



5 Polfearn House

Taynuilt | Argyll | PA35 1JQ

Offers Over £125,000

Fiuran
PROPERTY

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5 Polfearn House is a newly renovated ground floor Apartment with one Bedroom, located in the picturesque village of Taynuilt. With private rear garden housing a Summer House/Shed and free residents' parking, it would make an ideal first-time/retirement purchase or holiday home.

Special attention is drawn to the following:

Key Features

- Attractive ground floor Apartment in Taynuilt village
- Peaceful location, 12 miles from Oban
- Beautiful open countryside views
- Short walk to River Awe & beach at Loch Etive
- Private entrance door into Hallway
- Kitchen/Diner, Lounge, Bedroom, Bathroom
- White goods included in sale
- Double glazing throughout
- Heatstore electric heaters
- iMist fire suppression system fitted
- Private, enclosed garden to rear
- Timber Summer House/Shed with power
- Free residents' parking



5 Polfearn House is a newly renovated ground floor Apartment with one Bedroom, located in the picturesque village of Taynuilt. With private rear garden housing a Summer House and free residents' parking, it would make an ideal first-time/retirement purchase or holiday home.

The accommodation comprises private entrance Hallway, modern fitted Kitchen /Diner with white goods & granite breakfast bar, bright Lounge with door leading to the private garden, double Bedroom, and modern Bathroom with jacuzzi bath. There is also a timber Summer House/Shed with power located in the rear garden.

Polfearn House is a former country hotel which has been converted into several Apartments. It is set amongst open countryside close to nearby beaches and enjoys elevated views towards Loch Etive. In addition to its rural and peaceful location, the property benefits from double glazing throughout and electric Heatstore heaters. This Apartment has also been fitted with a brand new iMist fire suppression system.

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

APPROACH

Via private entry at the rear of the building, through a stone green door into the Hallway.

HALLWAY

With built-in shelved cupboard (housing the hot water cylinder), small cupboard housing the electric meter/fuse box, ceiling downlights, laminate flooring, and doors to all rooms.

KITCHEN/DINER 3.45m x 3.15m

Fitted with a range of modern base units, complementary work surfaces, sink & drainer, tiled splash-backs, brand new built-in electric oven, ceramic hob, stainless steel cooker hood, tall fridge/freezer, space for washing machine & dishwasher, centre island/breakfast bar with granite worktop, ceiling downlights, wall-mounted Heatstore electric heater, boxed-in iMist fire suppression system unit, and Schist floor tiles.



LOUNGE 4.25m x 3.05m

With window overlooking the garden, wall-mounted Heatstore heater, ceiling downlights, and glazed door leading to the garden.

BEDROOM 3.1m x 2.7m

With window overlooking the garden, wall-mounted Heatstore heater, ceiling downlights, and wooden flooring.

BATHROOM 2.55m x 2.3m

With white suite comprising large jacuzzi bath with shower attachment, WC & wash basin, chrome heated towel rail, ceiling downlights, tiled walls, and tiled flooring.

SUMMER HOUSE/SHED 2.75m x 2.5m

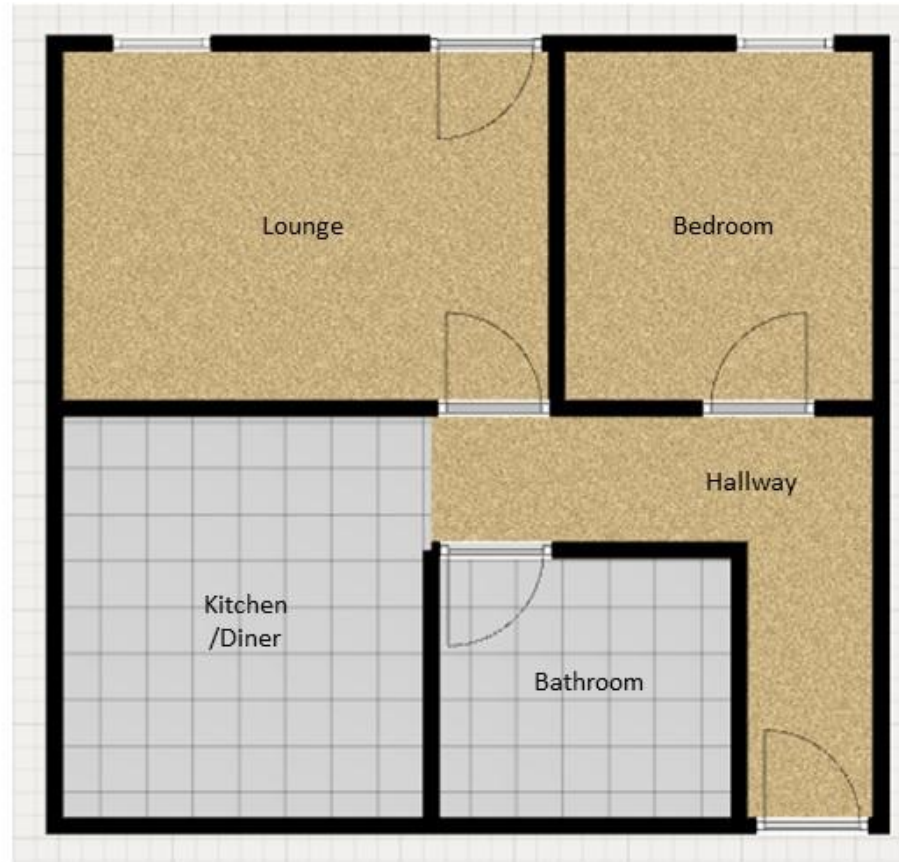
With windows, door & decking to the front elevation, wall-mounted lights, and power.

GARDEN

The private garden is fully enclosed and mainly laid to lawn, with gravelled pathway leading to the Summer House/Shed.



5 Polfearn House, Taynuilt



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water & electricity.
Drainage to shared septic tank.

Council Tax: Band A

EPC Rating: C75

Local Authority: Argyll & Bute Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

LOCATION

Taynuilt is a very popular Argyllshire village, only 12 miles from the town of Oban and containing a variety of residential dwellings, together with village amenities which include a village hall, post office, butcher, grocery store, church, tea-room, primary school, doctor's surgery, golf course, sports pavilion, Hotel & train station. There is also a range of outdoor pursuits nearby, including a variety of walks.

DIRECTIONS

From Oban, take the A85 heading East. Upon reaching Taynuilt village, take a left opposite the Taynuilt Hotel (signposted Village Centre). Drive over the railway bridge, past the village hall, and continue driving until you reach the sign for Bonawe Iron Furnace. Take a left at the sign and follow this road, passing the next sign for Bonawe Iron Furnace. Pass Kelly's Pier on the left, then take the next right. Polfearn House is on the right. The entrance to no.5 is at the rear of the building.

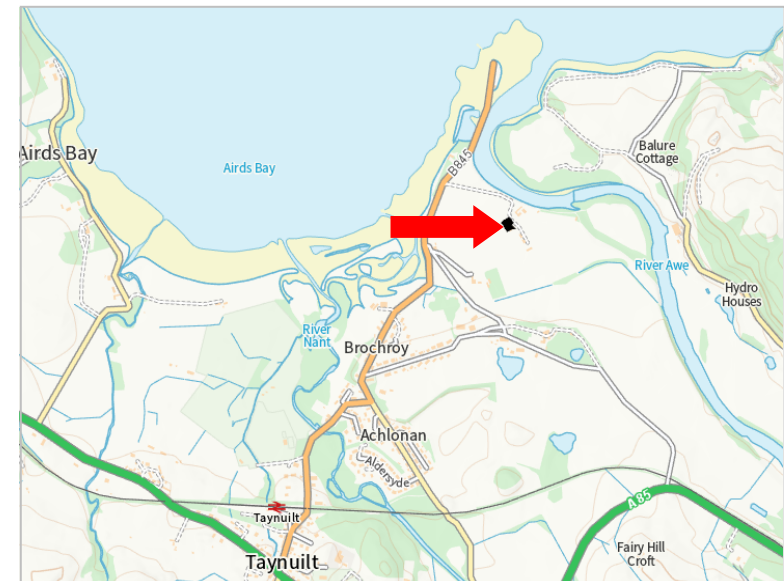
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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