



Ceoletive

North Connel | Argyll | PA37 1RE

Offers Over £460,000

Fiuran
PROPERTY

Ceoletive

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Ceoletive is a unique property boasting beautifully presented main Dwelling with 4 Bedrooms and additional 2 Bedroom self-contained Apartment. Set in mature grounds extending to approx. 0.7 acres and with views of Loch Etive, the property benefits from a delightful Balcony to the front and 2 double Garages.

Special attention is drawn to the following:-

Key Features

- Unique property located in sought after village of North Connel
- Impressive open views of surrounding countryside & Loch Etive
- Private plot extending to approx. 0.7 acres
- Main Dwelling with Sunroom, open-plan Lounge/Diner/Kitchen
- Hallway, 4 double Bedrooms, Shower Room, WC
- Apartment with Kitchen/Lounge, 2 Bedrooms & Shower Room
- Excellent storage throughout, including floored Loft
- Oil central heating, gas stove in Dining Area
- Large hot water tank with oil fired or immersion control
- Range of appliances included in sale
- Private parking for several vehicles
- 2 integral garages with power & lighting
- Large greenhouse & tin shed with concrete base
- Architect plans to convert into single dwelling with 5 Bedrooms
- Building Warrant 22/01572/DOM4



Ceolitive is a unique property boasting beautifully presented main Dwelling with 4 Bedrooms and additional 2 Bedroom self-contained Apartment. Set in mature grounds extending to approx. 0.7 acres and with views of Loch Etive, the property benefits from a delightful Balcony to the front and 2 integral Garages.

The accommodation is split over 2 levels, with separate access to each floor. External stairs lead to the main Dwelling on the upper floor, comprising Sunroom/Utility, spacious Hallway, large open-plan Lounge/Diner/Kitchen with gas stove & modern kitchen units, 4 double Bedrooms (all with built-in wardrobes), a family Shower Room, and separate WC.

On the ground floor, the Apartment comprises entrance Hallway, open plan Kitchen/Lounge with doors to the Sunroom, 2 large double Bedrooms, and a Shower Room.

There are 2 double garages with electricity & lighting, accessed from the rear of the property, and a substantial double-glazed greenhouse attached to the far end of the property. There is oil central heating throughout, which can be controlled separately on both floors.

With stunning views from every window, Ceolitive would make a wonderful family home, with the potential to let out the Apartment.

APPROACH

Via gated access from shared road, into a spacious gravelled parking area to the side of the property, and steps with glazed balustrade at the rear leading up to the Sun Room.

UPPER FLOOR MAIN DWELLING: SUNROOM/UTILITY 3.95m x 2.3m

With glazing to the rear & side elevations, polycarbonate roof sheets, raised flooring with carpeted tiles, and door leading to the Hallway.

HALLWAY

With large walk-in shelved cupboard (2.1m x 1.65m), 2 further built-in shelved cupboards, radiator, fitted carpet, access to the Loft, and doors leading to the Kitchen/Diner/Lounge, WC, all 4 Bedrooms & the Shower Room.

KITCHEN 3.6m x 3.6m

Open plan to the Lounge/Diner and fitted with a range of modern gloss base & wall mounted units, granite worktops (including curved centre island), 2 inset sinks, inset hob (replacement required), feature cooker hood, 2 built-in ovens (including a steam oven), integrated dishwasher, American style fridge/freezer, wooden parquet flooring, radiator, and window to the front.

LOUNGE/DINER 8.7m x 5.15m

With window to the rear elevation, fitted carpet, radiator, attractive fireplace with gas stove, and glazed sliding doors leading to the Balcony (with coated aluminium rail & toughened safety glass).



BEDROOM ONE 3.85m x 3.5m

With window to the front elevation, built-in wardrobe, radiator, and fitted carpet.

BEDROOM TWO 3.5m x 3.35m

With window to the front elevation, built-in wardrobe, radiator, and fitted carpet.

BEDROOM TWO 3.85m x 3.15m

Currently used as an Office, with window to the rear elevation, built-in wardrobe, radiator, and fitted carpet.

BEDROOM FOUR 3.35m x 3.15m

With window to the rear elevation, built-in wardrobe, radiator, and fitted carpet.

SHOWER ROOM 2.8m x 1.95m

With modern white suite comprising WC & wash basin, large shower enclosure with Respatex style wall panelling & mixer shower, radiator, partially tiled walls, tiled flooring, and window to the side elevation.

WC 1.75m x 1.65m

With pink suite comprising WC & wash basin, radiator, partially tiled walls, carpet tiles, and obscured glass window to the rear elevation.

GROUND FLOOR APARTMENT:

HALLWAY

With wooden flooring, and doors leading to the Kitchen/Lounge, both Bedrooms and the Shower Room.

KITCHEN/LOUNGE 8.65 x 3.4m

Newly fitted with a range of gloss base & wall mounted units, work surfaces over, sink & drainer, built-in electric oven & grill, induction hob, tall fridge & freezer, integrated dishwasher, washing machine, radiator, wooden flooring, window to the rear elevation, and glazed sliding doors to the Sunroom.



SUNROOM 3.5m x 2m

With glazed doors & windows to the rear elevation, concrete floor, and door leading to the under-stair storage area (housing the electrics).

BEDROOM ONE 5m x 2.5m

With window to the side elevation, radiator, and fitted carpet.

BEDROOM TWO 5m x 2.8m

With window to the side elevation, radiator, and fitted carpet.

SHOWER ROOM 3.6m x 1.35m

Newly fitted with modern suite comprising WC & vanity wash basin, shower enclosure with mixer shower, Respatex style wall panelling, heated towel rail, vinyl flooring, and window to the side elevation.

GARAGE 1 8.75m x 4m

With timber garage doors, window to the front elevation, fitted shelving, radiator, concrete floor, power, lighting, and door leading to Garage 2.

GARAGE 2 8.75m x 4m

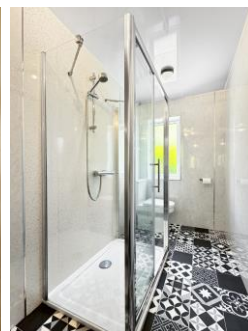
With timber garage doors, window to the front elevation, fitted shelving, concrete floor, power, lighting, butler sink (with hot & cold water), and drive-over inspection pit.

GREENHOUSE 4.9m x 3.6m

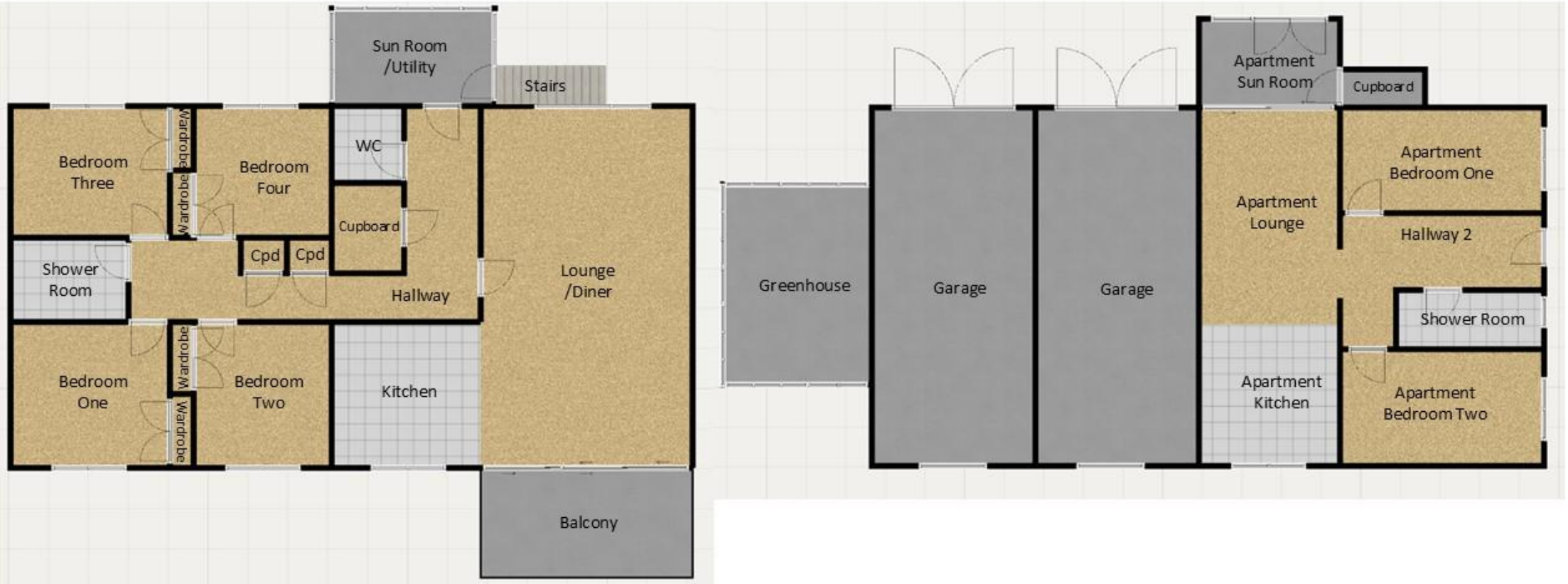
With double-glazed windows to all elevations, polycarbonate roof sheets, wooden benches, heating, power & concrete flooring. Outside tap with water shut-off.

GARDEN

Sizeable, mature garden ground extending to approximately 0.7 acres, which is well planned for seasonal colour succession, with a variety of interesting plants, shrubs & trees (including azaleas, camellias, rhododendrons, clematis, fire trees, a 'paper handkerchief' tree, horizontal fir, fig tree, holly, spring bulb collection, and a selection of unusual rockery plants). There are also fruit trees, including apple & pear trees. There is a large tin shed with concrete base. There is a gated entrance with large, gravelled area for parking to the side & rear of the property.



Ceoletive, North Connel



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 electricity & water.
Septic tank. Oil tank.

Council Tax: Band G

EPC Rating: D57

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

Ceoletive is located approximately 6 miles from the popular West Highland seaside town of Oban, which is known as the gateway to the isles and benefits from a variety of shops, numerous restaurants & bars, a public library, general hospital, a modern leisure centre & pool, cinema, a secondary school, and a wide range of outdoor pursuits. The village of Benderloch is under 3 miles away and offers a general store, petrol station, café, church, village hall & highly regarded primary school. There are also numerous beaches and a cycle path nearby.

DIRECTIONS

Travelling north from Oban on the A85, turn right at Connel onto the A828 signposted for Fort William. Immediately after crossing Connel bridge, turn right signposted North Connel (East) and Bonawe. After approximately 1.5 miles, you will reach a crossroads. Turn right towards Bonawe. Cross a narrow bridge, and take the next left. Pass Staffa House on the right. Ceoletive is the next house on the left.

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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