

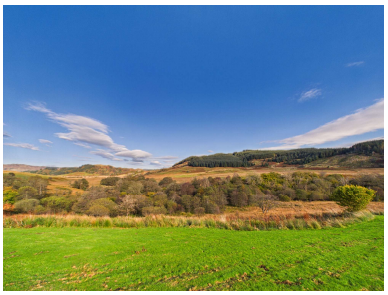
6 Bed Detached House

Guide Price: £625,000

Glenburn, Kilmichael Glen, by Lochgilphead, Argyll, PA31 8RJ

-Countryside residence set within 4 acres of beautiful private grounds, stunning views with wildlife in abundance and the boundary bordering Clachan Dubh, an active trout river with fishing rights. Glenburn is an impressive five bed family home with an attached one bedroom annex, ideal for additional income potential, multigenerational living or guests. Built in 2008 this distinctive property offers an exceptional combination of modern comfort, character and countryside living. The main residence boasts a striking open plan living/kitchen/dining area, family lounge, utility, cloaks five double bedrooms, three ensuites and family bathroom. Standout features include vaulted ceilings, extensive glazing, natural stone fireplaces, handcrafted timber details and double glazing. Outside, the property benefits from an integral double garage/workshop with internal access, spacious car parking, boat storage, raised decked terrace, hot tub area, summer house, substantial polytunnel, hen house and log storage. EPC rating C76- Council tax band G.







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The underfloor heating on the ground floor and radiators on the first floor, can be fuelled by either the large multi fuel woodburning stove in the open plan kitchen, the oil boiler in the garage, or a combination of both. With two further wood burning stoves in the main living room and annex living room.

Entrance Vestibule 2.50m x 2.36m
Impressive entrance featuring a vaulted ceiling, chandelier, striking gable window and terracotta tiled flooring. Glazed UPVC entrance door and natural pine glazed internal door leading to the hallway.

Hallway 6.60m x 2.13m
Welcoming hallway with tiled flooring, natural timber interior doors, useful inbuilt storage cupboards and staircase with large velux window to the upper floor. Access to the main living accommodation and family lounge.

Open Plan Living Area 7.17m x 4.25m
Striking living and social space with vaulted ceiling sections, exposed structural columns, Velux rooflights and extensive glazing creating extensive natural light. Tiled flooring throughout, ample room for seating and glazed doors opening onto the raised decked terrace overlooking the gardens and spectacular countryside views. Seamlessly connected to the kitchen/dining area.

Open Plan Kitchen/Dining Area 6.83m x 6.07m
Beautifully presented country style kitchen with extensive fitted cabinetry, substantial range cooker, central island, open timber shelving and pendant lighting. Feature multifuel stove set within a natural stone fireplace, generous dining area with handcrafted timber lighting feature, tiled flooring, exposed structural details and countryside views. Access to utility and cloaks bathroom.

Utility 3.53m x 1.88m
Practical utility with tiled flooring, laundry appliance space, large storage cupboard and direct internal access to the double garage/workshop.

WC 1.79m x 1.30m
White 2 piece suite located off the open plan living space for added convenience.

Family Lounge 6.57m x 4.60m
Inviting reception room featuring a substantial natural stone fireplace, generous seating space and windows overlooking the countryside. Internal access connects the main house to the attached annex.

First Floor Hallway 9.27m x 1.40m / 3.25m x 1.78m
Extended hallway with natural timber interior doors, radiator, useful inbuilt storage cupboards, countryside facing window, Velux rooflight and access to all five bedrooms, ensuites and family bathroom. Access to a partially floored loft with Velux windows providing additional storage.

Principal Bedroom One 4.58m x 4.54m
Impressive double bedroom with wood effect flooring, dual aspect windows with countryside views, natural pine doors and two radiators. Ample space for a king size bed and freestanding furniture, with private ensuite.

Ensuite 1.90m x 1.53m
Three piece ensuite comprising thermostatic shower, pedestal WHB with decorative patterned tiled splashback and WC. Mirrored pine wall cabinet, wood effect flooring, natural pine skirtings, radiator, towel rail and Velux rooflight.

Bedroom Two 4.58m x 3.80m
Generous double bedroom with wood effect flooring, countryside views, attractive timber finishes, space for freestanding furniture and private ensuite facilities.

Ensuite 1.89m x 1.59m
Three piece ensuite comprising glazed shower enclosure with thermostatic shower, pedestal WHB with geometric patterned tiled splashback and WC. Mirrored pine wall cabinet, tiled flooring, radiator, chrome towel rail and natural pine skirtings. Velux rooflight providing natural light.

Bedroom Three 4.78m x 3.61m
Bright double bedroom with wood effect flooring, countryside facing windows and ample space for a double bed, fitted mirrored wardrobes and additional freestanding furniture.

Bedroom Four 3.95m x 3.75m
Attractive double bedroom with wood effect flooring, Velux rooflight, countryside facing window, inbuilt wardrobe, radiator, pendant lighting and natural pine doors.

Ensuite 2.63m x 1.78m
Stylish three piece ensuite featuring a glazed walk in shower enclosure with sage tiled walls, WC and countertop WHB set upon a locally handcrafted ash timber counter with natural bark edge. Decorative patterned tiled splashback, circular wall mirror, wood effect flooring, natural pine door and skirtings, heated chrome towel rail and Velux rooflight.

Bedroom Five 3.54m x 3.45m
Comfortable double bedroom with wood effect flooring, grey feature wall, Velux rooflight, inbuilt double wardrobe, radiator, pendant lighting and natural pine doors.

Family Bathroom 2.64m x 2.11m
Attractive four piece bathroom with bath, separate glazed shower enclosure, WC and rectangular countertop WHB on handcrafted local Ash counter. Decorative patterned tiles, chrome heated towel rail, wood effect flooring and Velux rooflight.

Attached Annex
Fully equipped one bed ground floor annex with its own external entrance with optional internal access from the family lounge, offering flexible accommodation for extended family, independent relatives or guests. Comprising hallway, lounge, fitted kitchen, double bedroom bathroom and walk in storage cupboard.

Annex Hallway 3.76m x 1.20m
Independent entrance with feature glazed door, dark tiled flooring, pendant lighting, coat hooks and natural pine interior doors.

Annex Lounge 4.51m x 3.49m
Welcoming lounge with wood burning stove and decorative patterned tiled splashback, large garden facing windows and French doors providing outdoor access to private gravelled seating area and parking. Dark tiled flooring, pendant lighting, pine doors and space for lounge and dining furniture.

Annex Kitchen 3.26m x 2.57m
Well equipped galley kitchen with cream shaker units, dark handles, oak worktops and double bowl stainless steel sink and drainer. With spaces for freestanding electric cooker with ceramic hob, fridge freezer, dishwasher and washing machine. Garden facing window, dark tiled flooring and pine door.

Annex Bedroom 3.96m x 3.29m
Generous double bedroom with space for a striking superking four poster bed and additional furniture. Countryside facing double glazed window, inbuilt double wardrobe, dark tiled flooring, pendant lighting and natural pine doors.

Annex Bathroom 2.62m x 1.75m
Three piece bathroom with curved bath, thermostatic shower over and curved glass screen, pedestal WHB and WC. Part tiled walls, dark tiled flooring, frosted double glazed window, extractor and ceiling lighting.

Double Garage/Workshop 6.62m x 6.01m
Substantial double garage with remote controlled electric doors and internal utility access. Ample space for two vehicles, windows, workshop shelving, fitted benches, concrete flooring, power, strip lighting and water supply. Ideal for vehicle storage, DIY, hobbies or workshop use.

Raised Decked Terrace 4.41m x 4.02m
Accessed directly from the open plan living area, with space for outdoor dining and seating, countryside views and steps leading down to the gardens and a further gravelled seating and firepit area.



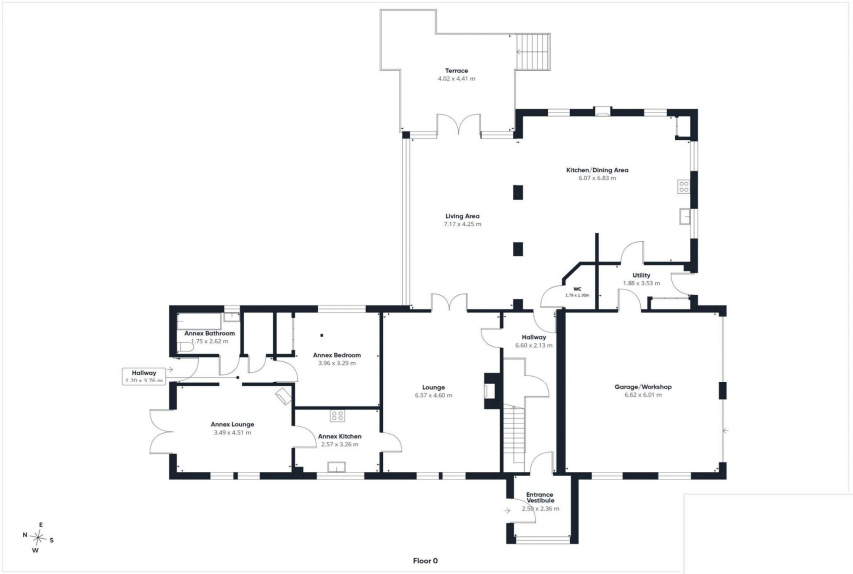


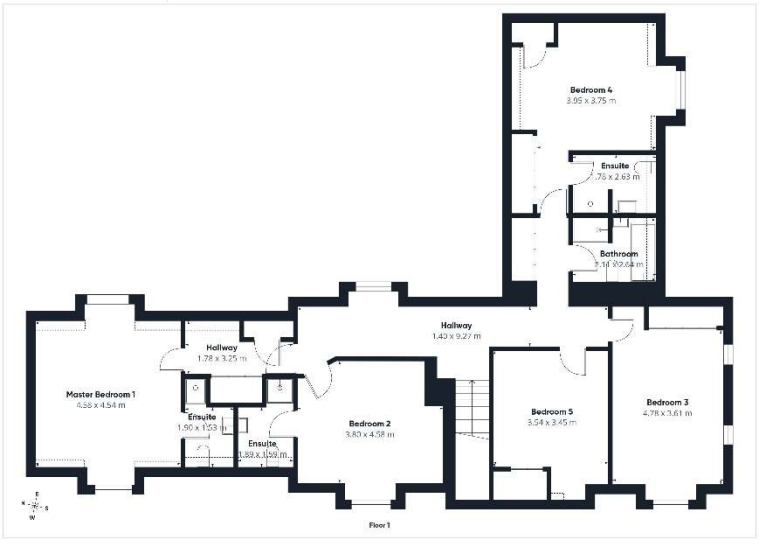









Terrace
4.02 x 4.41 m
Kitchen/Dining Area
6.07 x 6.83 m
Living Area
7.17 x 4.25 m
Utility
1.88 x 3.53 m
WC
1.74 x 1.09 m
Annex Bathroom
1.75 x 2.62 m
Annex Bedroom
3.96 x 3.29 m
Hallway
1.70 x 4.96 m
Hallway
6.60 x 2.13 m
Lounge
6.57 x 4.60 m
Garage/Workshop
6.62 x 6.01 m
Annex Lounge
3.49 x 4.51 m
Annex Kitchen
2.57 x 3.26 m
Entrance Vestibule
2.56 x 2.36 m
N
E
S
W
Floor 0


Bedroom 4
3.95 x 3.75 m
Ensuite
1.75 x 2.65 m
Bathroom
3.10 x 2.64 m
Hallway
1.40 x 9.27 m
Hallway
1.78 x 3.25 m
Master Bedroom 1
4.58 x 4.54 m
Ensuite
1.50 x 1.53 m
Ensuite
1.83 x 1.59 m
Bedroom 2
3.80 x 4.58 m
Bedroom 5
3.54 x 3.45 m
Bedroom 3
4.78 x 3.61 m
N
E
S
W
Floor 1







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