



Lag An Fhiodhain

North Connel, Oban

An attractive amenity farm with modern house located in a stunning site on the shores of Loch Etive

An impressive detached modern property offering extensive and generously proportioned accommodation, together with grazing land, amenity woodland, large modern agricultural shed and yard located on the north shore of Loch Etive.



2 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



AGRICULTURE SHED



APPROX. 10.78 ACRES



FREEHOLD



RURAL



2,536 SQ FT



OFFERS OVER £750,000



The property

Lag an Fhiodhain is an attractive, modern detached property located in an elevated, south west facing position on the north side of Loch Etive in north Argyll. The property is constructed of timber frame with block walls set under a pitched slate covered roof, with the internal accommodation extending to approximately 2,500 sq.ft. The accommodation is split over two floors and provides extremely comfortable and spacious accommodation with a generously proportioned entrance hall providing access to two bedrooms, drawing room, kitchen and front porch and a staircase to the first floor. The upper level enjoys similarly spacious rooms and utilises the large front room as a sitting room with a door giving access to a large balcony and stunning views. The internal accommodation is decorated and finished to a high standard.

Outside

The property is a small amenity farm and extends to approximately 10.78 acres (4.36 Ha), which combines a mix of grazing land, mixed amenity woodland

and frontage onto Loch Etive. The topography is undulating and provides opportunity to create further woodland and grazing opportunities. Located to the southeast of the house is a large modern general purpose shed which is constructed of steel portal frame, corrugated concrete roof, side cladding with concrete floor. There is also a large area of ground to the side and front which has ample room for further buildings.

Included in the sale is some amenity land on the southwest side of the public road and provides opportunities to launch a boat. There will be potential to apply to the Crown Estate to lease a mooring within the Loch.







Location

North Connel is a small settlement lying on the north side of Loch Etive in Argyll & Bute, a short distance from the villages of Connel and Benderloch. North Connel has a public house, a small airport with daily flights to some of the Inner Hebrides and a village hall. Close by the property is Ardchatten Priory which is a popular visitor attraction. Connel has hotels/restaurants and has services to Oban and Glasgow by train and bus. Benderloch to the north has a primary school, shop, garage and café together with the popular Tralee beach.

Oban is the main centre for the area and has a good range of services, recreational, leisure and retail provision. Oban has a mainline railway station and is the hub for the Caledonian Macbrayne ferries to the Inner and Outer Hebrides.

Distances

- Oban 8.3 miles
- North Connel Airport 3.7 miles
- Glasgow 95 miles
- Inverness 105 miles

Nearby Stations

- Connel 4 miles

Key Locations

- Oban
- Isle of Mull
- Ganavan Sands
- Tralee Beach

Nearby Schools

- Lochnell Primary School
- Oban High School







Lag an Fhiodhain, North Connel, Oban



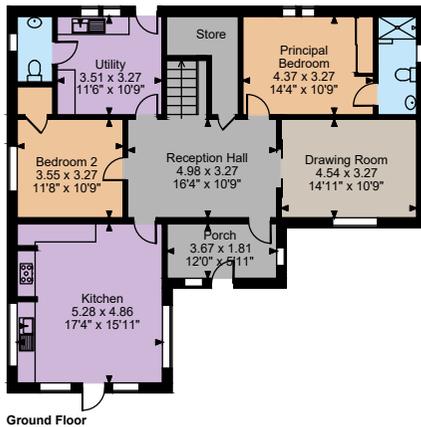
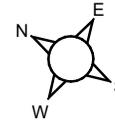
Total Area - 4.36 ha / 10.78 ac

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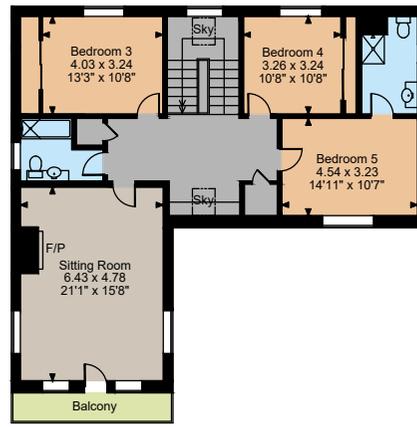
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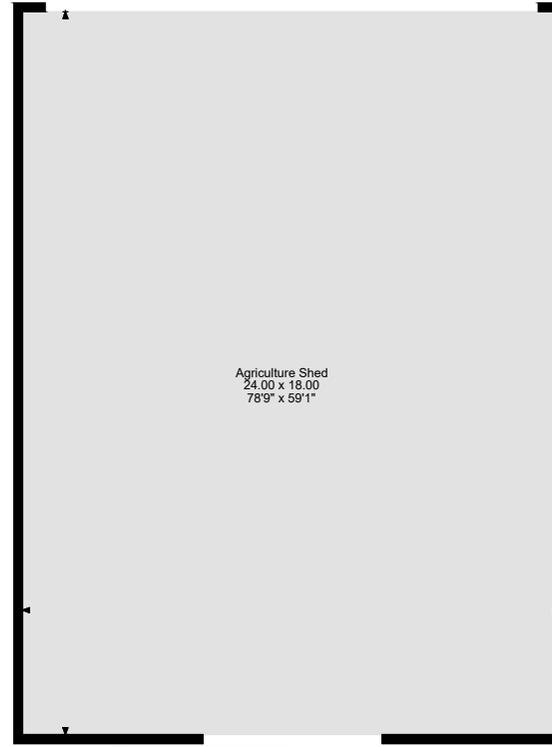




Ground Floor



First Floor



Agriculture Shed
24.00 x 18.00
78'9" x 59'1"

Floorplans

House internal area 2,536 sq ft (236 sq m)
Agricultural shed internal area 4,650 sq ft (432 sq m)
For identification purposes only.

Directions

Post Code: PA37 1RF
what3words: ///glance.ruler.reef

General

Local Authority: Argyll & Bute Council, Kilmory,
Lochgilphead, PA31 8RT, Tel 01546 605522, www.
argyll-bute.gov.uk

Services: Mains electricity and water, private drainage
to septic tank (SEPA registered), oil-fired central
heating.

Mobile and Broadband checker: Information can be
found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

Fixtures and Fittings: Fitted floor coverings and
integrated appliances will be included in the sale.

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