



Maolachy
Lochavich, Taynuilt, Argyll

A charming three bedroom renovated house with outbuildings and sheds over about 48.5 acres, in rural Argyll

An attractive stone-built family home and farmstead, sensitively combining modern amenities with period features, and a range of outbuildings, agricultural sheds and buildings with annexe potential. Located in a sought-after area of Argyll with gardens, woodland near to two famed fishing lochs.



3 RECEPTION ROOMS



3 BEDROOMS



3 BATHROOMS



OUTSIDE



2 HYDRO ELECTRIC TURBINES



FREEHOLD



ABOUT 48.5 ACRES



MAIN HOUSE: 2,411 SQ FT



OFFERS OVER £750,000



The property

Maolachy is a delightful stone-built property offering light-filled, flexible accommodation arranged over two floors. The house has been beautifully modernised by the current owner to provide a practical and cohesive family and entertaining environment, it sensitively combines quality fixtures and fittings including open plan kitchen dining room, contemporary bathrooms, exposed stone walls and glazing showcasing panoramic views of the garden and surrounding land.

The property is accessed from a gravelled courtyard through French doors into a welcoming entrance/dining hall with tiled floor, an exposed stone fireplace with log-burning stove with an en-suite cloakroom/wet room and a rear aspect door to the garden. A door accesses the cosy, triple aspect living room extending to almost 39ft in length. This room has a tiled floor, a feature fireplace with log-burning stove and a modern, central staircase comprising of an ash timber and glass panelled balustrade ascending to the first floor. Returning to the entrance hallway there is further access to the bright, open plan breakfast/

dining kitchen. This impressive room with timber floor, contains floor and wall units, a central island unit with a stainless steel Belfast sink and complementary work surfaces. Electrical appliances include an electric Aga, a wine chiller, a dishwasher, convection oven/microwave and fridge freezer. The breakfast/dining area provides space for a sizeable dining table, there is a freestanding wood-fired Esse cast iron cooking stove with further living space available.

The property's two carpeted double bedrooms can be found on the first floor accessed from the living room. The principal bedroom has an en-suite bathroom with tiled floor, bath and overhead mixer shower, a wash hand basin and a WC. The second double bedroom has a vaulted en-suite shower room with tiled floor, a walk-in shower, a wash hand basin and WC.

The snug/family room can be accessed from the kitchen dining room with door access to the garden. A staircase rises to the first floor for access to the third bedroom and opposing bathroom. A passage links courtyard to garden with utility room and store room.



Outside & Outbuildings

Maolachy is approached from the driveway that rises to the elevated property arranged around a central courtyard. Private parking gives access to the stone-built property under a slate pitched roof. The outbuildings include the former "Stable Cottage" which could be renovated to offer further living accommodation. There is a ground floor reception room with central stairs to potential for two double bedrooms on the first floor with bathroom subject to necessary planning consent.

In the courtyard there are further outbuildings, comprising a workshop, with plant room and store. Away from the main farmhouse, there is a further recently installed agricultural shed with two open bays with an adjacent store.

The property's elevated garden includes a lawn garden bounded by hedging providing stunning views over surrounding rolling countryside. Gardens extend to the west covering including woodland walks interspersed with upland streams and a waterfall. There is an

additional vegetable and fruit garden to the rear of the property. There are paddocks with sheds suitable for agricultural smallholding use or equestrian interest.

Maolachy enjoys a variety of birds visiting bird feeders including woodpeckers along with red squirrels.

Location

Maolachy is nestled amid forested hills and moorland, located at the west tip of Loch Avich and west of Loch Awe. Both are popular angling destinations with Loch Avich supporting populations of wild brown trout, perch, and pike. Loch Awe is famed for its trout fishing, with some of Europe's largest catches to its name. There is an abundance of nearby forest walks, hiking trails for varying abilities and cycle routes maintained by the Forestry Commission.

Dalavich (about 7.1 miles) includes the Dalavich Shop & Wild Rowan Café a community hub providing groceries, a Post Office and casual dining. Oban to the north and Ardfern & Lochgilphead to the south offers further retail outlets and facilities.



Distances

- Kilmelford 4.2 miles
- Oban 19.7 miles
- Taynuilt 20 miles
- Lochgilphead 25.9 miles
- Tyndrum 43.2 miles

Nearby Stations

- Taynuilt railway station (20.2 miles)
- Connel Ferry station (24.7 miles)
- Loch Awe station (28.2 miles)
- Oban railway station (19.2 miles)

Key Locations

- Avich Falls & Bridge of Orchy
- Castles: Kilchurn, Dunstaffnage, Carnasserie, Barcaldine, Gylan & Castle Stalker
- Angus's Garden (Barguilean's Garden)

Nearby Schools

- Kilninver Primary School (10.6 miles)
 - Craignish Primary School (13.4 miles)
 - Rockfield Primary School (18.2 miles)
 - St Columba's Primary School (18.2 miles)
 - Oban High School (18.7 miles)
- Check with local council for official school catchments.

All distances are approximate.





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

Main House internal area 2,411 sq ft (224 sq m)

Cottage internal area 1,907 sq ft (177 sq m)

Outbuilding Internal area 3,199 sq ft (297 sq m)

For identification purposes only.

Directions

Postcode: PA35 1HJ

Take the Lochavich road off the A816 at Kilmelford. Maolachy is exactly 4 miles on the left.

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General

Local Authority: Argyll & Bute Council

Services: Mains and private electricity generated from private water, private drainage, wood-fired boiler. Maolachy benefits from two micro-hydro plants generating electricity for the house and providing additional income. Further details are available from the selling agent.

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

Council Tax: Band F

EPC Rating: Band D

Fixtures and Fittings: All items in the Particulars of Sale are included in the sale price.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

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