



Lochnabeich House, North Connel, Oban, PA37 1QX
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Ingram**



Property Description

Situated in a highly desirable position within the picturesque coastal village of North Connel, Lochnabeich House presents a rare opportunity to acquire an attractive three-bedroom detached residence, set within a generous and beautifully maintained plot extending to approximately 0.48 acres.

This charming family home is traditionally accessed via the rear elevation, where a bright glazed vestibule welcomes you into a spacious and well-appointed family kitchen. The kitchen is fitted with a range of quality pine cabinetry, complemented by a mix of tiled surfaces and granite-effect roll-top worktops. Integrated appliances include an electric oven and hob, with space provided for an under-counter dishwasher and washing machine. A casual dining area within the kitchen creates a relaxed and sociable hub for everyday living.

From the kitchen, a door leads into the central hallway, which forms the heart of the home. To the right, the generously proportioned family lounge is bathed in natural light from its triple-aspect windows, creating a warm and inviting atmosphere. A multi-fuel stove set within a feature fireplace provides a cosy focal point, perfectly complementing the electric heating system. The lounge enjoys delightful views over the surrounding gardens and beyond. A doorway from here leads to the front hallway, which also serves as the formal entrance to the property and offers excellent built-in storage. To the left of the central hallway, the dining room provides an elegant setting for entertaining, comfortably accommodating a large dining table for up to eight guests. An open grate fire, set within an attractive granite fireplace, enhances the sense of warmth and character in this space. Also located off the hall is a conveniently positioned WC, neatly tucked beneath the staircase to maximise space.

A carpeted solid stone staircase rises to the upper level, where three well-proportioned bedrooms are located. The principal bedroom benefits from its own en-suite shower room, while all bedrooms enjoy stunning open outlooks across Loch Etive, adding to the home's sense of tranquillity and connection to its natural surroundings. A well-appointed family bathroom completes the accommodation on this floor.

Externally, the property is approached via a sweeping gated driveway, which leads to a generous parking area to the rear.

Extending to the side and rear, the grounds are predominantly laid to lawn, interspersed with mature planting. A covered boat and equipment store positioned to the rear adds further practicality, particularly given the property's close proximity to the water.



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| Guide Price £385,000

Plans

Approx. gross internal floor area
123 sq m

Location

North Connel is a coastal village located on the southern shore of Loch Etive in Argyll and Bute, on Scotland’s west coast. Situated just a few miles north of Oban, it enjoys spectacular views across the loch and surrounding hills. The village is well known for its proximity to Connel Bridge, an iconic cantilever bridge that spans the Falls of Lora, a dramatic tidal race where the waters of Loch Etive meet the Firth of Lorn.

The village is an important gateway to nearby attractions, including Glen Etive, Ben Cruachan, and the west coast islands. Its peaceful setting and excellent transport links make it a popular place to live and visit.



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Details

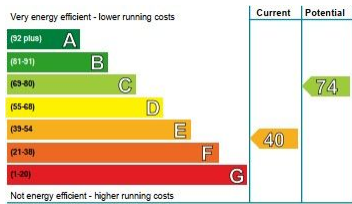
Local Authority
Argyll and Bute

Council Tax
Band = F

Tenure
Freehold

EPC
EPC Rating = E

Property



Services & Additional Information

Mains electricity, mains water, mains drainage, electric heating.

Directions

From Oban, travel north on the A85 towards Connel. The route follows the shoreline of Loch Linnhe and passes through the village of Dunbeg. Continue for approximately 5 miles until you reach Connel Bridge, the distinctive bridge that crosses the Falls of Lora.

After crossing Connel Bridge, take the first road on the right. Follow this road for around 500 yards where the property is located on the left-hand side. Parking is available to the rear, within the grounds.

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
July 2026

Enquire



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Viewing strictly by appointment

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