



Alt Na Mara

Benderloch | Argyll | PA37 1RT

Guide Price £290,000

Fiuran
PROPERTY

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Alt Na Mara is a charming 4 Bedroom stone-built detached Villa on the outskirts of the village of Benderloch, with breathtaking sea views across the Firth of Lorne to the Isle of Mull and only a short walk from the beach at Tralee/Ardmucknish Bay. Although in need of upgrading & modernisation, it has the potential to make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Attractive 4 Bedroom stone-built Villa
- Located on the edge of the village of Benderloch
- Stunning sea views across Firth of Lorne towards Mull
- Porch, Hallway, Kitchen, Utility Area, Shower Room, Vestibule
- Dining Room, Lounge, 4 Bedrooms, Bathroom
- Partial electric heating & solid fuel stove in Lounge
- Mostly double-glazed windows
- Window & floor coverings included in sale
- High ceilings, decorative coving & attractive fireplaces
- Delightful, terraced garden with small burn
- Driveway & detached Garage to side
- Close to local amenities, beach, cycle path & Ben Lora
- Improvement potential
- No chain



Alt Na Mara is a charming 4 Bedroom stone-built detached Villa on the outskirts of the village of Benderloch, with breath-taking sea views across the Firth of Lorne to the Isle of Mull and only a short walk from the beach at Tralee/Ardmucknish Bay. Although in need of upgrading & modernisation, it has the potential to make a wonderful family home.

The ground floor accommodation comprises entrance Porch, Hallway with stairs rising to the first floor, 2 Reception Rooms (Lounge & Dining Room) with high ceilings, decorative coving & attractive fireplaces, fitted Kitchen with Utility Area off, large Shower Room with bath, spacious ground floor Bedroom, and Vestibule with door leading to the rear garden.

The first-floor accommodation offers 3 further double Bedrooms, and a family Bathroom. There are also 2 Loft spaces.

In addition to partial electric heating, there is also a solid fuel stove in the Lounge, and the property is mostly double glazed. Offering improvement potential, Alt Na Mara offers a rare opportunity to acquire a period property in a stunning location.

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

APPROACH

Via gravelled parking area to the side of the property, and entrance at the front into the Porch or at the rear into the Vestibule.

PORCH

With storm doors to the front elevation, and internal glazed door leading to the Hallway.

HALLWAY

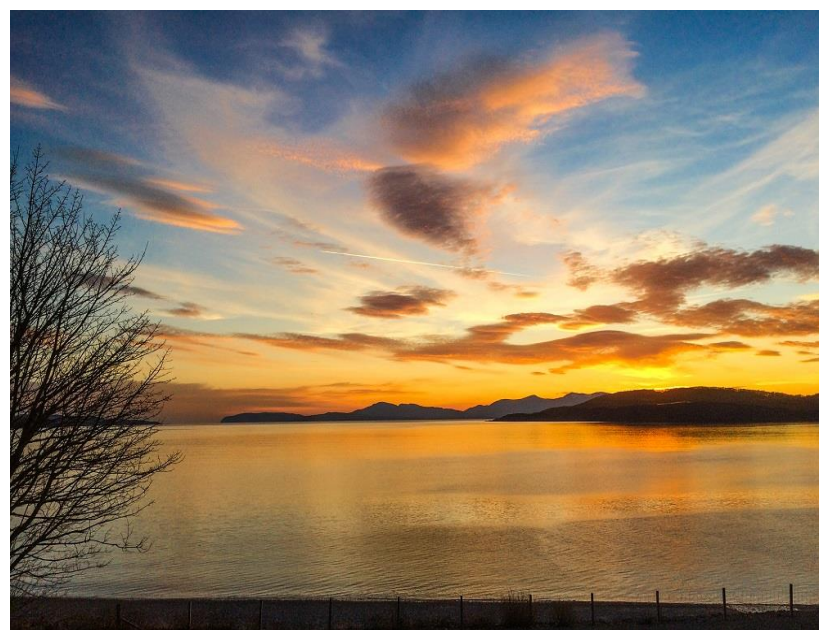
With stairs rising to the first floor, electric radiator, fitted carpet, and doors leading to the Lounge, Dining Room, and Bedroom One.

LOUNGE 5.2m x 3.75m (max)

With Bay window to the front elevation, 2 electric radiators, attractive fireplace with solid-fuel stove, shelved recess, high ceilings with decorative coving, and fitted carpet.

DINING ROOM 4.6m x 3.95m (max)

With windows to the front elevation, electric radiator, attractive fireplace, high ceilings with decorative coving, fitted carpet, and door leading to the Kitchen.



KITCHEN 3m x 3m

Fitted with a range of wooden base & wall mounted units, work surfaces, stainless steel sink & drainer, built-in electric oven & grill, ceramic hob, electric storage heater, ceiling pulley, vinyl flooring, windows to the front & side elevations, and door leading to the Utility Area.

UTILITY AREA 2.85m x 1.65m

With worktop, vinyl flooring, and doors leading to the Shower Room and Vestibule.

SHOWER ROOM 2.8m x 2.7m

With white suite comprising bath, WC & wash basin, corner shower enclosure with electric shower, wall-mounted electric heater, partially tiled walls, vinyl flooring, and window to the rear elevation.

VESTIBULE 3.05m x 1.8m

With window to the rear elevation, coat hooks, fitted carpet, access to a Loft, glazed door leading to Bedroom One, and external door leading to the rear garden.

BEDROOM ONE 3.95m x 3.65m

With windows to both side elevations, fireplace, built-in cupboard housing the hot water cylinder, further under-stair storage cupboard, and fitted carpet.



FIRST FLOOR: UPPER LANDING

With fitted carpet, stained glass roof light, Loft access, and doors leading to Bedroom Two, Bedroom Three, Bedroom Four and the Bathroom.

BEDROOM TWO 3.85m x 3.6m

With window to the side, wall-mounted electric heater, built-in shelved cupboard, and fitted carpet.

BEDROOM THREE 4.05m x 4.05m

With dormer window to the front elevation, wall-mounted electric heater, and fitted carpet.

BEDROOM FOUR 4.35m x 3.8m

With dormer window to the front elevation, wall-mounted electric heater, and fitted carpet.

BATHROOM 1.85m x 1.55m

With bath, WC & wash basin, electric storage heater, vinyl flooring, and window to the front elevation.

DETACHED GARAGE

With up-and-over door to the front elevation, pedestrian door to the side elevation, window to the side elevation, concrete floor, power, and lighting.

GARDEN

The garden grounds surround the property and are laid to stone chippings, lawn, paving and mature vegetation, with an area of timber decking to the rear. There is an array of attractive & colourful shrubs/trees to the front & rear, and a driveway offering private parking to the side.



Alt Na Mara, Benderloch



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 private septic tank.

Council Tax: Band F

EPC Rating: G20

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

The village of Benderloch lies on the A828 Oban-Fort William road, around 7 miles north of Oban, and has a local shop, garage, primary school, church, hall, café, cycle path & bus service. Ben Lora & the sandy beach at Tralee are also very close by. Nearby Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities & services.

DIRECTIONS

From Oban take the A85 heading East. At the village of Connel, take the A828 North across Connel Bridge. Continue North towards the village of Benderloch. Alt Na Mara is on the right before entering the village, and can be identified by the For Sale sign.

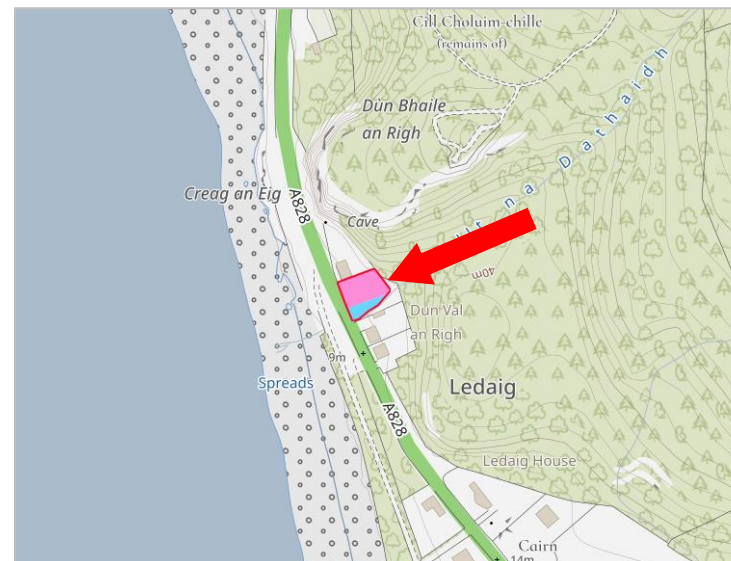
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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