



4 Bed Detached Bungalow

Offers Over: £450,000

Lochwood Cottage, Lochawe Village, by Dalmally, PA33 1AW

Breathtaking panoramic views across Loch Awe and the surrounding mountains from within the property, from the gardens and recently installed full width deck to the rear and side of this spectacular family home. Set on an elevated position within an exclusive hamlet of similar properties. Beautifully presented, meticulously maintained with high-quality finishes, upgrades and tasteful décor throughout. The layout has been designed to maximise its exceptional outlook, and position with an open-plan kitchen/utility and dining area flowing to the split-level lounge below with patio door access to an extensive terrace with uplighters and glass balustrade. Four double bedrooms all benefitting from en-suite facilities, comprising three shower rooms and one bathroom, with the Master Bedroom also featuring a walk-in wardrobe. Bedroom Four is currently used as a home office, offering flexible use. EPC Rating C73, high speed broadband, 4G and digital tv are available.




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Further benefits include an attached garage, wood store, plentiful off road parking, oak internal doors, engineered oak flooring, wood burning stove, oil central heating, double glazing, high-performance exterior doors, interlinked smoke detectors and an alarm system.

Entrance

Covered entrance porch with easy access ramp, seating area, lighting and log storage area. Welcoming entrance hallway with recently installed high-performance entrance door and glazed side panel providing natural light. Tiled flooring, central heating radiator, recessed ceiling, spotlighting and useful double storage cupboard, complemented by oak internal doors.

Lounge/Dining/Kitchen/Utility Area

Lounge Area 4.22m x 4.39m

Bright open plan lounge enjoying wonderful panoramic loch and mountain views with full height glazed sliding doors opening directly onto the terrace, two tall side windows and twin Velux windows set within the vaulted ceiling. Engineered oak flooring, recessed ceiling lighting, central heating radiator, TV point and ample space for freestanding lounge furniture. Split level with 5 steps from the open plan dining area

Dining Area 3.53m x 5.59m

Open-plan dining area overlooking the lounge, with balustrade defining the change in level and zones. Three tall windows provide excellent natural light, while a glazed external door opens directly onto the side terrace and garden. Wood burning stove with exposed flue and recently-installed feature surround, engineered oak flooring, recessed ceiling lighting and central heating radiator, with space for a large freestanding dining suite. Open access leads into the kitchen.

Kitchen/Utility Area 6.17m x 4.58m

Well-appointed kitchen fitted with an extensive range of natural wood cabinetry, complementary work surfaces and colourful tiled splashbacks. Large central island provides additional storage, preparation space and breakfast-bar seating, incorporating a recently installed induction hob with integrated extractor. Further features include a mid-level built-in oven and grill, stainless-steel sink with chef's mixer tap, space for dishwasher and American-style fridge/freezer. Tiled flooring, recessed ceiling lighting and feature three-light pendant above the island, with windows overlooking the side garden and rear. The utility area provides further worktop space and plumbing for laundry appliances, with an external door leading to the parking and drying area.

WC 1.99m x 1.12m

White two piece suite with concealed-cistern WC and WHB. Opaque window, central heating radiator, dark tiled flooring, wall-mounted mirror and pendant light.

Hallway 0.99m x 5.43m

Carpeted inner hallway providing access to the bedroom accommodation, complemented by solid oak internal doors, recessed ceiling lighting and loft access hatch.

Master Bedroom One 4.41m x 2.83m

Beautifully presented master bedroom with full-height glazed sliding doors opening directly onto the terrace and showcasing superb Loch Awe and mountain views. Carpeted flooring, pendant light and central heating radiators, with ample space for freestanding bedroom furniture. Access to the dressing room and ensuite shower room.

Walk in wardrobe 1.78m x 2.00m

Walk in wardrobe fitted with multiple clothes rails, shelving and pendant light.

Ensuite Shower Room 2.08m x 1.70m

Elegant ensuite fitted with WC, WHB and large walk-in shower enclosure with glazed screen and thermostatic rainfall shower with separate handheld attachment. Marble-effect wall panelling, opaque window, tiled flooring, heated towel rail, wall-mounted mirror and pendant light.

Bedroom Two 3.58m x 3.25m

Comfortable double bedroom with dual windows providing good natural light, carpeted flooring, pendant light and central heating radiator. Double mirrored sliding wardrobes provide excellent storage, with space for freestanding bedroom furniture. Door to ensuite bathroom.

Ensuite Bathroom 1.70m x 1.71m

Freshly presented ensuite fitted with concealed-cistern WC, WHB and bath with mixer tap, hose attachment and glazed screen. Opaque window, tiled flooring, heated towel rail, wall-mounted mirror and ceiling light.

Bedroom Three 2.95m x 2.78m

Bright double bedroom with dual windows enjoying Loch Awe and mountain views. Carpeted flooring, pendant light and central heating radiator, with double mirrored sliding wardrobes and space for freestanding bedroom furniture. Door to ensuite shower room.

Ensuite Shower Room 1.73m x 1.55m

Modern ensuite fitted with concealed-cistern WC, WHB and corner shower enclosure with thermostatic shower. Opaque window, tiled flooring, wall-mounted mirror, extractor fan and ceiling light.

Bedroom Four/Home Office 2.94m x 2.77m

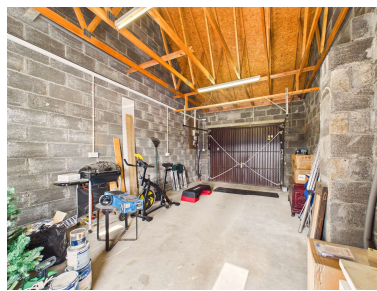
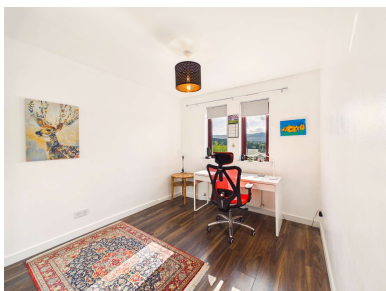
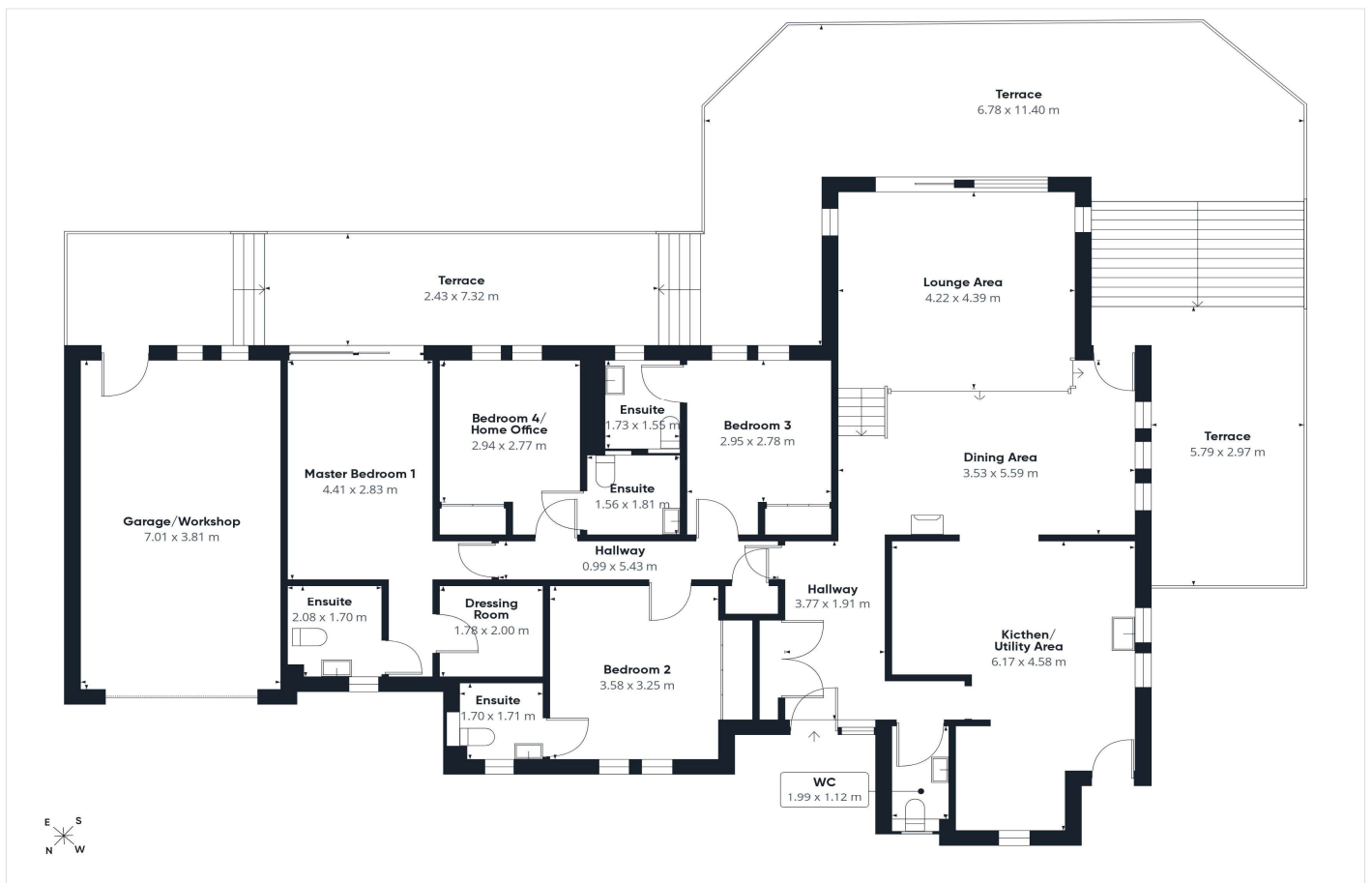
Flexible double bedroom currently arranged as a home office, with dual windows enjoying Loch Awe and mountain views. Wood-effect laminate flooring, double mirrored sliding wardrobes, pendant light and central heating radiator, with space for freestanding furniture. Door to ensuite shower room.

Ensuite Shower Room 1.73m x 1.55m

Neatly finished ensuite fitted with concealed-cistern WC, WHB and corner shower enclosure with thermostatic shower. Tiled flooring, wall-mounted mirror, extractor fan and ceiling light.

Garage/Workshop 7.01m x 3.81m

Good size, attached garage/workshop providing excellent storage and workspace, with power, lighting, twin windows providing natural light and concrete flooring. Vehicle and pedestrian access doors.



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