



Rowan Lodge, Tayvallich

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BNP PARIBAS GROUP 

# Rowan Lodge

## Creagan Dearg, Tayvallich, PA31 8AJ

A stunning modern four-bedroom home with contemporary styling and technology, in a magnificent Argyll coast setting

A816 9.5 miles, Lochgilphead 12 miles, Tarbert 25 miles, Inveraray 36 miles, Oban 41 miles, Glasgow 100 miles, Edinburgh 146 miles

Dining room | Kitchen/breakfast room | Sitting room | Study | Utility | Downstairs bathroom | Gallery lounge | Principal bedroom with en suite | 3 Further bedrooms | Family bathroom | Office

EPC Rating Band B

### The property

Rowan Lodge is a handsome, bespoke property set in an elevated position above Creagan Dearg, Tayvallich. The property offers spacious reception rooms and a host of high-end features and modern technological innovations throughout.

The front door opens directly into the light, airy dining room with floor-to-ceiling windows offering sweeping views across the water to the Isle of Jura. The equally light-filled sitting room has a feature fireplace and woodburning stove. The property's kitchen/breakfast room is modern, with bespoke German cabinets and ample top-of-the-range, integrated appliances including a Rangemaster cooker and extractor hood and other appliances by Siemens, Bosch and Fisher Paykel. Also on the ground floor is a cosy study, a utility room and a downstairs cloakroom with shower.

On the first floor there is a stunning sitting area with elevated views across Carsaig and to Jura and beyond. The cathedral-style ceiling creates a sense of space and light, while the sliding glass doors open onto a balcony with a glass balustrade for uninterrupted views. There are four double bedrooms, including the

principal bedroom which benefits from its own en suite and dressing room. Completing the accommodation on this floor is a contemporary family bathroom with chrome fixtures and a separate shower. Further technology integrated into the property includes an energy-efficient ground source heat pump, which works at a CoP of 4.0 with average heat output of 12 Kw. This pairs with underfloor heating and individual thermostats for each room, together with high-quality NorDan glazing throughout.

### Outside

Rowan Lodge sits within its own plot and has beautifully landscaped, well-maintained gardens. It also has a large additional area of ground next to the house. The front garden features a private paved driveway, which opens to a spacious parking area at the front of the house, alongside the manicured lawns and well-established trees and shrubs. At the back, the lower garden benefits from apple trees and mature flowering plants. There is also a selection of paved seating areas, in addition to a garden room with a large hot tub by Artesian Spas. The integrated double garage provides covered parking and features a first-floor room that is currently being used as a second home office.

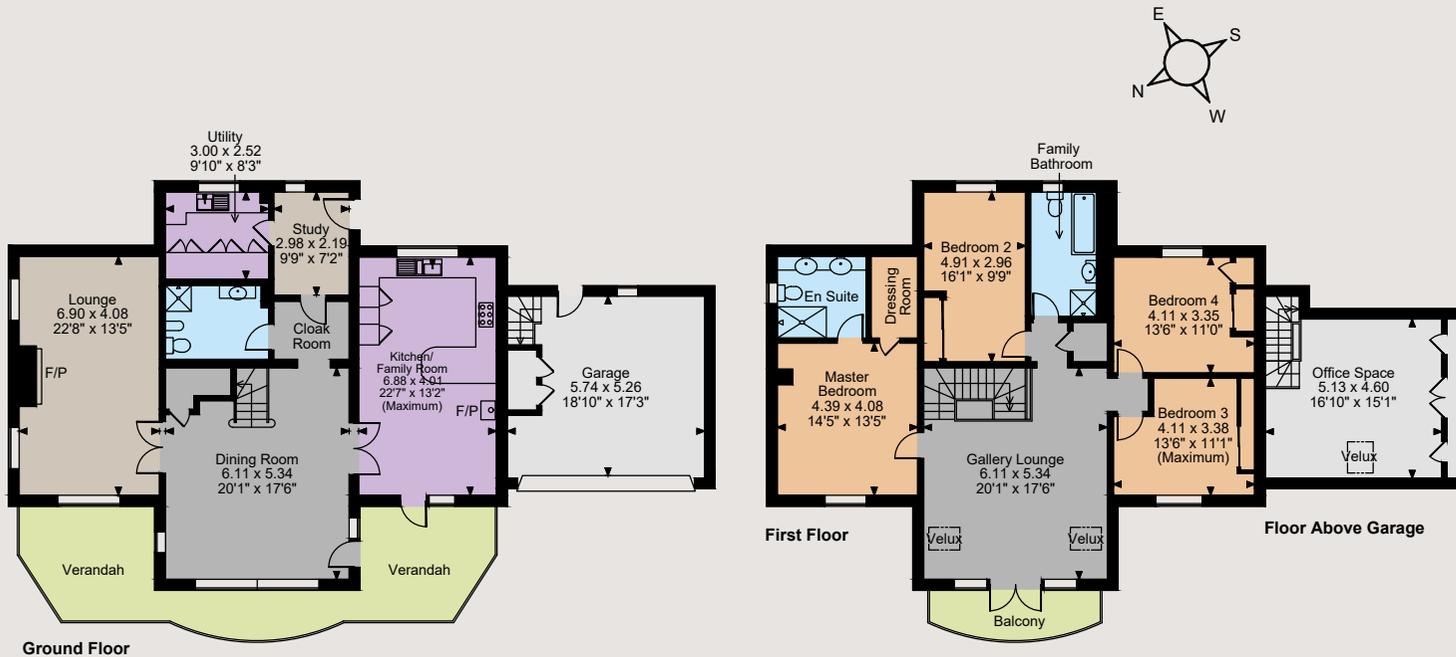
### Location

Rowan Lodge sits in the small village of Tayvallich, just 12 miles east of Lochgilphead. The village itself has a pub/restaurant and a café/shop, as well as a village hall and local primary school. More amenities can be found in Lochgilphead including several well-regarded schools, independent restaurants, sports facilities and a large supermarket. The surrounding area is a paradise for outdoors lovers. There are numerous walking and cycling trails within easy reach of Tayvallich, while the region is well-known for sailing, fishing, birdwatching and diving. Ferries embark to Jura from Tayvallich Ferry Terminal, while the larger Kennacraig Ferry Terminal and Tarbert Ferry Terminal (both less than an hour away) offer services to Islay and Portavadie.





Floorplans  
House internal area 2,525 sq ft (235 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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### Directions

Leave Edinburgh and drive west to Glasgow. Join the A82 north of the city and drive around the west side of Loch Lomond. Once you reach Tarbet, turn off of onto the A83. Continue on to Lochgilphead and, after 1.5 miles, turn left onto B841. Drive straight for 3 miles and then take a slight left onto B8025. After 6 miles, enter the village of Tayvallich and take the first right. The property will then be on the right.

### General

**Local Authority:** Argyll & Bute

**Services:** Mains electricity, water, private drainage (we believe the system to be compliant. Further information on request) central heating (heat pump & underfloor)

**Council Tax:** Band G

**Fixtures and Fittings:** Fitted kitchen white goods & hot tub included

### Edinburgh

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