



## Crow Cottage

Knockamillie Terrace, Innellan, Dunoon, PA23 7SZ

Offers Over  
**£340,000**





# Crow Cottage

Corrigall Black are privileged to present to the market 'Crow Cottage', an exceptional opportunity to acquire this unique property in the desirable coastal village of Innellan. This truly captivating 4 bedroom residence is positioned in an elevated and commanding setting that offers unobstructed, cinematic views across the majestic River Clyde and the distant hills beyond. Designed with lifestyle, comfort and modern elegance in mind, this home is a rare fusion of luxury, location and landscape. Crow Cottage boasts a striking full-length balcony which can be accessed from the lounge through sleek sliding doors. This elevated outdoor retreat provides an outstanding location to enjoy wonderful sunrises and sunsets, whether enjoying a morning coffee or hosting twilight gatherings. The home comprises three double bedrooms, upper lounge, bathroom, utility, open plan dining kitchen with further lounge/dining area, shower room and home office/study or fourth bedroom on the lower floor. This special property has undergone a comprehensive renovation, ensuring it is presented in true walk-in condition with a condensing boiler, double glazing throughout and a large cellar. The property further benefits from off-road parking and substantial landscaped garden grounds with a variety of patio style areas to enjoy this breathtaking location. This is a special home where every element has been considered. We encourage early viewing to fully appreciate the location and what this stunning property has to offer.

## The location

The village of Innellan has its own 9-hole golf course, tennis club, bowling green and primary school. The village also has two quality bar/restaurants, a general store with Post Office and a village hall. The South Cowal area has a welcoming community with lots of opportunities to get involved with local events and activities.

## Features

- BREATHTAKING BALCONY VIEWS
- DETACHED VILLA
- SUBSTANTIAL LANDSCAPED GARDEN GROUNDS
- FULLY RENOVATED
- QUICK ENTRY AVAILABLE
- CELLAR
- PRIVATE PARKING
- HIGHLY SOUGHT AFTER VILLAGE LOCATION



### Upper Lounge

This beautiful, substantial lounge seamlessly blends comfort with sophistication and is flooded with natural light from the triple-aspect windows. The glazed sliding doors provide direct access out to the balcony, creating an extension of this wonderful sociable area, with panoramic views over the water creating a tranquil backdrop for everyday living. The open plan layout offers a refined setting complete with a stylish bar area, perfect for entertaining, and a well positioned stove that adds both warmth and charm to the room. The generous proportions allow for a dining area in a space designed for both relaxation and social gatherings.

### Bedroom 1

This is a generous double bedroom boasting breathtaking elevated sea views. This serene retreat offers ample space for a variety of storage solutions, combining comfort with elegance in a truly picturesque setting.

### Bedroom 2

This double bedroom benefits from a large, double-glazed window that overlooks the front of the property, flooding the room with natural light.

### Bedroom 3

This well proportioned, bright double bedroom would be the ideal comfortable space for visiting guests.

### Bathroom

The family bathroom is luxurious and refined complete with a deep soaking jacuzzi bath and separate walk in rainfall shower unit with attractive wet wall. The bathroom also has a toilet, wash hand basin with vanity unit and privacy glazed window. The attention to detail creates a spa like experience in the comfort of your own home.



### Lower Floor

### Utility Room

Featuring stylish wood effect vinyl flooring, this useful utility room offers practical space for appliances. The sink with under counter storage provides convenience while a dedicated cupboard houses the condensing boiler. Additional built in storage options make this a highly functional and organised space, ideal for everyday household tasks.

### Shower room

The modern stylish shower room comprises corner shower, toilet and wash hand basin and extra features include a heated towel rail, LED mirror, attractive wet wall and porcelain floor tiles.

### Home Office/Bedroom 4

Located on the lower floor, this multi-purpose room offers fantastic flexibility providing a space for a stylish home office, a creative studio, children's playroom or a fourth bedroom. This adaptability ensures the home meets the evolving needs of modern living.

### Open Plan Kitchen/Dining/Sitting Area

Located on the lower floor, this open plan kitchen with river views runs through to the lounge and dining area, creating a stunning central hub - a space designed not just for function but for connection. The kitchen with flush LED lighting and porcelain floor tiles is a showstopper, elegantly styled with high-end cabinetry, quality appliances and generous workspace. The lounge and dining area are beautifully proportioned and framed by a large window that fills the space with light offering a seamless extension of the home's interior living space, perfect for modern family life and entertaining guests.



## Measurements

Entrance Hallway

Lounge

Breakfasting Kitchen

Dining/Sitting Area

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4/ Home Office

Utility Room

Bathroom

Shower Room

6.23 m X 3.02 m / 20'5" X 9'11" A.W.P

10.8 m X 4.13 m / 35'5" X 13'7" A.W.P

7.03 m X 2.96 m / 23'1" X 9'9" A.W.P

6.67 m X 3.14 m / 21'11" X 10'4" A.W.P

4.36 m X 3.47 m / 14'4" X 11'5" A.W.P

3.67 m X 3.53 m / 12'0" X 11'7" A.W.P

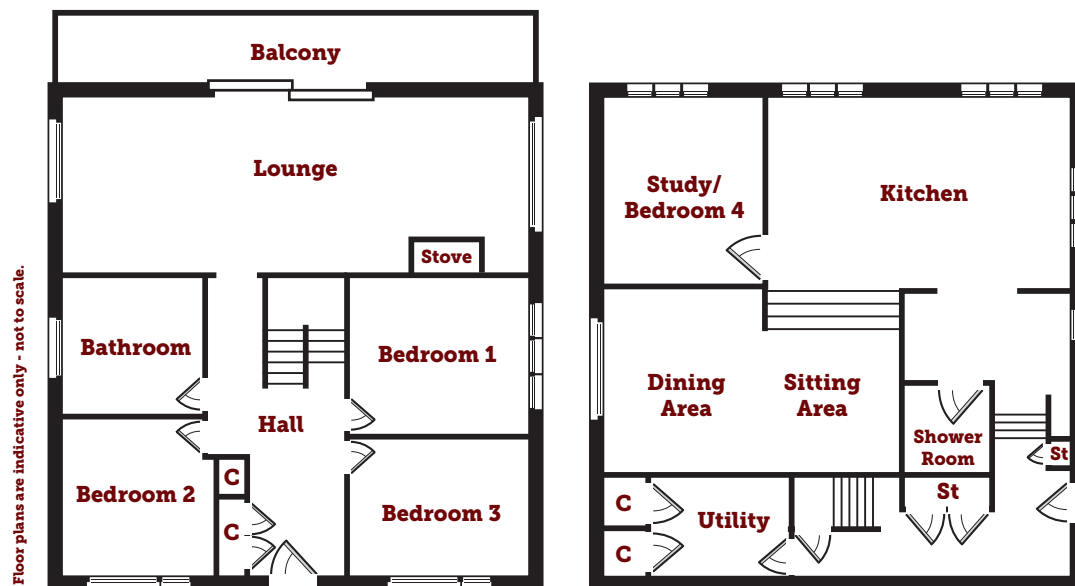
4.37 m X 2.79 m / 14'4" X 9'2" A.W.P

3.54 m X 2.99 m / 11'7" X 9'10" A.W.P

3.16 m X 2.65 m / 10'4" X 8'8" A.W.P

3.16 m X 2.7 m / 10'4" X 8'10" A.W.P

1.8 m X 1.73 m / 5'11" X 5'8" A.W.P



Whilst every precaution to ensure accuracy has been taken during the preparation of these particulars, if there is any aspect which is critical to your interest or which you find misleading, please contact us for further information. In accordance with the terms of the Property Misdescriptions Act, we wish to clarify the term "NOT TESTED" as pertaining to the fitted Kitchen appliances or indeed any other mechanical items, apparatus or appliances relating to this property, including where applicable the central heating. We wish to make it clear that we have not personally inspected or tested these items and therefore do not warrant either now or at a later date their correct functions. Please note all photographs are taken with a wide angled lens and all measurements are approximate and are taken with a sonic tape measure.

t: 01369 702941 • f: 01369 704304 • email: [info@corriganblack.com](mailto:info@corriganblack.com) • [www.corriganblack.com](http://www.corriganblack.com)