



## Achaleven House

Connel | Argyll | PA37 1PF

Offers Over £425,000

**Fiuran**  
PROPERTY

# Achaleven House

Connel | Argyll | PA37 1PF

Achaleven House is a 400 year old stone-built Dwelling with 5 Bedrooms, situated in the popular West Coast village of Connel. Beautifully presented, with a modern extension providing 2 En Suite Bedrooms, it would make an impressive family home or B&B business.

Special attention is drawn to the following:

## Key Features

- Striking 5 Bedroom stone-built detached House
- Kitchen, Dining Room, Lounge, Bathroom
- 5 Bedrooms, 2 En Suite Shower Rooms
- Popular village location, close to Loch Etive
- Spectacular views of surrounding countryside
- Beautifully presented with modern features
- Oil central heating throughout
- Multi-fuel stove in Lounge
- Fully double glazed with blinds included in sale
- Good storage, including 2 Lofts
- Stone-built detached Garage
- Private parking for several vehicles
- Potential to be run as a B&B



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The ground floor accommodation comprises entrance Vestibule with stairs rising to the first floor, and doors leading to the Lounge with multi-fuel stove, family Bathroom, and attractive Dining Room. The Dining Room leads to the fitted Kitchen at the rear, and gives access to the side extension with Hallway and 2 double Bedrooms with En Suite Shower Rooms. The extension (Achaleven Byre) has its own access, so is ideal for self-catering/B&B.

The first-floor accommodation offers 3 further Bedrooms, and landing area with space for a desk.

The original House was built around 400 years ago, with a side and rear extension added later. Externally, the sizeable garden grounds are easily maintained. There is a detached Garage and private parking for several vehicles to the rear of the property.

The accommodation with approximate sizes is arranged as follows:

#### **APPROACH**

Via gated access and private parking area to the rear of the property. Entrance at the front into Vestibule or at the rear into Kitchen. The side extension also has its own front & rear access.

#### **GROUND FLOOR:**

##### **VESTIBULE** 2.7m x 2.05m (max)

With UPVC entrance door, carpeted stairs rising to the first floor, under-stair cupboard, radiator, wood effect flooring, and doors leading to the Lounge, Bathroom & Dining Room.

##### **LOUNGE** 4.1m x 3.45m

With windows to the front & side elevations, 2 radiators, multi-fuel stove, and wood effect flooring.

##### **BATHROOM** 2.7m x 1.8m

With modern white suite comprising bath and vanity unit with WC & wash basin, shower enclosure with mixer shower, chrome heated towel rail, feature mirror, tiled walls & flooring, ceiling downlights, and window to the rear elevation.



**DINING ROOM** 4.15m x 2.65m

With window to the front elevation, radiator, wood effect flooring, low hanging pendant lights, archway leading to the Kitchen, and door leading to the Hallway.

**KITCHEN** 3.55m x 3m

Fitted with a range of cherry wood effect base & wall mounted units, complementary work surfaces, sink & drainer, feature stone cladding splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, ceiling downlights, tile effect flooring, and window to the rear elevation. A range of appliances may be available separately.

**HALLWAY**

With glazed French doors and windows to the front elevation, 2 Velux style windows, further external door leading to the rear elevation, radiator, ceiling downlights, wood effect flooring, and doors leading to Bedrooms One and Two.

**BEDROOM ONE** 3.1m x 2.65m

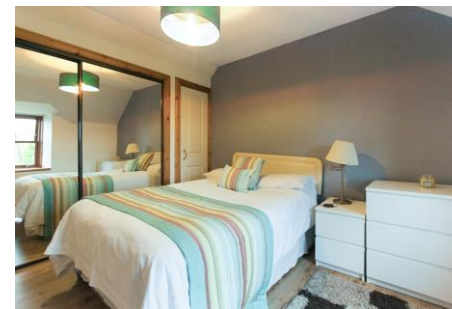
With window to the front elevation, radiator, ceiling downlights, wood effect flooring, and door leading to the En Suite Shower Room.

**BEDROOM ONE EN SUITE** 1.95m x 1.35m

With modern white suite comprising wall-hung WC & wash basin, shower enclosure with mixer shower, chrome heated towel rail, Respatex style wall panelling, wood effect flooring, ceiling downlights, and window to the rear elevation.

**BEDROOM TWO** 3.75m x 3m

With window to the rear elevation, further Velux style window, radiator, ceiling downlights, wood effect flooring, and door leading to the En Suite Bathroom.



**BEDROOM TWO EN SUITE** 3m x 1.55m

With modern white suite comprising bath with electric shower over, wall-hung WC & wash basin, chrome heated towel rail, Respatex style wall panelling, wood effect flooring, and ceiling downlights.

**FIRST FLOOR: UPPER LANDING**

With window to the front elevation, radiator, fitted carpet, and doors leading to Bedrooms Three, Four & Five.

**BEDROOM THREE** 3.5m x 2.65m

With window to the front elevation, radiator, built-in shelved cupboard, built-in wardrobe, and wood effect flooring.

**BEDROOM FOUR** 3.45m x 1.9m

With window to the rear elevation, radiator, and wood effect flooring.

**BEDROOM FIVE** 4.25m x 2.8m (max)

With windows to the front & side elevations, radiator, built-in shelved cupboard, built-in wardrobe, and wood effect flooring.

**GARAGE**

Stone-built, with up-and-over door to the side elevation, further door to the front elevation, window to the front elevation, concrete floor, power, and lighting.

**GARDEN**

The sizeable & enclosed garden ground is mainly laid to lawn and stone-chippings, bounded by a stone wall and timber fencing. There is also private parking, an area of decking, and timber shed to the rear.



## Achaleven House, 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 water and electricity.  
Drainage to septic tank. Oil tank.

**Council Tax:** Currently Band F

**EPC Rating:** E52

**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

With a thriving community, Connel is a quiet rural location around 5 miles east of Oban and offers a good range of village amenities and services which include a general store and post office, churches, a medical centre with tea room, primary school and two licensed hotels with restaurants. Connel is also on the Oban to Glasgow railway line. There are further facilities and services available in the town of Oban.

## DIRECTIONS

From Oban, take the A85 towards Connel. Drive past the A828 turn-off for Fort William, and pass under Connel bridge. Just before exiting the village, take a right onto Achaleven Road. Drive under the railway bridge, and follow the road around to the left. Achaleven House can be seen on the right.

What3words: blend.permit.bronzed

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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