



Drimfern, Hazel Gardens

Toward, Dunoon, PA23 7SW

Offers Over
£300,000



Drimfern, Hazel Gardens

Corrigall Black are privileged to present to market 'Drimfern'. Situated in Hazel Gardens one of the most sought-after locations on the Cowal Peninsula in the picturesque village of Toward. This substantial detached family home with well-kept garden grounds offers spacious flexible accommodation in beautiful surroundings with partial sea views to enjoy the ever-changing scenery. To the front of the property is an immaculate landscaped garden area, a true pleasure to walk through before entering this special home. The main entrance door opens into a grand welcoming hallway, creating an immediate sense of space and light with a staircase leading to the upper-floor accommodation. Panel glazed double doors situated in the hallway open into the heart of this home, which is undoubtedly the generous dual-aspect lounge featuring a focal point fireplace and an attractive outlook over the garden grounds and beyond to the water from the large box bay window, adding to the ambience of this relaxing space. A further set of double doors located in the lounge leads through to the impressive dining room, which is flooded with natural light, a serving area opening directly through to the kitchen creates a fabulous layout for entertaining guests and for everyday family get-togethers. The kitchen is fitted with a range of floor and wall mounted units providing ample storage and workspace. The handy utility room can be accessed from the kitchen, providing an ideal space for storing outdoor clothing and footwear, the boiler is located within this area. A further door opens onto an enclosed, well-proportioned porch area which is currently being used for a potting area ideal for keen gardeners. One of the property's many standout features is a self-contained linked annexe which further benefits from its own access, comprising a carpeted double bedroom with fixed storage options and wonderful sea views to enjoy, a handy shower room is also situated next to the bedroom. The sun drenched lounge with garden outlooks from the dual-aspect windows offers a great location for relaxation. The convenient servery/kitchen area is situated just off the lounge. The linked annexe provides a flexible space which could be utilised for extended family / guest accommodation, independent living, holiday let potential or home working requirements.



The upper level of this substantial property presents three double bedrooms, the master en-suite further benefits from a generously proportioned dressing room with cleverly designed fixed storage options, creating a truly exceptional combination of space. The front-facing bedrooms are a particular feature of the home, enjoying a special outlook towards the water and surrounding coastline, creating an ever-changing view throughout the year. A family bathroom is also situated off the upper hallway in easy access to the bedrooms.

This impressive family home comes to market presented in walk-in condition and offers generous living space, off-road parking for multiple vehicles, a substantial garage with floored loft space, G.C.H, D.G and beautiful, well-maintained garden grounds and patio area. The property has been thoughtfully designed, providing flexible accommodation and storage in a highly desirable location, creating an outstanding opportunity which will undoubtedly appeal to a wide variety of potential purchasers therefore we highly recommend early viewing to fully appreciate the location and this wonderful opportunity this rarely available property presents.



Measurements

Entrance Hallway

Upper Hallway

Lounge

Sittingroom

Dining Room

Kitchen

Master Bedroom/Bedroom 3

Bedroom 1

Bedroom 2

Bedroom 4

Utility Room

Bathroom

Shower Room

Ensuite

Dressing Room/Study

5 m X 1.9 m / 16'5" X 6'3" A.W.P

2.9 m X 0.8 m / 9'6" X 2'7" A.W.P

5.9 m X 4.2 m / 19'4" X 13'9" A.W.P

4.4 m X 3.6 m / 14'5" X 11'10" A.W.P

3.3 m X 2.9 m / 10'10" X 9'6" A.W.P

3.5 m X 2.9 m / 11'6" X 9'6" A.W.P

4.4 m X 4.3 m / 14'5" X 14'1" A.W.P

3.5 m X 3.2 m / 11'6" X 10'6" A.W.P

3.7 m X 4.2 m / 12'2" X 13'9" A.W.P

3.8 m X 3.7 m / 12'6" X 12'2" A.W.P

3.6 m X 2.3 m / 11'10" X 7'7" A.W.P

2.9 m X 1.7 m / 9'6" X 5'7" A.W.P

2.8 m X 1.4 m / 9'2" X 4'7" A.W.P

3.8 m X 1.7 m / 12'6" X 5'7" A.W.P

4.7 m X 3.2 m / 15'5" X 10'6" A.W.P



Floorplans are indicative only - not to scale

Whilst every precaution to ensure accuracy has been taken during the preparation of these particulars, if there is any aspect which is critical to your interest or which you find misleading, please contact us for further information. In accordance with the terms of the Property Misdescriptions Act, we wish to clarify the term "NOT TESTED" as pertaining to the fitted Kitchen appliances or indeed any other mechanical items, apparatus or appliances relating to this property, including where applicable the central heating. We wish to make it clear that we have not personally inspected or tested these items and therefore do not warrant either now or at a later date their correct functions. Please note all photographs are taken with a wide angled lens and all measurements are approximate and are taken with a sonic tape measure.

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