetable planting space and bordering neighbouring forest ground. The gardens feature a variety of established plants and shrubs including annual flowering rhododendrons, azaleas and mature hedging, adding seasonal colour and interest throughout the year. A feature burn flows gently past the boundary, while an abundance of local wildlife regularly visits the grounds, further enhancing the peaceful rural atmosphere.

Location

The property is situated within the peaceful and scenic Stronmilchan Glen, accessed via a picturesque single-track road near Loch Awe Village and Dalmally. Surrounded by stunning Highland countryside, the area is renowned for its outstanding natural beauty, abundance of wildlife and excellent outdoor pursuits including walking, cycling, fishing, kayaking and hill climbing. Loch Awe, Scotland's longest freshwater loch, is nearby and offers excellent opportunities for boating, sailing and trout fishing, while the surrounding glens and forests provide endless exploration routes. The nearby villages of Lochawe and Dalmally provide a range of useful local amenities including a well-regarded primary school, village shop, post office, church and community facilities. Rail services from Lochawe and Dalmally Station offer direct links to Oban and Glasgow, making the area surprisingly accessible despite its tranquil rural setting. Additional schooling and facilities can be found in nearby Taynuilt and Oban, with school transport available locally. The popular Ben Cruachan Inn at Lochawe offers food, beverages and accommodation and is well known throughout the area. Oban, approximately 25 miles to the west, provides a wider range of amenities including supermarkets, secondary schooling, independent shops, leisure facilities, hospital, dentists, veterinary services and ferry links to the Inner and Outer Hebrides. The area is ideal for those seeking a quieter lifestyle while still maintaining access to transport links and everyday conveniences.



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