



PETER MURPHY & Co
ESTATE AGENTS



Dalmally Old Village Hall , PA33 1AA

Offers Over £110,000

Nestled in the charming village of Dalmally, this remarkable property presents an extraordinary opportunity for those seeking to create a unique home or remove and build one new. Originally a village hall, planning permission is in place to be turned in to a single storey, 3 bedroomed dwelling with two shower rooms and a family bathroom, open plan kitchen /diner and separate living room. The plot itself is approximately 1/4 acre and has all services in place along with 2 parking spaces. Surrounded by scenic views, the property features gardens both at the front and to the side, offering a tranquil outdoor retreat. This house is not just a dwelling; it is a blank canvas awaiting your vision. With its potential for transformation and the beauty of its surroundings, this property is a rare find in the heart of Dalmally. Embrace the chance to create your dream home in this idyllic setting.

All information regarding the planning permission and the site can be found on the Argyll & Bute Planning site (www.argyll-bute.gov.uk) under the planning number 22/00980/PP

Main Hall



Kitchen 1



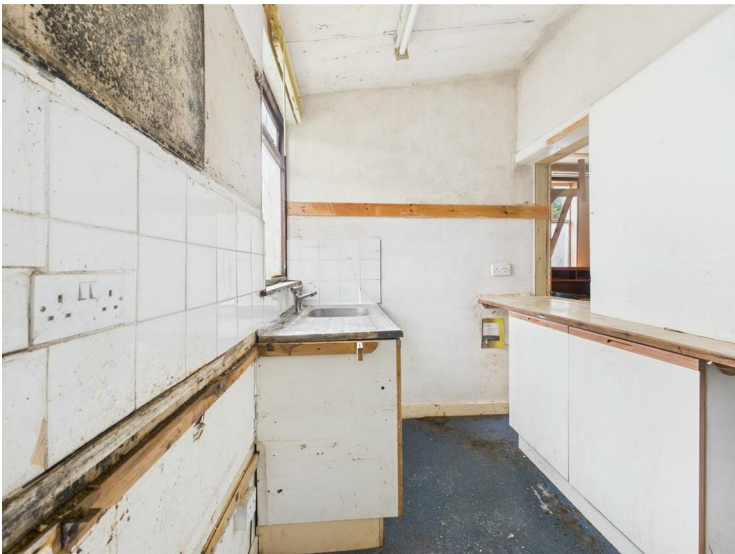
Upstairs Area



Secondary Hall



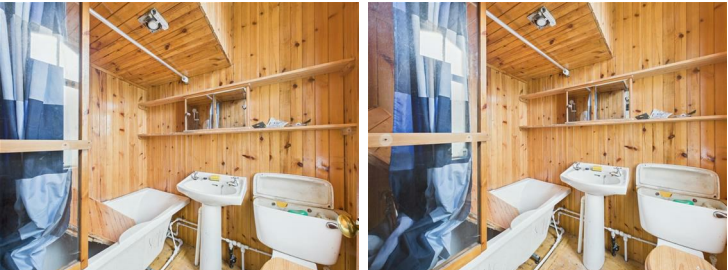
Kitchen 2



Bathroom 1



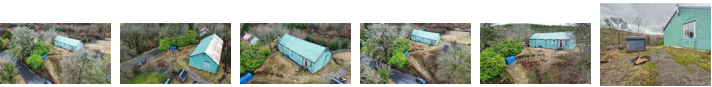
Bathroom 2



Storage Space



Plot External



Location

The village of Dalmally provides services such as a recent purpose-built community hall, shinty pitch, doctor's surgery, pharmacy, post office, local shop and primary school. The secondary school is located in Oban, school children commuting by train. The River Orchy is a renowned salmon river with a local angling club, and also offers excellent canoeing and wild swimming with the Community Garden on the river bank. Dalmally Golf Club is less than a mile away. The area is ever popular with hill walkers with four Munros on its doorstep. In winter, skiing and snowboarding can be had in Glencoe (25 miles) with a mountain bike track on offer in the summer months. The local Glen Orchy Lodge Hotel and Muthu

Dalmally Hotel provide local eating and drinking facilities.

Lochawe village is home to the iconic St Conan's Church and Kilchurn Castle. There is a local village store and post office where you can also purchase fishing permits and bait. The recently refurbished Ben Cruachan Inn has a great variety of food and drink with entertainment throughout the year. Transport links are good with regular trains and buses connecting Oban and Glasgow from the village. The village is very popular with outdoor pursuit enthusiasts with numerous activities on your doorstep from fishing to mountain ranges.

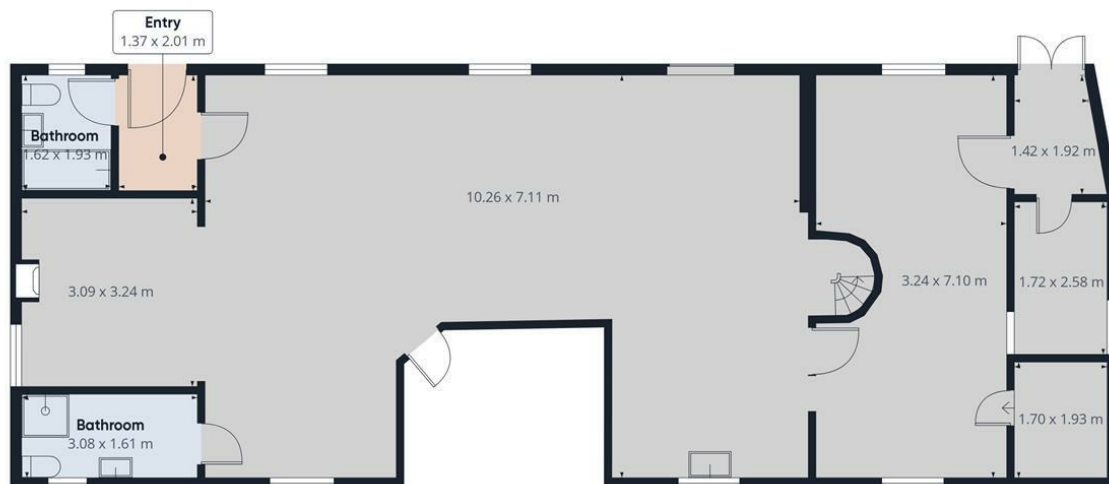
Disclaimer

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.

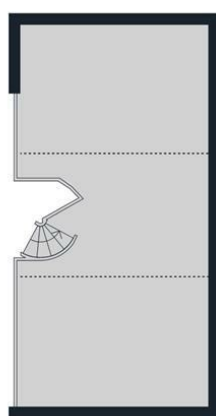
Miscellaneous

Tenure: Freehold

Council Tax Band: F



Ground Floor



Floor 1

Approximate total area⁽¹⁾118.58 m²

Reduced headroom

0.78 m²

(1) Excluding balconies and terraces

Reduced headroom


..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



| Energy Efficiency Rating | | Current | Potential |
|--|--|------------------------------------|---|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | | <p>31</p> | <p>70</p> |
| <p>Scotland</p> | | <p>EU Directive 2002/91/EC</p> |  |

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