



5 Bed Detached House (+ Annex)

Offers Over: £450,000

The Former Furnace Inn, Furnace, by Inveraray, PA32 8XN

Upgraded and extended to create a substantial five bedroom detached family home, combining an attractive traditional stone frontage and period character with modern comforts. An attached two-storey artist's Studio/Annex with storerooms offer excellent business or creative potential and has current planning permission for conversion into a separate two-bedroom dwelling, while a detached garage/workshop provides further useful space. Comprises; Lounge/diner, breakfasting kitchen, five double bedrooms including a ground floor Master Bedroom One with access to the Jack & Jill bathroom, dedicated laundry room and first floor shower room. Additional benefits include two wood burning stoves, oil central heating, double glazing, traditional style radiators, solid oak internal doors and beautifully finished bathroom and shower room facilities combining contemporary comfort with heritage-style fittings. The main house has a recently replaced roof, with recent roof repair works also carried out to the annex. EPC rating C72, broadband, 4G and digital television available.




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Previous planning permission for 2 detached cottages in the extensive rear garden. The main house and former Furnace Inn, dating circa 1875, has been tastefully renovated. Generous gardens include ample parking, orchard, vegetable growing area and south-facing pergola seating area, with abundant visiting wildlife and wonderful views towards Loch Fyne.

Entry & Hallway 1.08m x 1.58m / 5.89m x 1.57m

Welcoming entrance with decorative tiled flooring and space for outdoor clothing and footwear. Glazed timber door opens into the carpeted hallway with traditional central heating radiator, pendant lighting and solid oak internal doors. Attractive timber staircase with oak handrail and decorative wrought iron balustrade rises to the first floor, with useful storage area beneath.

Lounge/Diner 3.70m x 3.78m / 3.53m x 3.78m

Inviting open-plan lounge/diner with carpeted flooring, traditional central heating radiators, feature pendant and wall lighting. Lounge area with Aga wood burning stove set within an attractive stone fireplace with oak mantel and a window views to the front. The dining area offers ample space for a large table and chairs, alcove-style book shelving and a glazed Georgian style exterior door opening onto the rear patio and garden. Internal half glazed oak door access to the kitchen.

Breakfasting Kitchen 4.33m x 3.88m

Bright and well-appointed breakfasting kitchen with ample space for table and chairs, laminate flooring, traditional radiator and feature pendant lighting. A good range of fitted cabinetry includes glazed display cupboards and a traditional plate rack, complemented by quartz worktops and a Belfast sink with chef-style tap. The AGA range cooker incorporates a six-burner gas hob with electric double oven/grill and extractor hood above. Integrated dishwasher and space for a freestanding American fridge/freezer. Under-cabinet lighting provides additional task lighting, twin rear windows overlook the attractive garden. Cupboard housing the hot water tank, with an external door providing direct access to the rear patio and garden beyond.

Master Bedroom One 3.74m x 3.78m

Comfortable ground floor double bedroom with an attractive bay window providing plenty of natural light. Carpeted flooring, traditional radiator, pendant lighting and ample space for freestanding bedroom furniture. Convenient direct access to the Jack & Jill bathroom.

Jack & Jill Bathroom 3.32m x 3.44m

Stylish and spacious Jack & Jill bathroom with access from the hallway and Master Bedroom One. Features a striking cast iron roll-top bath with traditional fittings, large walk-in enclosure with thermostatic shower, heritage-style pedestal wash hand basin and WC. Timber effect vinyl flooring, feature tiling to the shower area, traditional style heated towel rail/radiator, ceiling spotlighting, extractor fan and opaque rear window.

First floor

An attractive timber staircase with decorative wrought iron balustrade rises from the entrance hallway with mid-level landing leading to the dedicated laundry room, continuing to the first floor landing with pendant lighting, loft hatch access, carpeted flooring and neutral décor.

Laundry Room 2.74m x 3.56m

A useful dedicated laundry room located off split level landing. Enjoying elevated views towards Loch Fyne, with fitted with base units, worktop, stainless steel sink and laundry appliance space. Attractive patterned tile-effect vinyl flooring, traditional clothes pulley, radiator and extractor fan.

Bedroom Two 3.81m x 3.53m

A bright double bedroom with carpeted flooring, feature pendant lighting, radiator and ample space for freestanding furniture. Rear dormer window provides a pleasant outlook with elevated partial views towards Loch Fyne.

Bedroom Three 3.83m x 3.46m

A spacious double bedroom, currently used as an additional sitting/hobby room, with a characterful wood burning stove forming an attractive focal point. Dual aspect windows provide good natural light, complemented by decorative pendant lighting, radiator and fitted carpet.

Bedroom Four 3.79m x 3.47m

A good-sized double bedroom with front facing window providing natural light. Central heating radiator fitted carpet and decorative pendant lighting and ample space for freestanding bedroom furniture.

Bedroom Five 3.57m x 3.40m

Another good-sized double bedroom with ample space for freestanding furniture and a desk or study area. A rear window enjoys an elevated partial view towards Loch Fyne, while the room is finished with carpeted flooring, radiator and pendant lighting.

Shower Room 2.19m x 2.55m

A stylish modern shower room with heritage-style wash hand basin and WC, complemented by a large quadrant shower enclosure with thermostatic shower. Features include Moroccan-style tiled flooring, traditional style heated towel rail/radiator, recessed lighting and an attractive opaque arched window providing natural light and privacy.

Annexe

The substantial two-storey Annex is currently used as a ground floor artist's pottery studio showcasing through ARTmap Argyll open studio events. With exposed stonework and generous workspace, it lends itself particularly well to creative or business use. A storeroom lies to the rear, with two further rooms upstairs. Planning permission is in place for conversion to a separate two-bedroom dwelling. Renovation works will be required. Studio: 7.50m x 4.94m. Store Room: 3.59m x 5.69m. FF Room 1: 3.83m x 3.67m. FF Room 2: 3.31m x 4.64m.

Grounds

The property enjoys generous, established and tranquil grounds which are relatively easy to maintain. To the front is an attractive stone-chipped garden with decorative planting. The gardens include a large lawn, mature trees and shrubs, raised vegetable beds and a sheltered south-facing paved seating area with timber pergola. An orchard area includes apple, pear and plum trees together with blueberries, and there are lovely views towards Loch Fyne from the garden. Private driveway to one side of the property with substantial parking area at the rear of the property. Shared track access to the side of the studio/annex, detached garage and neighbouring cottage. Country walks and the shores of Loch Fyne are nearby for outdoor, walking, fishing and sailing enthusiasts.



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