OLD ENGINEERING WORKS COTTAGE
ELLENABEICH, ISLE OF SEIL, PA34 4RF

AN IMAGINATIVELY REDEVELOPED DETACHED COTTAGE
WITH SUPERIOR QUALITY STANDARDS OF APPOINTMENT
ON THE FRINGE OF A PICTURESQUE WATERSIDE CONSERVATION VILLAGE
ENJOYING FINE SEASCAPE AND LANDWARD VIEWS

Porch : Hall : Lounge/Dining Room : Kitchen
3 Bedrooms (1 En-Suite) : Bathroom

Double Glazing : Oil Fired Central Heating

Level Enclosed Garden Ground Of Over Half An Acre

Guide Price £300,000
The picturesque coastal conservation village of Ellenabeich is delightfully situated on the Firth of Lorne some 16 miles south of the principal West Highland town of Oban on the island of Seil, connected to the mainland by the famous ‘Bridge Over The Atlantic’ in an area of outstanding natural beauty. Services in the village and the surrounding area include shops, primary school, bar/restaurant, and a golf course and church at Balvicar. Oban provides a more comprehensive range of shops, professional services and leisure facilities.

The charming Old Engineering Works Cottage, which is situated on the fringe of the former slate mining village, is an imaginative redevelopment of a derelict commercial building into a unique, high quality home, equally well suited for permanent occupation or for holiday/letting purposes. The versatile, split-level accommodation, which enjoys fine open seascape or rural views from all elevations, is fully double glazed and has an oil fired central heating system, underfloor throughout the ground floor and with radiators upstairs, augmented by a Dovre multi fuel stove in the Lounge and antique French wood burning stove in the mezzanine bedroom. The Kitchen is well fitted with oak door units, Rangemaster double stove and high performance integrated appliances and the bathrooms are very well appointed with quality Heritage sanitary ware and marble tiles. Other features include Porcelanosa tiles at ground floor level, solid oak doors, skirtings and floors and the pitch pine inner porch door with etched ground cut glass panel. The amenity is enhanced by level garden ground extending to over half an acre enclosed by timber fencing and bounded on one side by an attractive water filled former slate quarry.

**DETAILS OF ACCOMMODATION**

*Entrance Porch* with outer door, tiled flooring, downlighters, pitch pine inner door with etched ground cut glass panel to Hall.

*Hall* with windows to side and rear, tiled flooring, under-stair cupboard housing underfloor heating controls, downlighters and wall light.

*Bedroom:* 4.1m x 3.25m  front and side facing windows, tiled floor, William Morris wallpaper (1866 Fruit design) and matching curtains, built-in wardrobe, light pendant.

*Lounge/Dining Room:* 7.3m x 4.05m  window to side, feature fireplace with Dovre 2000 MFR multi-fuel stove, tiled floor, phone point, 2 ceiling light fittings.

A short flight of stairs rise from the Lounge to the Kitchen.

*Kitchen:* 5.0m x 3.1m  windows to front and side and Velux rooflight, fitted with a range of floorstanding units with oak doors, integrated Smeg dishwasher, Fagar washing machine and Zanussi drier, Rangemaster double stove with canopy over, open beamed ceiling, tiled floor, spotlight rail.
A flight of stairs rises from the Kitchen to the Master Bedroom Suite.

**Master Bedroom Suite:** 4.2m x 3.9m (coombed) plus Dressing Area, dormer windows to side and skylight, oak floor, central heating radiator, beamed ceiling, spotlight rail.

**En-Suite Bathroom** with Heritage double ended bath with Mira power shower over, saniflow wc and whb, Carrara marble wall tiles with custom made mosaic detail, oak floor, ladder radiator, wall fan heater, extract fan, ceiling light and wall light.

A further flight of stairs rises from the Lounge to the multi purpose Mezzanine area.

**Mezzanine Bedroom:** 7.2m x 4.1m (max.-coombed) 2 dormer windows and skylight, oak flooring, central heating radiator, antique ornate steel blue wood burning stove, beamed ceiling, phone point, spotlight rail.

**Garden:** Extending to over half an acre, the level garden is laid mostly to grass, interspersed with an interesting variety of shrubs and bushes, with ample parking/turning area and is bounded on one side by an attractive water filled former slate quarry. Timber garden **Shed.**

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*For illustrative purposes only. Not to scale. Whist every attempt has been made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. Bright Logic Limited 01491 824800.*
GENERAL INFORMATION

**Services:** Mains water and electricity. LPG for cooking. Drainage to septic tank.

**Council Tax:** Band E.

**EPC Rating:** D66.

**Entry:** By mutual arrangement.

**Guide Price:** Three Hundred Thousand Pounds (£300,000). Offers are invited and should be submitted to the Selling Agents.

**Viewing:** By prior appointment with the Selling Agents.

**Home Report:** Available from the Selling Agents, or at www.packdetails.com quoting reference HP508147 and the postcode PA34 4RF.