

HOUSE FOR SALE

WATERFOOT, CARRADALE, CAMPBELTOWN, ARGYLL PA28 6QX
The house stands at the bend of a minor road, branching from the B842 at Dippen Bridge, just south of Carradale on the east coast of Kintyre, 15 miles north of Campbeltown and approximately 110 miles south-west of Glasgow. The house has mains water and electricity, a recently installed outside oil-fired central heating boiler and an efficient septic tank sewage system requiring little or no maintenance. Standing on high ground on the landward side of an adopted road and the Carradale Burn it is about 200 yards from the river mouth and enjoys views towards Arran to the north and east, towards Ailsa Craig and the Ayrshire coast to the south-east and to the local hills in all other directions. Television reception from the Carradale mast was upgraded to distribute terrestrial Freeview signals in May of 2011; broadband is available.

The Carradale area has a system of integrated walks unique both in Kintyre and the west of Scotland, largely through the largesse of a previous owner of the Carradale Estate and safeguarded by the Scottish Government's 'Right to Roam Act' and registered with Argyll and Bute Council and the Scottish Rights of Way and Access Society; it has been a well known holiday location from the days when a 'trip doon the water' was an annual pilgrimage. Carradale has a delightful golf course and, together with other links in Kintyre, attracts visitors year after year. The local harbour is a feature of the village and is the subject of ambitious plans. There is an upgraded village hall, three hotels, a heritage centre and tearoom and a number of local groups offer a wealth of opportunities for social activities. Carradale has two post offices, a gift shop, a grocery shop, and two suppliers of daily papers; there are hopes to provide a community road facility in the future.

Campbeltown has a number of shops including a Coop supermarket and a Tesco Metro. There are four concessionary buses a day to the town and a similar number returning. A service aircraft leaves Machrihanish for Glasgow in the morning and returns in late afternoon. The Carradale surgery has the services of a single doctor on four days a week and operates an open door system, although appointments can be arranged during surgery hours. A new Dental Centre opened in Campbeltown in January 2011 and operates one wing without charge for patients happy to be served by dentists from Glasgow University in their final year of training.

GROUND FLOOR

All fascia boards, soffits and gables have been replaced with UPVC products in addition there are four passage-activated courtesy lights on the premises and two switched operated on the rear veranda.

TIMBER & GLASS FRONTED PORCH (*Dimensions: Max 7'8" x 5'0"*)

Ceiling light, single glazed door and matching side panels. Inside the porch are the original hardwood storm doors and a UPVC double glazed front door set in a larger series of glass panels, opening to -

ENTRANCE HALL (*Dimensions: 11'6" x 4'6" and 15' x 3'9"*)

Laminate flooring, coved ceiling, 2 three-dome ceiling lights, 2 oil-fired CH radiators and 2 electric storage radiators, access to loft, doors to 3 bedrooms, kitchen, bathroom, second sitting room, and electricity cupboard. All plain internal doors off the hall were replaced in 2010 with new pressed panel doors and painted eggshell white.

LOUNGE/DINING (*Dimensions: 22'8" x 10'7" inc. cupboards and dining 8'0" x 7'0"*)

Doors to cloaks and tool cupboards, laminate flooring, white aluminium double glazed bay, 1 oil-fired CH radiator and 1 electric storage radiator, 2 TV & telephone points, broadband and Freesat outlets, 20 single or twin power points and 6 ceiling LEDs, coved ceiling, a new in-set enclosed solid fuel burning stove working in conjunction with the oil-fired system and a pressurised heat store, 3 large fitted book racks with storage under, high and low level Magnet storage units, two sets of double glazed wooden casement doors to:

CONSERVATORY (*Dimensions: 25'0" x 10"*)

Double glazed UPVC. New T&G ceiling, 4 twin power points, an oil-fired CH radiator and an overnight frost preventive convector, 6 high level vents and 2 main opening windows, 4 wall lights and two ceiling lights, adjustable shelving, doors leading to front and rear verandas.

KITCHEN (*Dimensions: Max 13'0" x 11'0"*)

Tiled laminate floor, triple pane white aluminium double glazed window to rear, white laminate drainer 1.1/2 bowl sink unit (h & c mixer tap in chrome). Range of Magnet units in cream comprising base cupboards and drawers with post-formed work-surfaces and tiled splash-backs and matching eye level wall cupboards, built-in

electric oven and gas hob unit with pull out extractor and light unit over, Bosch dishwasher, Ice King refrigerator a tall Frigidaire deep freezer and a Hotpoint 7kg automatic washing machine, electric cooker point, 3 twin power points and 1 single, control units for CH and immersion heater, coved ceiling, leading to:

BACK HALL (*Dimensions: 5'2" x 2'9"*)

Tiled laminate floor, radiator, coved ceiling, ceiling pendant, door to rear veranda and garden, door to:

TOILET: (*Dimensions: 4'11" x 3'0"*)

Low level toilet, washbasin, radiator and high level cupboard, extractor fan, double glazed and frosted window

BACK PORCH (*Dimensions: 4'10" x 2'8"*)

Tiled floor, original outside door white aluminium triple panelled double glazed door, partly glazed outer door, shelf.

BEDROOM 1 (*Dimensions: 12'6" x 10'7"*)

A white aluminium triple panel double glazed window to front veranda, radiator, fitted carpet, coved ceiling, 5 twin power points, 2 floor to ceiling fitted wardrobes, ceiling pendant.

BEDROOM 2 (*Dimensions: 10'0" x 8'6"*)

Two panel white aluminium double glazed window to rear, radiator, fitted carpet, coved ceiling, 2 twin power points and 1 single power point, full length fitted double mirrored wardrobe.

BEDROOM 3 Used as an office (*Dimensions: 10'0" x 8'6"*)

Two panel white aluminium double glazed window to rear, radiator, coved ceiling, 5 twin power points, full height built-in multi-shelved cupboard for storing paper.

BATHROOM (*Dimensions: Max 10'0" x 6'6"*)

New white suite comprising panelled bath (separate h&c lever taps, electric shower over, wash basin (separate h&c lever taps) bidet, low level WC, fully tiled surround to bath and tiled splash-back to wash basin, laminate floor, inset wall cupboard, white aluminium frosted double glazed window to rear, shaver point, pendant lights and fluorescent light in window recess, extractor fan, radiator, coved ceiling.

SECOND SITTING ROOM (*Dimensions: 24'0" x 15'0"*)

Two white Aluminium double glazed sliding patio doors give access to the front and rear and two double aspect double glazed white aluminium windows provide ventilation on the north side. The room has a large double radiator and a similar sized electric storage radiator, TV point. 6 double power outlets and an inset electric fire with white moulded surround.

UPPER FLOOR: BEDROOM 4 (*Dimensions: 24'0" x 15'0"*)

2 Velux windows, long dressing table/work top, 4 twin power outlets

LOFT

The loft insulation was been brought up to current standards in 2010 and is partly boarded.

GROUNDS

Outside area of approximately 130' x 125' (16,250 sq.ft. = 0.37acre)

GARAGE (*Dimensions: 32'10" x 21'4"*)

Block built series of three garages 4 double power points, fusebox, connection point for house generator supplying the house lighting, CH, TV and refrigeration equipment, 3 fluorescent tubes, 2 outside courtesy lights.

Garage 1 (*Length 21'4" - door width 8'11" height 9'0"*) electric door.

Garage 2 (*Length 21'4" - door width 6'6" height 6'6"*) up and over door

Garage 3 (*Length 21'4" - door width 6'6" height 6'6"*) up and over door

GARDEN

The gardens contain five cordyline australis and two trachycarpus fortunei palm trees, three camellias, a wisteria, several clematis, two Peruvian fire-bushes, other native trees and beds of heathers together with a variety of perennials and areas planted with shrubs, daffodils, crocuses, snakeshead fritillary, and pachysandra terminalis. There is an extensive vegetable garden and a fruit frame with raspberries, gooseberries and currants, with four wooden and 3 plastic compost bins. Attached to the garage is a block built 10'8" x 6'6" shed with bench and tool racks and a small wooden greenhouse with two mature grape vines and a work bench. In the centre of the garden are two ponds the smaller of which attracts up to 60 frogs in the breeding season. Both ponds are planted with water lilies.

GENERAL

All lighting bulbs have been replaced with approved low consumption versions. Double tubular metal gates give a vehicle entrance of 22', with a separate tubular metal walking gate. The property is surrounded with sheep fencing and with rabbit netting. Hedges of griselinia littoralis on the south-west and part north-west borders are augmented by mixed hedging on the north-east border and by the

neighbour's rhododendron hedge on the south-east border. There is a 10 feet wide concrete circular drive round the house and an extensive pattern of 3' and 18" slabbed paths. An electrically operated satellite dish is mounted on a concrete base in the garden and operates from inside the house; it is capable of picking up a variety of English and European language TV and radio stations. Rainwater from the house is deflected into 3 water butts and a further three are sited behind the garage block.
For further information: ring 01583 431281.



Lounge/dining room



Lounge/dining room



Bedroom 1



Lounge/dining room



Lounge/dining room



Bedroom 1



2nd sitting room



2nd sitting room



Bedroom 2



Bathroom



Kitchen



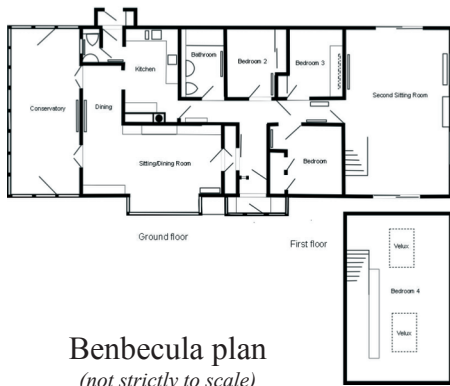
Bedroom 4



Bedroom 4



Bedroom 3 (office)



Benbecula grounds



House, south-west



House front, south-east



House, north end



House, south-end looking west



House & drive looking north



Garage



Shed, greenhouse & compost bins



Drive & north heather garden



Drive looking north-east



Drive looking east



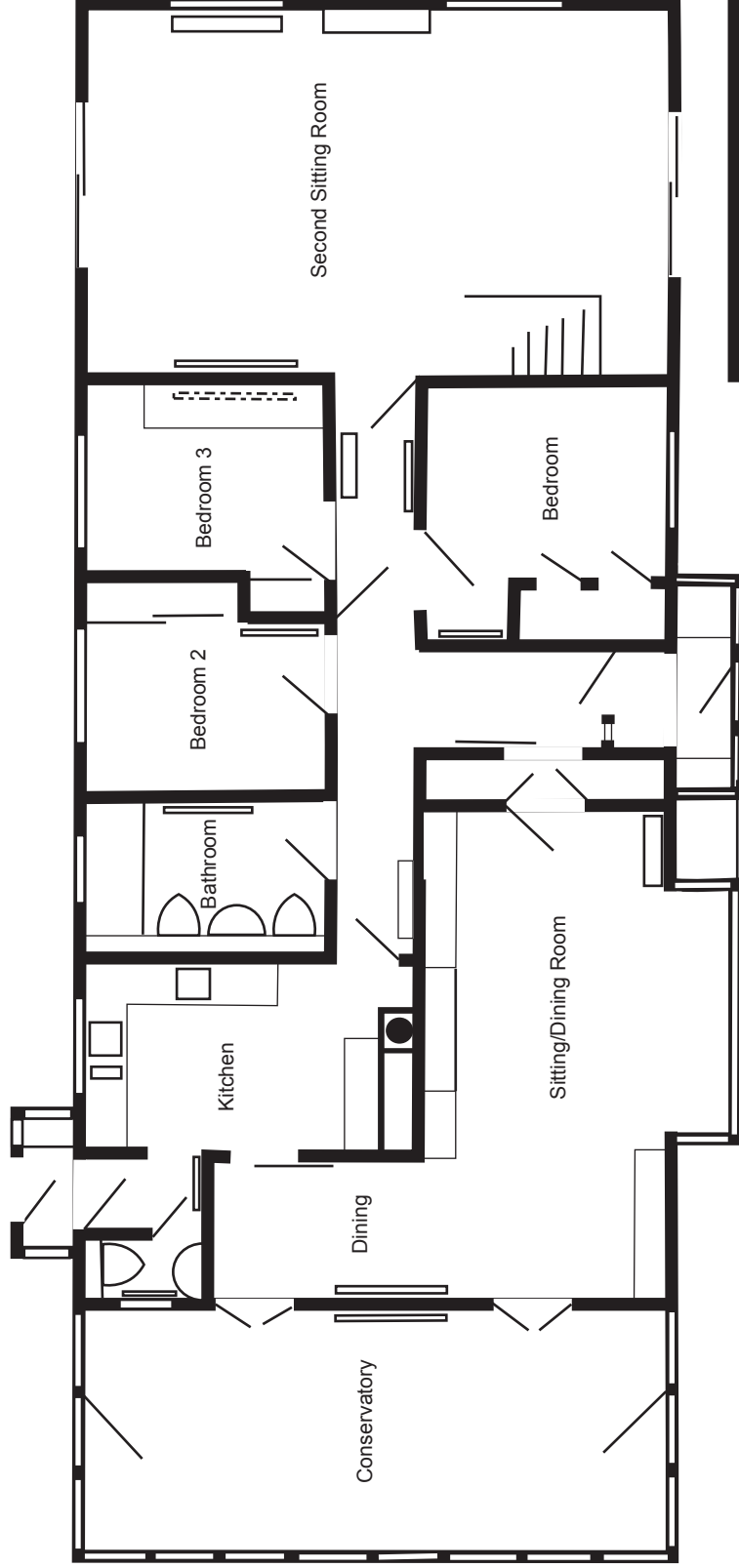
Conservatory



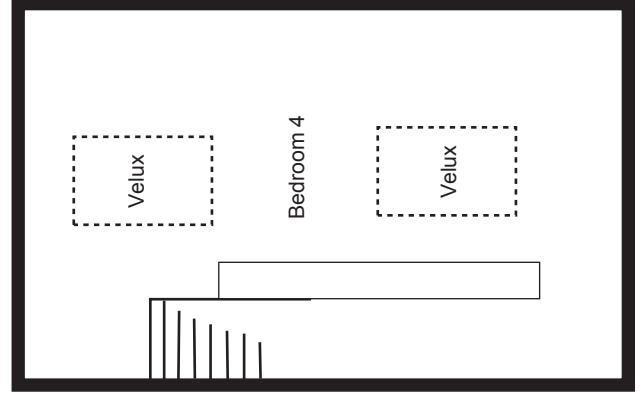
Raised beds and fruit garden



Garage



Ground floor



First floor

BENBECULA, CARRADALE

Not strictly to scale