



Dalmore House, Knipoch, Oban, Argyll and Bute, PA34 4QT
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 **Bell
Ingram**



Dalmore House, Knipoch, Oban, Argyll and Bute, PA34 4QT



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Offers Over £330,000

Property Description

Situated within the charming coastal community of Knipoch, just a short drive from Oban, Dalmore House offers buyers an opportunity to acquire a beautifully maintained three-bedroom semi-detached family home, a much-loved property that enjoys views across to Loch Feochan.

The property is accessed through a front-facing entrance into a bright and inviting vestibule, which flows seamlessly into the spacious family lounge. This welcoming room is bathed in natural light, courtesy of a large front window and elegant French doors that open onto a rear decking area—perfect for relaxing or entertaining. A multi-fuel stove serves as a striking focal point, adding warmth and character to the space.

To the right, the fully fitted kitchen is thoughtfully designed with a range of sleek units and contrasting black granite worktops. Integrated appliances include an electric oven, dual electric and gas hobs, and a dishwasher. A dining area positioned at the front of the kitchen offers delightful views over the garden and surrounding countryside. To the rear, a generously sized utility room provides ample storage and houses a fridge freezer, washing machine, and tumble dryer. A rear door offers convenient access to the garden, while a ground floor shower room features a walk-in shower and white WC. A storage cupboard contains the modern hot water cylinder. A carpeted staircase leads from the lounge to the upper floor landing. To the front of the property, the bedroom has been converted to create a bespoke library / office. This impressive room boasts a vaulted ceiling and high-level bookcases, with twin windows framing picturesque views to the front.

Adjacent is a well-appointed bedroom. A clever double-height ceiling design incorporates a gallery area accessed via a ladder-style staircase—ideal for

additional storage or a quiet study nook. The principal bedroom, positioned to the right, benefits from stunning coastal views and includes a sizable walk-in wardrobe located at the rear. The family bathroom is also located on this level, featuring a stylish black tiled floor contrasted with crisp white walls. A full-size bath and modern white suite complete the space.

Externally, the property is accessed from the road via a shared track leading to a private driveway. A detached double garage offers secure parking for two vehicles and is currently configured for storing outdoor equipment, bikes and garden machinery. The grounds provide ample parking for multiple vehicles, including space for boat storage. The front garden is enclosed by a fence and mainly laid to lawn, with a pathway leading to the front door. To the rear, a stepped path ascends to a raised area, with a further pathway extending behind the house to a private decking area.



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Plans

Approx. gross internal floor area
122 Sq m

Location

Dalmore House is located centrally within the popular coastal settlement of Knipoch, just a short commuting distance from the vibrant coastal town of Oban. The property enjoys views across Loch Feochan, a picturesque sea loch, ideal for those looking to spend time on the water.

Oban, located around 6 miles to the north, is a popular west coast town with a thriving local population. It is popular with tourists and offers a comprehensive range of local amenities including shops, restaurants, banks, cafes and bars. For those looking to enjoy a more active lifestyle, the town benefits from a large leisure centre, golf club and various gyms. Several sailing marinas are located within close proximity to the town. There are a number of primary schools and a well-respected high school, as well as a medical centre and hospital.



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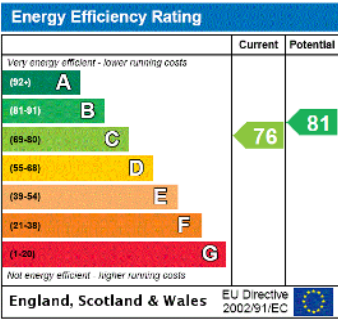
Details

Local Authority
Argyll and Bute

Council Tax
Band = E

EPC
EPC Rating = C

Property



Services & Additional Information

Mains electricity, private drainage, mains water, oil-fired central heating, BT phone and WIFI connectivity, 4G phone signal.

Dalmore House benefits from a private boat launch and mooring may be available.

Directions

Travelling from Oban, take the A816 south towards Lochgilphead passing through the village of Kilmore. Continue for a further 2 miles, entering Knipoch. Dalmore House is located on the left-hand side, clearly marked by a Bell Ingram sale board.

A request bus stop service to Oban is located directly in front of the house.

Viewings

Strictly by 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 Bell Ingram staff before viewing in order to avoid a wasted journey.

Particulars and Photographs-March 2026

Enquire



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Viewing strictly by appointment

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