



Incredible architect designed family home with superb views over Loch Long.

Katrine, Portincaple, by Helensburgh, G84 0EU

4 bedrooms and 2 bathrooms • Open plan kitchen/ dining room with access to balcony • Drawing room with vaulted ceiling, wood burner and double doors to balcony • Spacious outbuilding suitable for water activity equipment • Exceptionally energy efficient: Rating C • View over Loch Long and specifically the lighthouse •

Local Information

Katrine is set in an elevated position in the charming hamlet of Portincaple on the south eastern shore of Loch Long where it meets the mouth of Loch Goil. It is set in the hill to take advantage of the wonderful views. Garelochhead is the closest village (1.9 miles) and offers a village store, primary school and a train station which gives direct access to Glasgow Queen Street the West Highlands and also the Caledonian Sleeper to London.

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 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 services.

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, home to many a fine sailing craft, is about 7 miles away, as is the historic Royal Northern and Clyde Yacht Club, the patron of which is HRH the Princess Royal.





About this property

Katrine was built in 2002 and was the vision of the current architect owners. The design is one that maximises the potential of the plot with the main reception rooms being on the upper levels with magnificent balconies to take full advantage of what is an incredibly scenic position on the coastline.

The property is of a timber frame construction under a zinc roof (with 80 year guarantee). The design is dominated by natural light from the south-facing position and the accommodation has a very natural flow. On entering the property the eye is immediately drawn through the expansive windows in the drawing room, to the waterside outlook of the property. This view is framed by trees, and the lighthouse in the middle of Loch Long creates a natural centrepiece, with the hills visible beyond. Natural wooden floors and white walls tie in with the cedar-clad exterior and give a modern Scandinavian feel to parts of the house. The open

plan kitchen and dining area hold a well appointed kitchen with integrated oven, gas hob and a white themed kitchen with a central island and ample storage under a white composite granite work surface. The main drawing room boasts a superb vaulted ceiling with a wood burning stove and double doors to a balcony with a stunning view over the grounds and across to Loch Long.

The bedrooms are found on the lower level and are all of generous proportions with an additional family bathroom, while the principal suite benefits from an en suite shower room and dressing room.

The gardens are left in a fairly natural state to blend in with the setting but provide ample space for barbeques and for children to play.

There is a large timber outbuilding for house garden machinery or, more likely, the water sports equipment that accompany life in such a beautiful coastal position.





Services

Mains water
Solar panels and air
source heat pump.
Modular thermostatic
control
Septic tank and sewage
treatment plant.

Tenure

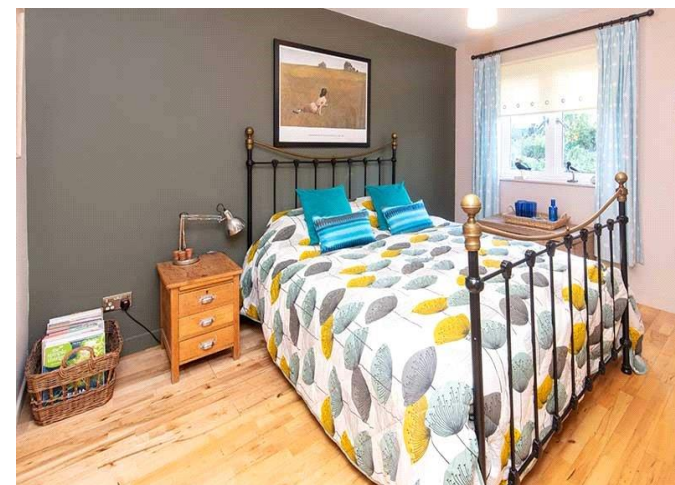
To be advised

Energy Performance

EPC Rating = C

Viewing

All viewings will be
accompanied and are
strictly by prior
arrangement through
Savills Glasgow Office.
Telephone: +44 (0) 141
222 5875.



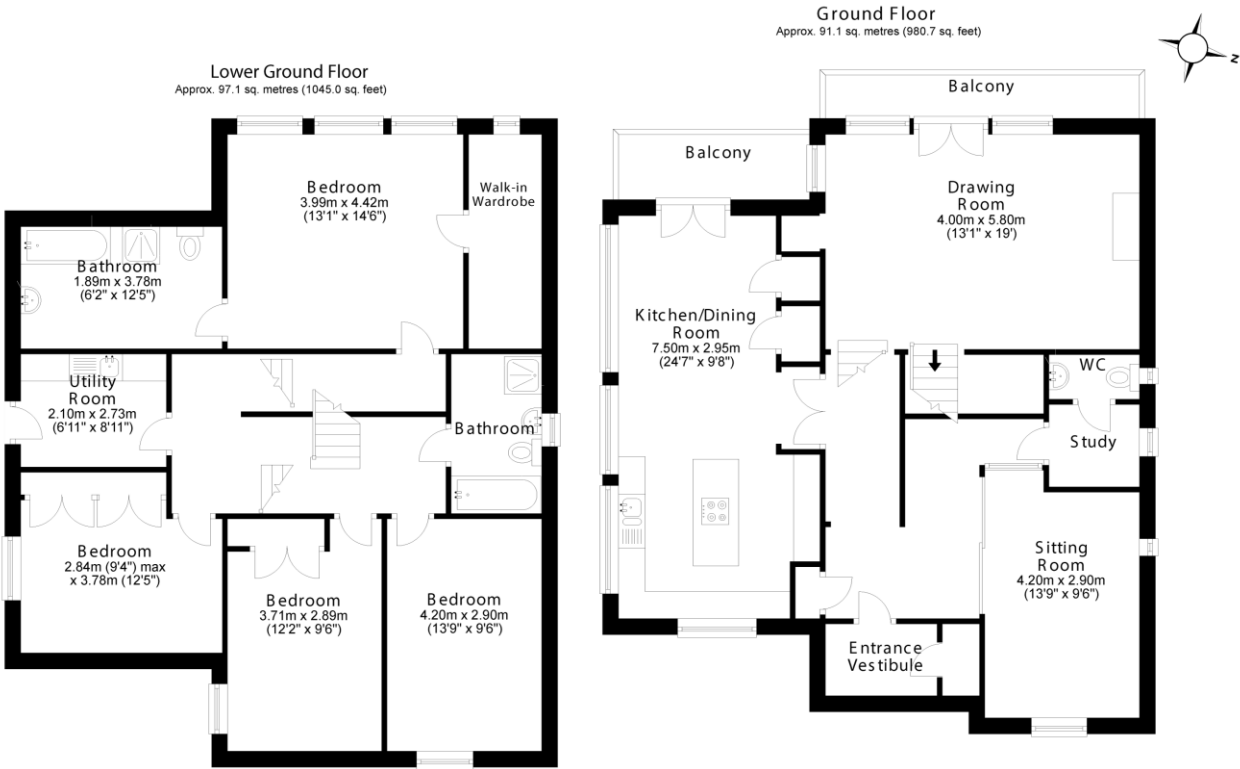



Katrine, Portincaple, Garelochhead, Helensburgh, G84
Gross Internal Area: 2,025 sq ft, 188.2m²

Glasgow
+44 (0) 141 222 5875



Katrine
Total area: approx. 188.2 sq. metres (2025.7 sq. feet)
For identification only. Not to scale. copyright JPI Ltd/Gross Internal Area (approx)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	69	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC
		

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. 20211013COGA

