



Architect-designed home in stunning river position

Tanglewood, 3 Otter Creek, Taynuilt, Argyll, PA35 1HP

Freehold

savills

Entrance hall • Reception hall • Drawing room • Kitchen
Utility room • 5 bedrooms (2 with en suite shower rooms)
Family bathroom • Basement • Garage • Garden

Description

Tanglewood is a magnificent architect designed detached villa, which featured in The Sunday Times when it was completed in 2009. The house has been designed to take full advantage of its dramatic woodland setting on the banks of the River Nant.

Designed by the Oban-based architect Shauna Cameron following the owners' inspirational visit to a timber lodge in Canada, Tanglewood was built with Siberian larch cladding with a slated roof and overhanging eaves. The wrap around timber decked verandah maximises the opportunities to appreciate the beautiful open aspects to Glen Etive. Tanglewood has been carefully designed to both complement its native woodland setting and to be energy efficient, with high tech Andersen fibrex Argon filled glazing, solid concrete floors which make the most of the solar heat and ground source heat pump with inclusive heat recovery system as well as underfloor heating.

The accommodation on the ground floor begins with an entrance vestibule that opens into a beautiful open plan reception hallway with steps leading down to the stunning double height open plan drawing room / kitchen with log burner and double glazed picture windows framing the wonderful views. The flooring is made of oak and the ceiling is clad in red cedar. The kitchen / dining area has a wide range of

built-in appliances and the ground floor accommodation includes two well proportioned double bedrooms, the family bathroom and a fitted utility room. On the upper floor is a substantial open plan landing, principal bedroom with en suite shower room and doors out to the decked balcony. On the other side of the upper floor there is another large double bedroom also with en suite shower room. A door leads to the open plan additional bedroom / play room.. The basement is substantial and currently comprises two stores, workshop, tool shed, wash room and bike store.

The enchanting surrounding gardens are mainly lawned with a wide variety of mature trees and shrubs and include a beautiful timber cabin and greenhouse. The boundary borders the River Nant where there are regular sightings of otters and red squirrels (please refer to enclosed photographs.)

Directions

From the south take the left turn at Tyndrum following the A85 signed for Oban. On approaching Taynuilt take the first left to Kilchrennan and the Otter Creek development is approximately a half mile on the right hand side. On entering the development turn left towards Tanglewood.

From Oban travel through the village of Taynuilt and on the outskirts of the village turn right towards Kilchrennan and the Otter Creek development is on the right hand side.









Situation

Tanglewood occupies a magnificent position within the exclusive development of Otter Creek which is an enviable location on the outskirts of Taynuilt approximately one mile from the centre of the village and in an Area of Outstanding Natural Beauty.

Tanglewood has its boundary on the River Nant and the surrounding area is rich in wildlife and also adjacent to the Glen Nant National Nature Reserve. Part of the planning permission for the original development was that nothing should impede the otters which can be seen along the riverbank. The gardens of Tanglewood are regularly frequented by red squirrels.

The village of Taynuilt is an attractive and thriving community supporting a number of traditional stores including butcher, general store and post office and there is a village hotel and restaurant. The Glasgow to Oban rail service stops at Taynuilt and the village is approximately 11 miles from Oban which provides a wide range of shopping and leisure facilities as well as professional services, primary schools and a high school. There are good travel links via bus, sea and air, and the town, known as the 'Gateway to the Isles' is also the main Caledonian Macbrayne ferry terminal servicing the Inner Hebrides and several of the Outer Hebridian islands.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

Strictly by appointment with Savills – 0141 222 5875

EPC- Band D

Purchase price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.







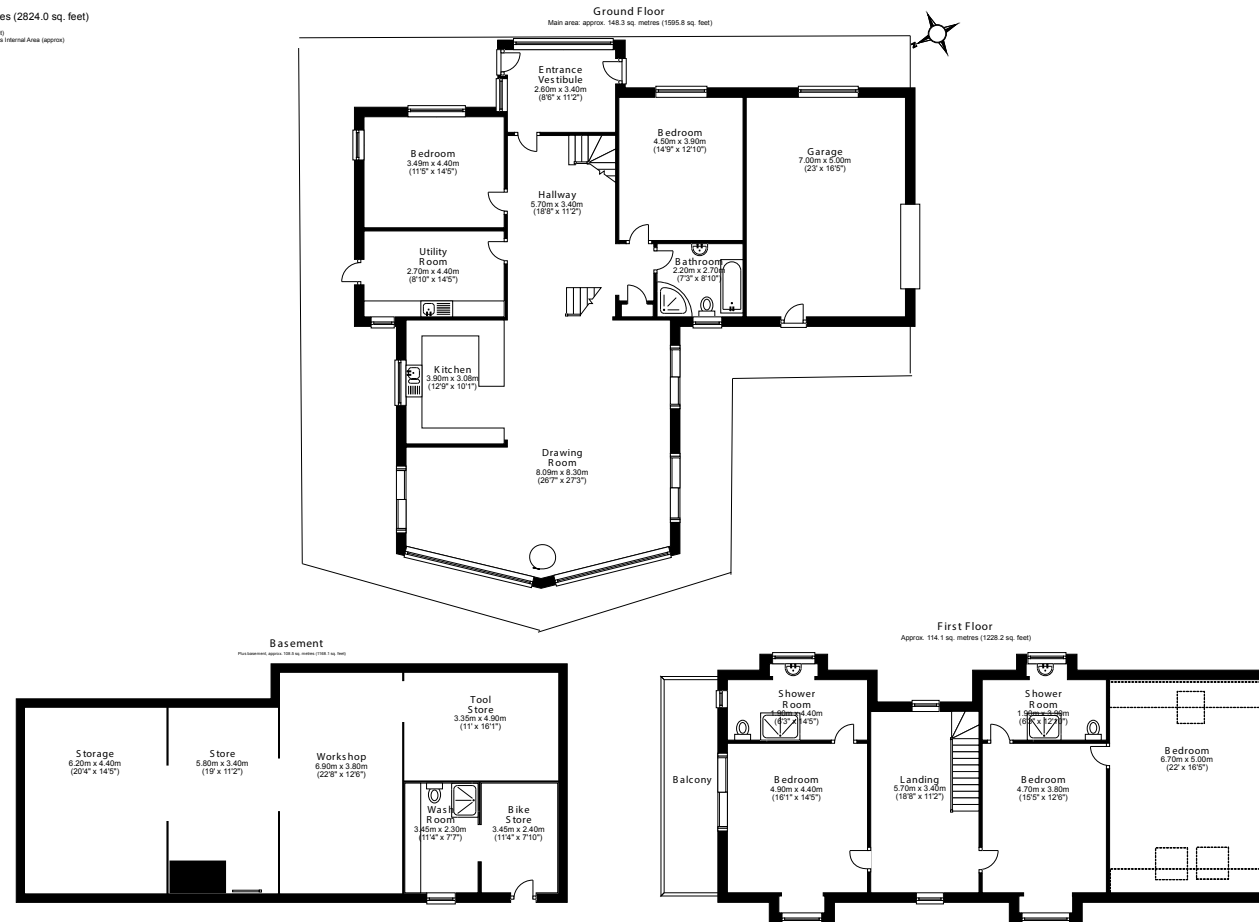






Tanglewood

Main area: Approx. 262.4 sq. metres (2824.0 sq. feet)
Plus garage, approx. 26.5 sq. metres (285.7 sq. feet)
Plus basement, approx. 108.5 sq. metres (1168.1 sq. feet)
For identification only. Not to scale. copyright JPI 10/09/2019 Internal Area (approx)



For identification only. Not to scale. © 20210521PG

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.