



Enchanting period home near Helensburgh

Ardnahane, Shore Road, Cove by Helensburgh, G84 0NZ



Reception hallway • Sitting room • Kitchen
Dining room • WC • Shower room • Three bedrooms
Family bathroom • Gardens & Garage

Helensburgh: 13.5 miles
Glasgow Airport: 36 miles
Glasgow city centre: 44 miles

Directions

From Glasgow travel west on the M8 and exit at Junction 30 for Erskine Bridge. Cross the bridge and filter left signposted A82 and Crianlarich. Beyond Loch Lomond continue through the Arden roundabout along the A82 taking the second left onto the A817 signposted Garelochhead. Proceed to the top of Glen Fruin, and at the next roundabout turn right. Continue straight over the next roundabout following signs for Coulport. On reaching Coulport turn left on the A833 onto Shore Road and Ardnahane is on the left hand side.

Situation

Ardnahane is set back from Shore Road with wonderful open aspects over the Firth of Clyde. Nearby Cove, Kilcreggan and Peaton were established around the mid 19th century and initially were used mainly as destinations for summer houses, but as time went on, full time occupation took place. Originally there were ferries to Cove and Kilcreggan, but today Kilcreggan Pier remains the only traditional pier on the Clyde still in daily use. The

peninsula has a rich architectural heritage of Victorian mansions, castles and cottages with famous architects such as Alexander 'Greek' Thomson, William Leiper and John Honeyman among the many to build impressive homes for wealthy clients. Today, many permanent homes remain, with villagers commuting to Glasgow by road in approximately 1 hour in normal driving conditions. Glasgow Airport can be reached in approximately 45 minutes under normal driving conditions. Kilcreggan has its own primary school with the local secondary school in the nearest town of Helensburgh. Lomond School in Helensburgh provides excellent private schooling at primary and secondary level. Helensburgh is renowned as one of Scotland's most desirable towns with excellent local shopping, swimming pool, golf course and nearby Rhu Marina.

Loch Lomond and the world renowned Loch Lomond Golf Club are approximately 20 miles away and some of Britain's most testing sailing waters can be found on Scotland's west coast.





Description

Ardnahane is delightful and characterful home, sitting in about 0.9 of an acres. Timber framed with Canadian red cedar cladding replaced in 2015 with a cedar and shingle tiled roof, insulated in 2012 with replacement double glazed UPVC windows throughout. It is understood that the house as a whole dates from the 1950s, though we understand that the property's origins were formerly a bathing hut used by the Victorians, now forming the dining room. The views to the front of the property are exceptional, overlooking the gardens and beyond.

The accommodation is set over two levels and begins at the rear to the reception hall, from here is access to the ground floor rooms and stairway to the upper level. The sitting room is light and bright thanks to windows on three sides, taking full advantage of the beautiful views. There is a fireplace with open fire and ceiling beams. The kitchen to the rear with dual aspects over the garden has modern Shaker style fitted base and wall mounted units and integrated appliances. A short flight of stairs from the hallway leads to the former very pretty bathing hut, presently used as a dining room, with a white painted veranda and steps leading to a patio area to the front. A shower room and separate WC complete the downstairs accommodation. A staircase leads up to the upper floor where there are three bedrooms and family bathroom.

The gardens surrounding Ardnahane are mainly lawned, sheltered with various trees and shrubs, with a private gravelled and grass driveway leading up to the house with monoblock parking area and garage.

EPC Rating

Band F

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

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.





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Gross internal area (approx) 127.2 sq. metres (1368.9 sq. feet)



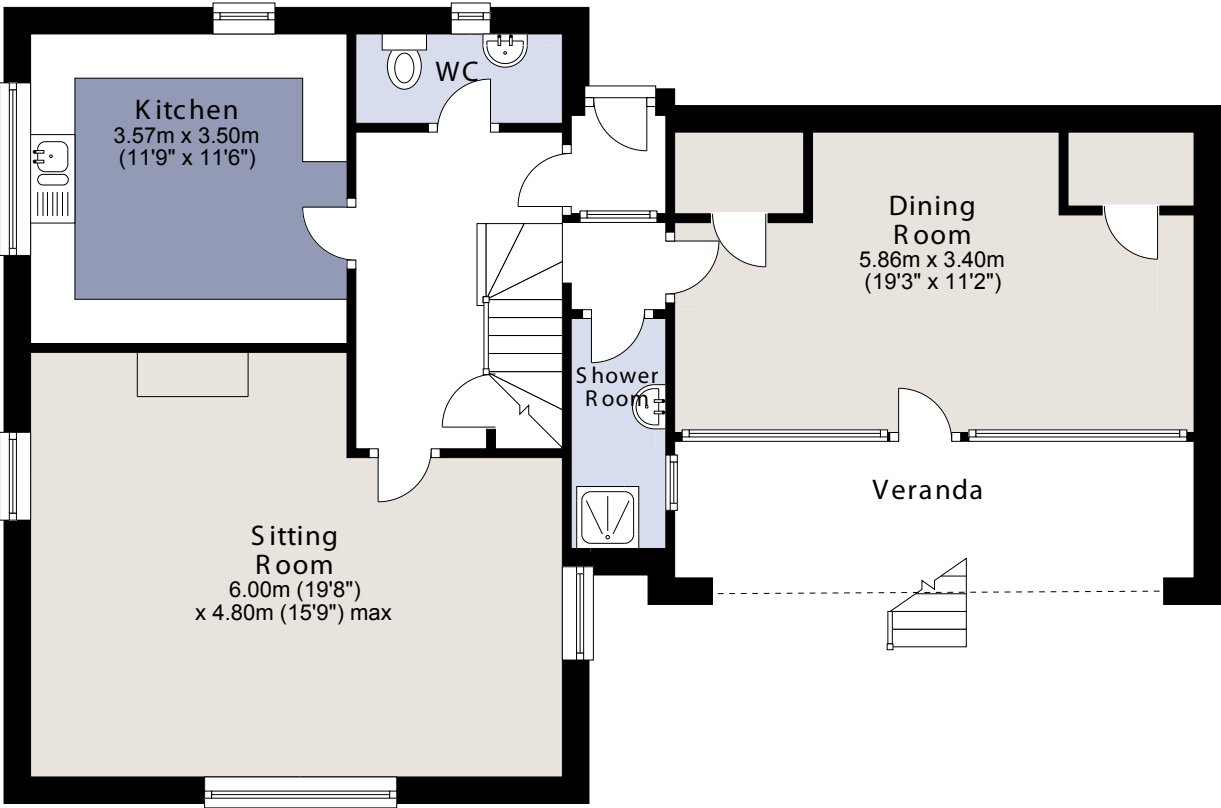
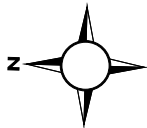
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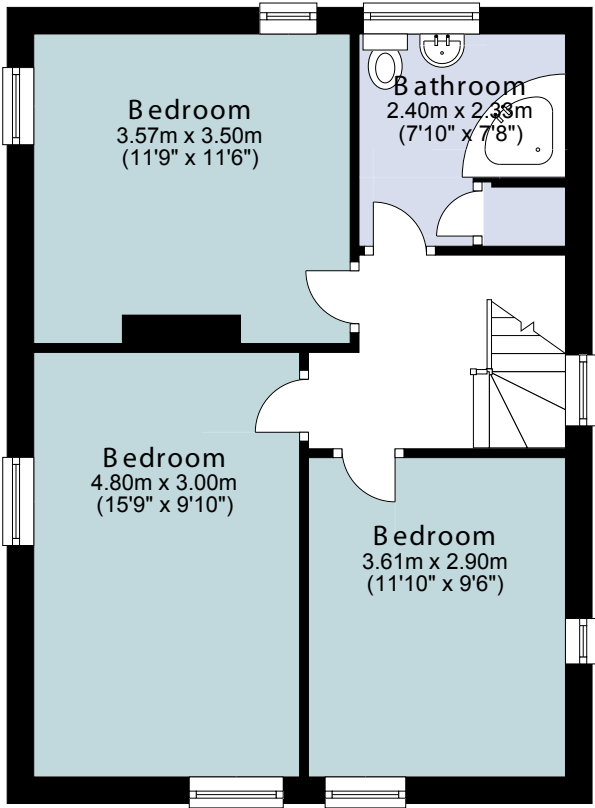
Ground Floor

Approx. 76.8 sq. metres (826.6 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.3 sq. feet)



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