





Wychwood,

North Connel, Argyll

Superbly presented detached one and a half storey dwelling house finished to an exceptionally high standard and situated in a desirable residential area close to Loch Etive.

Spacious and well laid out accommodation comprising: vestibule, entrance hall, lounge, dining room, kitchen/diner, five bedrooms (one en-suite), study, shower room, utility room, W.C. and large rear porch.

Double glazed. Oil fired central heating.

Lovely, easily maintained mature gardens extending to approximately 0.75 acres (0.30 ha).

Driveway and private parking. Garage. Workshop. Covered car port.

Rights to a mooring on Loch Etive.

Offers In The Region Of £395,000

2 Gibraltar Street, Oban, Argyll PA34 4AY
Tel: 01631 566 122 Fax: 01631 564 764
www.dmkstates.co.uk oban@bellingham.co.uk

Aberdeen / Ayr / Bonar Bridge / Falkirk / Forfar
Inverness / Knutsford / Mayfair / Morpeth
Newton Stewart / Oban / Perth / Thirsk



Wychwood, North Connel, Argyll

Situation

Wychwood is an extremely well presented one and a half storey dwelling house situated just off the Bonawe road in an elevated position with a sunny aspect, close to Loch Etive and enjoying views across the Loch. Only a short drive from the nearby seaside town of Oban and its facilities, this property is in a quiet, residential area and viewing is highly recommended.

North Connel is a highly desirable and up-market location, close to Loch Etive. The nearest town of Oban is approximately 6 miles distant and offers a wide range of shopping, recreational and leisure facilities. There are churches of various denominations, primary schools, a High School, a medical centre and a hospital. Oban is an expanding port with an attractive sea front and busy harbour from which the Caledonian MacBrayne ferries operate serving the Inner Hebrides and some of the Outer Hebrides. Local amenities can be found at the nearby villages of Benderloch and Connel.

Directions

Travelling from Oban, cross over the Connel Bridge (North West) and then take the first turning on the right. Following the shores of Loch Etive, continue for approximately 1.7 miles. At the T junction (with the Moss Road) carry on for approximately 0.20 miles. Wychwood is on the left hand side and is accessed through double metal gates and up the drive.

Description

Wychwood is an extremely well presented one and a half storey detached dwelling house of double brick cavity construction under a tiled roof with a harled exterior. Built in the mid 1960's, the property is set amongst approximately 0.75 acres (0.30ha) of well established and easily maintained garden ground and is in walk in condition. The property is fully double glazed and benefits from oil fired central heating with additional heating provided by a gas fire in the lounge. The property has been finished to a high standard with a light, neutral décor throughout and a combination of fitted carpets and floor coverings.

Entering the property through the vestibule into the hall, there are doors to all ground floor accommodation and a wooden staircase with matching banister and balustrade to the first floor. The hall is bright and spacious with a large south facing window to the front with glimpses of Loch Etive and across the front garden. Off the hall, the lounge is dual aspect with windows south and east. There are glazed French doors through to the Dining Room and additional heat is provided by a living flame gas fire set upon a raised marble hearth.

The dining room off the lounge has a window east overlooking the side garden and there is a glazed internal door to the kitchen. The layout of the public rooms makes it a perfect house for entertaining. The kitchen has two north facing windows overlooking the rear garden. There is a good range of fitted floor and wall units with roll top work surfaces and tiling to upstands. A breakfast bar divides the kitchen from the dining area and there are a number of white goods and electrical appliances.

There are five good sized bedrooms, one of which is on the ground floor and looks out over the front garden. A large en-suite bathroom is adjacent to the master bedroom and has a three piece suite comprising W.C., pedestal wash hand basin and bath with a shower attachment over. On the first floor there are the remaining four bedrooms and a shower room with a modern suite and a stand alone corner shower cabinet with shaped double doors and a mains pressure mixer shower.

Off the hall there is a good sized study with a north facing window overlooking the rear garden and a telephone point allowing connection to Broadband making working from home all the more appealing. Off the kitchen there is a large rear porch with access to the utility room, W.C. and covered car port.

The property is accessed through double metal gates up a sweeping tarmac drive with parking and turning for a number of cars. The gardens extend to approximately 0.75 acres (0.30 ha) and are easily maintained and mainly laid to grass. There is a terraced rockery garden at the front with an assortment of Heathers and the garden is surrounded by mature trees, shrubs and bushes including Magnolia, Acer, Azaleas, Rhododendrons and Bluebells. There is a covered car port and a garage which has the benefit of light and power with a secondary pedestrian access door at the rear.

The accommodation with approximate sizes (for guidance purposes only) is as follows:-

Vestibule 0.71m x 1.51m

Glazed internal door with matching side panels. Tiled floor. Ceiling light

Entrance Hall

Large double glazed window (S) to front overlooking garden with glimpses of Loch Etive. Doors to ground floor accommodation. Natural wooden staircase and safety rail to first floor. Built in book shelving. Built shelved storage cupboard. Deep under stair storage cupboard and shelving. Smoke detector. Two central heating radiators. Fitted carpet. Two matching wall lights. Down lights.

Lounge 6.36m (max) x 3.75m (max)

Dual aspect room with a large picture window with blind (S) to front and a window (E) to side garden. Glazed French doors to dining room. Living flame gas fire on raised marble hearth. Television point. Three central heating radiators. Fitted carpet. Wall light and matching five bulb decorative ceiling light.

Dining Room 3.32m x 3.74m

Window (E) to side garden. Internal door with glazed inset to kitchen. Central heating radiator. Fitted carpet. Decorative three bulb ceiling light.

Kitchen/Diner 6.32m x 3.37m (max)

Two windows with roller blinds (N) to rear garden. Fully glazed internal door to hall. Internal door with glazed inset to Utility Room. Fitted floor and wall units with roll top work surfaces and tiling to up stands. Under cupboard down lights. Breakfast bar divider. Belling four ring ceramic oven and grill. Extractor. Telephone point. One and a half bowl stainless steel sink unit with mixer tap and drainer. AEG dishwasher. Bosch refrigerator. Space for dining table. Built in airing cupboard with louvered doors. Hanging space, hot water tank and oil fired central heating boiler. Central heating radiator. Vinyl floor covering. Three matching 4 bulb track spotlights.

Study 2.60m x 3.00m

Window (N). Telephone point. Central heating radiator. Fitted carpet. Pendant light

Bedroom 1 (Master) 4.15m x 3.29m

Window (S). Door to en-suite. Central heating radiator. Fitted carpet. Pendant light.

En-suite 3.01m x 1.81m

Frosted window (W). Bathroom suite comprising: W.C., large pedestal wash hand basin and bath with tiling around. Shower attachment and shower curtain to side. Wall mounted vanity cabinet with mirrored door. Dimplex wall mounted heater. Wood panelled ceiling. Heated towel rail. Wall mounted heater. Extractor fan. Shaver light and socket. Central heating radiator. Laminate flooring. Four spot modern track ceiling light.

Rear Porch 2.25m x 4.86m

Spacious with dual access. L-shaped. Door with glazed inset and window (W) to side garden. Door with four glazed insets and matching side panels (E) to covered car port. Fitted carpet. Concrete floor. Doors to Utility Room and W.C.

Utility Room 2.10m x 2.14m

Fitted floor and wall units. Roll top work surfaces. Bosch automatic washing machine. White Knight tumble dryer. Caravell chest freezer. Electra Refrigerator. Vinyl floor covering. Down lights.

W.C. 0.88m x 1.73m

Window (E). W.C. Coat hooks. Concrete floor. Ceiling light.

Landing

Velux window on (N) elevation. Doors to upper floor accommodation. Coombed ceiling. Substantial eaves storage. Built in storage cupboard with slatted shelves. Telephone point. Smoke detector. Central heating radiator. Fitted carpet. Down lights.

Bedroom 2 3.62m x 3.33m

Window (W) to side garden. Built in single wardrobe with double doors, shelf and hanging space. Inset wash hand basin and vanity unit. Eaves storage. Coombed ceiling. Central heating radiator. Fitted carpet. Pendant light.

Bedroom 3 3.03m x 3.19m

Window (S) to front with views over Loch Etive and front garden. Inset wash hand basin and vanity unit. Wall mounted heater and glass shelf below. Central heating radiator. Fitted carpet. Pendant light

Bedroom 4 3.37m (max) x 3.20 (max)

L-shaped room with a window (S). Coombed ceiling. Built in single wardrobe with shelf and hanging space. Hatch to loft. Central heating radiator. Fitted carpet. Pendant light.

Bedroom 5 3.61m (max) x 3.74m (max)

L-shaped room with a window (E). Coombed ceiling. Hatch to loft. Inset wash hand basin and vanity unit. Wall mounted mirror and glass shelf below. Built in single wardrobe with double doors and shelf and hanging space. Large built in double wardrobe with shelf and hanging space. Central heating radiator. Fitted carpet. Pendant light.

Shower Room 2.29m x 2.10m

Frosted window (S). Modern 3 piece suite comprising: W.C., large pedestal wash hand basin and mixer tap. Stand alone fully tiled corner shower cabinet with double shaped doors housing a power shower. Mirror. Shaver light and socket. Tiled recess at floor level with shelving. Ladder style heated towel rail. Under floor electric heating. Greenwood wall mounted extractor fan. Fully tiled. Down lights.

External

The property is accessed through double metal gates up a sweeping tarmac drive with parking and turning for a number of cars. The gardens extend to approximately 0.75 acres (0.30 ha) and are easily maintained and mainly laid to grass. There is a terraced rockery garden at the front with an assortment of Heathers and the garden is surrounded by mature trees, shrubs and bushes including Magnolia, Acer, Azaleas, Rhododendrons and Bluebells. There is a covered car port and a garage which has the benefit of light and power with a secondary pedestrian access door at the rear.

Garage 6.22m x 3.05m

Brick built on a concrete base with an up and over door. Window (N). Secondary pedestrian access. Workbench. Light and power. Outside security light. Outside tap.

Services

Mains electricity
Mains water
Private drainage to a septic tank
Oil fired central heating
Broadband available
Sky Satellite available

Council Tax

Band "G"

Post Code

PA37 1RD

Closing date

A closing date may be fixed for the receipt of offers. Interested parties should note their interest in the property.

Entry

Entry will be by mutual agreement

Viewing

Viewing is strictly by prior appointment through the sole selling agents. If there is a particular aspect of the property which is important to you, then please discuss it with a member of staff of D M MacKinnon Estates in order to avoid a wasted journey.

Note

The carpets, curtains, blinds and all white goods and electrical appliances as described in the sales particulars are included in the sale. Other furniture may be available by separate negotiation.

Particulars and Photographs May 2008

Important Notice

These sale particulars were prepared on the basis of information provided to us by our clients and/or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty or guarantee is given and prospective purchasers should not rely upon them as statements or representations of fact. Furthermore neither Bell Ingram Limited or its directors or employees assume any responsibility therefore. In particular:

- i) prospective purchasers should satisfy themselves as to the structural condition of any buildings or other erections and the state of repair of any services, appliances, equipment or facilities;
- ii) any photographs included in these particulars are for general information only and any furniture or contents shown in these photographs are not included in the sale unless this is expressly stated in these particulars; and
- iii) any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.





