



# Extended farmhouse with superb views

Finnart Farm Cottage, Garelochhead, Helensburgh, G84 0EX







Finnart Farm Cottage offers wonderful views of Loch Long • Extended by the present owners • First floor formal drawing room with triple aspect windows • Three good sized bedrooms • Breakfasting kitchen • About 7 acres of land

#### Local Information

Finnart Farm Cottage is set in the hill up from the charming hamlet of Portincaple on the southeastern shore of Loch Long where it meets the mouth of Loch Goil. Its hillside position takes great advantage of the wonderful views. Garelochhead is the closest village (1.9 miles) and offers a village shop and primary school. Garelochhead train station, gives direct access to Glasgow Queen street and also the West Highlands.

Helensburgh is 9 miles away. Helensburgh Central Station is on the main Glasgow Queen Street railway line, with Helensburgh Upper Station on the West Highland line. The town offers a selection of primary schools, with the reputable Hermitage Academy being the local secondary school. Private schooling is catered for by Lomond School which provides facilities for day pupils and boarders alike. Helensburgh offers a wide range of local amenities and good local shopping and numerous civic and leisure facilities.

The property is well situated for golfers with easy access to Helensburgh Golf Club and the world famous Loch Lomond Golf Club. The Glencoe and Nevis Range ski areas are both within approximately an hour and a

half's drive and for water sports enthusiasts Loch Long, opening into the Firth of Clyde, provides access to some of Scotland's most testing sailing waters. Rhu Marina is about 7 miles away, as is the historic Royal Northern and Clyde Yacht Club.

#### About this property

Finnart Farm Cottage is an attractive family home with accommodation arranged over two levels. Originally a single storey detached cottage thought to date from the 1800s, the property has been extended by the present owners. Situated in an elevated position the house enjoys excellent views to Loch Long and the hills beyond.

A stairway from the front leads to the bright open entrance hallway to the ground floor. To the left of the hallway is the sitting room: a comfortable space with windows to the front. A door from the sitting room leads into to one of the two ground floor bedrooms. The fitted breakfasting kitchen to the rear has a range of floor and wall units with integrated hob and oven and access to the utility room which has a door leading out to the side. The family bathroom completes the downstairs accommodation.

Stairs lead up to the first floor where the excellent sized formal





drawing room enjoys spectacular views over the gardens towards Loch Long through the extensive full height windows. Also on the first floor is the third bedroom.

The grounds of Finnart Farm Cottage extend to about 7 acres, including a paddock and woodland. The house sits on high ground with fantastic views over the garden and beyond. The grassy banks are surrounded by mature trees and rhododendrons, and there is a patio area and parking for several cars.

Excellent sized workshop, tool store and outbuildings.

### Energy Performance

EPC Rating = E

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Glasgow Office.

Telephone:

+44 (0) 141 222 5875.







Promapv2  
Ordnance Survey Crown Copyright 2020. All rights reserved.  
Licence number 100025432  
Plotted Scale - 1:5000, Paper Size - A4

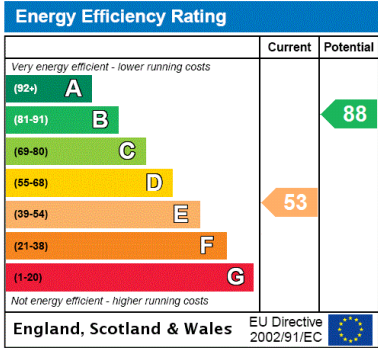
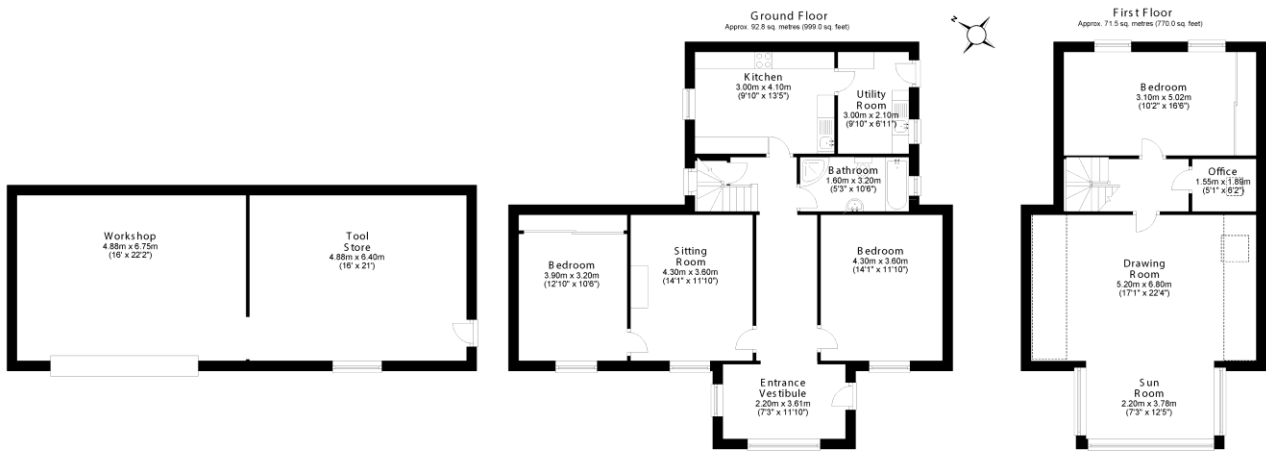


Finnart Farm Cottage, Garelochhead, Helensburgh, Dunbartonshire, G84  
Gross Internal Area 1769 sq ft, 164.3 m²

Cameron Ewer  
Glasgow  
+44 (0) 141 222 5875  
cameron.ewer@savills.com

 |  savills | savills.co.uk

Finnart Farm Cottage  
Total area: approx. 164.3 sq. metres (1769.0 sq. feet)Excluding Workshop  
For identification only. Not to scale. copyright JPI 885Gross Internal Area (approx)



**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. 20200903COGA

