

STEWART & BENNETT

SOLICITORS

Ardeneden, Tighnabruaich, PA21 2BD



Offers Over £385,000

- Ardeneden is a historic, substantial Victorian villa located in the coastal village of Tighnabruaich on the Cowal Peninsula, Argyll and Bute, overlooking the Kyles of Bute.
- Accommodation comprises 3 reception rooms, study, kitchen, dining/living room, utility room, larder, 6 bedrooms 5 with en-suite, bathroom, shower room.
- Mixed glazing. Heating is mixed with electric heating and oil heating.
- EPC: E. Council Tax: G.
- Property would benefit from modernisation.
- Excellent family home.
- *PLEASE NOTE THAT THIS PROPERTY WILL BE SOLD AS SEEN*

FOR OUR FULL PROPERTY LIST VISIT OUR WEB SITE:

www.stewartbennett.com

Telephone: 01369 704954 Fax: 01369 706695

DESCRIPTION

Ardeneden is a historic, substantial Victorian villa located in the coastal village of Tighnabruaich on the Cowal Peninsula, Argyll and Bute, overlooking the Kyles of Bute. Reputedly, this distinguished property was originally built in Glasgow in 1850, then dismantled and rebuilt on its current site. Stone steps with a wrought iron balustrade lead to the front entrance at upper ground level, where double storm doors with a fan light over open into a vestibule with a tiled floor. A beautiful etched glass panelled door leads into the main reception hallway which has beautiful plasterwork, a stripped and sanded timber floor and an elegant staircase to the first floor.

Accommodation comprises entrance Vestibule, Hallway, three reception rooms, kitchen, larder, utility room, generous dining/living space, six bedrooms 5 with en-suite, Bathroom, W.C. and shower room. Mixed glazing. Mixed heating. Partially electric and partially oil heating. EPC: E. Council Tax: G.

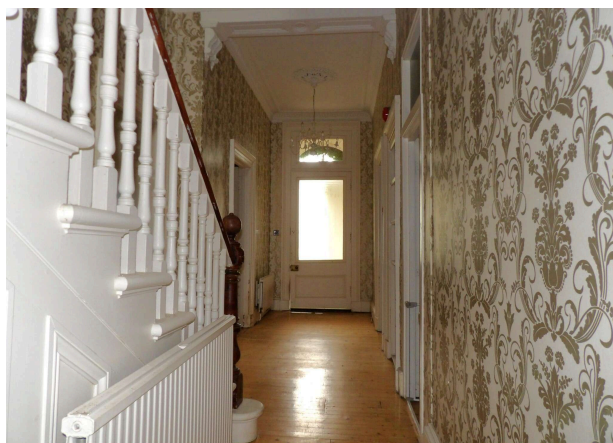
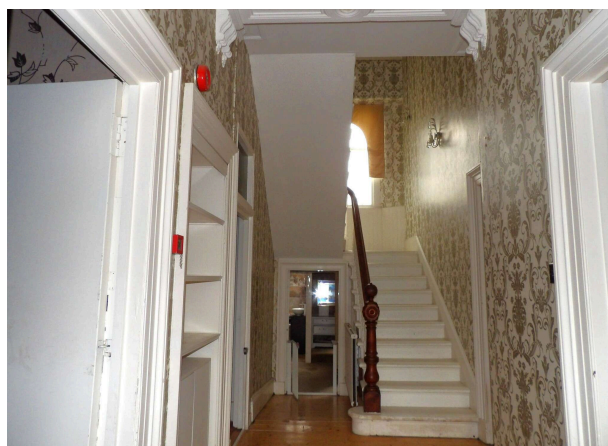
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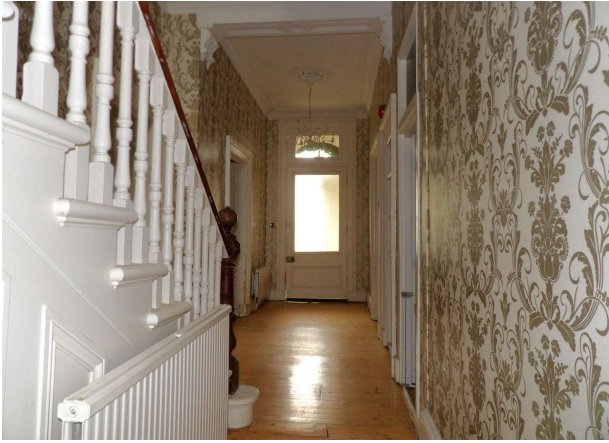
Ardeneden sits in around three-quarters of an acre of garden and is screened by mature trees and shrubs. The tarmac driveway provides parking space for several vehicles.

The picturesque villages of Tighnabruaich and Kames sit on the Kyles of Bute. Both are a well-known sheltered anchorage with moorings that are always lively with the comings and goings of boating and yachting craft. The village centre is a short walk away and offers local amenities that cater for everyday needs.

The area offers much in the way of relaxing outdoor pursuits. The Kyles of Bute Golf Club is a scenic and challenging 9-hole golf course. There is tennis and inevitably, a famous sailing school. Sea, river and loch fishing are also available in the area, as are a number of commercially run shoots. Some of the local estates allow stalking by arrangement.

Tighnabruaich lies on "Argyll's Secret Coast", which stretches from Strachur at the top of Loch Fyne round the coast to Colintrave. It is an area of stunning natural beauty where there are countless opportunities to discover peaceful locations. Nearby activities include walks in forests or along the coast, fishing, kayaking or sailing and enjoying the wildlife. The village centre is a short walk and offers local amenities that cater for everyday needs. A bus service runs from Tighnabruaich to both Portavadie and Dunoon. The wider area boasts a golf course, tennis court, children's play area, sailing clubs and the ever expanding Portavadie Marina.





Hall / Landing

Hallway gives access to two reception rooms, bedroom, study/bedroom, bathroom, basement and upper floor. Wood floor coverings, overhead light and two radiators.

Sittingroom 5.80 m x 4.20 m / 19'0" x 13'9"

Bay window to front. Many original period features retained. Fireplace, Wood floor covering. Overhead light and radiator.

Living Room 4.50 m x 4.00 m / 14'9" x 13'1"

2nd reception room. Window to front. Wood Floor covering, overhead light.

Kitchen 5.80 m x 4.20 m / 19'0" x 13'9"

Bay window to front with further window to side. White wall and floor units. Complementary work surface. Integrated oven and separate grill. Gas hob fuelled by LPG bottles. Tiled floor covering. Spot track and access to larder.

Utility Room 4.30 m x 2.50 m / 14'1" x 8'2"

Window to rear. Three stoneware sinks, complementary work surface. Plumbed for washing machine and space for tumble dryer. Cupboard houses water tanks.

Dining Room/ Lounge 7.80 m x 4.50 m / 25'7" x 14'9"

Double doors to front bay window to side. Fire place. Carpet, 5 wall lights. Stairs give access to upper floor.

Bedroom 1 4.30 m x 3.80 m / 14'1" x 12'6"

Window to rear. Carpet, overhead light and radiator.

Bedroom 2 4.40 m x 3.90 m / 14'5" x 12'10"

Window to front offering partial views of Kyles of Bute. Door gives access to en-suite. Carpet, overhead light and radiator.

Bedroom 3

Window to front offering partial views of Kyles of Bute. Carpet, overhead light and electric wall heater. Door gives access to en-suite.

Bedroom 4 4.30 m x 4.30 m / 14'1" x 14'1"

Window to side. Wash hand basin. Carpet, overhead light and electric wall heater.

Bedroom 5

Window to side. Carpet, overhead light and electric wall heater. Door gives access to en-suite.

Bathroom 2.30 m x 1.80 m / 7'7" x 5'11"

Velux window. Suite comprises, W.C., vanity sink with storage.

Master Bedroom

Window to front offering partial views of Kyles of Bute. Door gives access to en-suite. Carpet, overhead light and radiator.

Outside

Ardeneden sits in approximately three-quarters of an acre of garden and is screened by mature trees and shrubs. The tarmac driveway provides parking space for several vehicles.





ENTRY
Negotiable

VIEWING
Tel: 01369 704954

TRAVEL
Direction via Dunoon: Western Ferries offer a regular vehicular ferry service between Hunter's Quay and McInroy's Point. On exiting the ferry terminal turn right and follow the coast road to Sandbank. At the T-junction turn right and continue along the A815. Turn left onto the B836, signposted Colintrave, Bute Ferry. Continue on this road until the T-junction. Turn right onto the A886, signposted Strachur. Turn left at the junction signposted Tighnabruaich A8003. Ardeneden is on right hand side just after entering into Tighnabruaich. Alternatively take A82 from Glasgow, A83, A815 and then A886 to A8003.

NOTE
These particulars have been carefully prepared after due enquiry, but are provided as a guide only. These particulars do not form part of any contract. Whilst the Agents consider that information and opinions are accurate, interested parties must not rely on any statement, whether oral or written, made by the Selling Agents.

Offers are invited in the style of the Scottish Standard Clauses (Edition 6) The Sellers will not be bound to accept the highest, and indeed, any offer. Interested parties should register their interest with the Selling Agents in case a closing date for offers is set, but the Sellers are not obliged to proceed to a closing date.

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