



6 Bedroom Detached House

Guide Price: £290,000

The Manse, Park Road, Ardrishaig, Argyll, PA30 8HD

Substantial and characterful detached family home with views towards Loch Fyne. Set within generous enclosed and established gardens on an elevated position in Ardrishaig, just a one-minute walk from the Crinan Canal with 9 miles of towpath for leisurely walks and cycles. Retaining original features including high ceilings, ornate cornicing and timber panelled doors. The property is approached through a gated entrance with a sweeping driveway with detached garage and parking area providing plenty of space for vehicles. The accommodation comprises a lounge with open fire, Sitting/Dining Room, Breakfasting Kitchen, utility room, ground floor bedroom and shower room, five bedrooms – one of which is ideal as a home office – and family bathroom located on the first floor. Further benefits include double glazing, oil central heating, plentiful storage space, linked smoke detectors, attached outbuildings and coal store. Broadband, 4G and digital television availability. 4G, digital TV and broadband are available. EPC rating F32. Broadband, 4G and digital television are available.




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The village offers a range of local amenities including independent shops, cafés, bars, a hotel, boat storage and launching facilities, bowling club, primary school and nearby access to the Crinan Canal with its renowned walking and cycling routes.

Entry

Entrance vestibule with timber storm door featuring decorative green textured glazing, matching period inner door with glazing, coat hooks and original patterned tiled flooring.

Hallway 4.31 x 1.63 m

Generous hallway with decorative teal patterned wallpaper, high ceiling, cornicing and timber panelled doors., coat hooks, carpeted flooring, central heating radiator and space for hall furniture. Carpeted staircase with timber handrail and turned balustrades leads to the upper floor.

Lounge 5.21 x 3.87 m

Spacious lounge with high ceilings, ornate cornicing and timber panelled door. Feature bay window with decorative timber panelling and views to the front, open fire with tiled hearth, carpeted flooring, TV point, two central heating radiators and feature lighting.

Sitting/Dining Room 4.36 x 3.96 m

Spacious reception room with high ceilings, ornate cornicing, timber panelled door and decorative patterned wallpaper. Dual aspect windows with views over the gardens, decorative timber panelling, useful inbuilt cupboard with shelving, carpeted flooring, two central heating radiators and feature lighting.

Breakfasting Kitchen 5.75 x 3.54 m

Good sized breakfasting kitchen fitted with a range of timber wall and base units, display shelving, plentiful worktop space and a large corner pantry cupboard. Space for a breakfasting table and chairs, composite sink with drainer, space and plumbing for white goods, vinyl flooring, central heating radiator, spotlighting and two windows overlooking the rear gardens.

Rear Hallway 4.05 x 1.48 m

Window to the front, vinyl flooring, central heating radiator and coat hooks. Door leading to the rear garden and outbuildings, with access to the utility room and a large walk-in storage cupboard.

Utility Room 2.50 x 1.84 m

Practical space with stainless steel sink and storage below, space and plumbing for white goods, clothes pulley and oil boiler in situ. Vinyl flooring, power points and opaque window.

Shower Room 2.37 x 0.79 m

Compact 2 piece shower room fitted with electric shower enclosure, WC and heated towel rail. Opaque window and vinyl flooring.

Bedroom One 3.84 x 3.61 m

Ground floor double bedroom with high ceiling, window overlooking the rear gardens, inbuilt shelving, space for freestanding furniture, carpeted flooring, two central heating radiators and pendant lighting.

First floor

Split-level first floor landing with decorative teal patterned wallpaper. Bedroom Five is accessed from the mid-level, followed by three further steps to the main landing. Carpeted flooring, original balustrade, central heating radiator, Velux window above, loft hatch access, inbuilt storage cupboards and pendant lighting.

Bedroom Two 5.61 x 4.18 m

Large double bedroom with twin windows providing stunning elevated loch views to the front, floral patterned wallpaper, carpeted flooring, two central heating radiators, inbuilt storage cupboard and space for freestanding furniture. An adjoining internal door provides direct access to Bedroom Three.

Bedroom Three 4.37 x 3.98 m

Large double bedroom with window enjoying stunning elevated loch views to the front, tree-pattern wallpaper, carpeted flooring, two central heating radiators, inbuilt cupboard and space for freestanding furniture. Adjoining internal door provides direct access to Bedroom Two.

Bedroom Four 3.61 x 3.52 m

Double bedroom with window to the side, carpeted flooring, central heating radiator, open inbuilt wardrobe with shelving and hanging space, and space for freestanding furniture.

Bedroom Five 4.53 x 2.49 m

Double bedroom located off the mid-level staircase and above utility extension. Window overlooking the garden and former church, decorative bird and floral patterned wallpaper, carpeted flooring, central heating radiator and space for freestanding furniture. Sloping ceilings add character to the room, with loft hatch access above.

Bedroom Six/Home Office 3.20 x 2.49 m

Versatile bedroom which would also work well as a home office, with window overlooking the rear gardens, carpeted flooring, central heating radiator and space for freestanding furniture. High ceiling with decorative cornicing and track spotlighting.

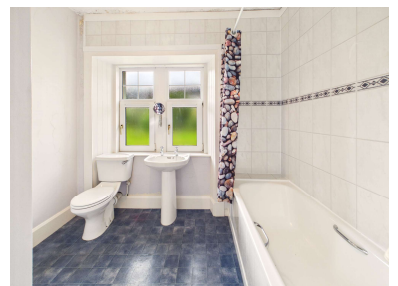
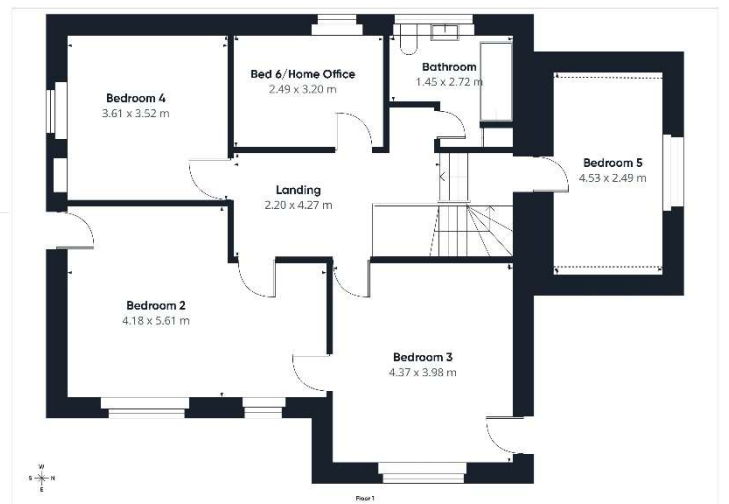
Bathroom 2.72 x 1.45 m

Fitted with a three-piece suite comprising bath with electric shower and curtain above, pedestal WHB and WC. Fully tiled around the bath and shower area with decorative border, opaque window, central heating radiator, cupboard housing the hot water tank and vinyl flooring.

Grounds

Set within generous mature garden grounds with a large lawn area to the rear, surrounded by established trees, hedging and colourful planting. The gardens include mature rhododendrons, rowan and apple trees, conifers, ferns and ornamental pampas grass, together with a variety of established shrubs and flowering plants. Paved pathways lead through the gardens, with a drying green and plenty of space for outdoor seating and recreation. A gated entrance opens onto the sweeping driveway and large gravelled parking area, providing plenty of private parking space for multiple vehicles. Attached outbuildings and a coal store provide useful external storage, with a detached timber Garage/Workshop also in situ. Stone boundary walls and mature hedging, while a small gate at the rear gives direct access out to the Kilduskland Road. The elevated grounds also enjoy glimpses towards the loch and surrounding countryside. Garage/Workshop 5.87 x 2.94 m

Detached timber garage suitable for vehicle parking, workshop use or general storage, with an up-and-over vehicle door and separate pedestrian access door. Concrete floor, power and lighting, windows providing natural light and space for shelving and additional storage.



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