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Watermans Cottage

Bishops Glen, Dunoon, PA23 7EP

Offers over
£235,000

Watermans Cottage

Corrigall Black are delighted to present 'Watermans Cottage' to the market, an outstanding property that offers an abundance of potential and is set within a rarely available stunning location beside the tranquil Bishops Glen. 'Watermans Cottage' is an exceptional stone built, detached cottage filled with original features and offering privacy and character in abundance. Nestled within substantial, mature grounds which are surrounded by unspoilt natural beauty, this property is a true once in a lifetime opportunity. This is a home of true distinction and, with properties of this calibre, setting and character seldom coming to market, it represents a rare opportunity to acquire a truly special home in an outstanding location. We highly recommend early viewing to avoid disappointment.

The Property

The accommodation benefits from double glazing throughout and a recently fitted LPG heating system. Entrance to the property is through the welcoming glazed entrance vestibule with its feature stone floor. This entrance area is ideal for storing outdoor clothing and footwear and a further door leads directly into a large dining kitchen with ample space for family living and entertaining. There is a useful storeroom located next to the kitchen. The property offers three beautifully proportioned double bedrooms each enjoying peaceful outlooks across the surrounding grounds, providing restful light filled areas. The grand lounge provides an ideal space for relaxation and features a large bay window that frames wonderful views over the garden grounds, creating a stunning focal point while also allowing natural light to flood the room. The family bathroom has been fully upgraded to create a luxurious experience with a stand-alone bath and separate shower area. Externally 'Watermans Cottage' continues to impress. Off road parking is available for multiple vehicles, alongside a substantial double garage. The expansive grounds encapsulate a sense of seclusion and tranquillity providing a private retreat just moments from nature.





Location

The Bishops Glen is a quiet, highly regarded location on the edge of Dunoon characterised by its breath-taking woodland and interesting walks. Nestled within a sheltered glen, the area enjoys a peaceful, magical atmosphere.

Despite its secluded setting, the property remains conveniently located, within easy reach of a wide variety of amenities and transport links. Dunoon has a regular passenger ferry to Gourock, where there is a train link to Glasgow, while Western Ferries, situated in Hunters Quay, provide a very frequent service across the Clyde for cars and passengers. The town of Dunoon is enjoyed by residents and tourists alike. The region is steeped in history and surrounded by hills and the sea which offer endless opportunities for outdoor enthusiasts. The picturesque West Bay beach is popular for wild swimming and paddle boarding. On the very doorstep of the cottage the Bishop's Glen has fantastic forestry trails that are loved by mountain bikers, hill runners, dog walkers and families alike. Local landmarks include the picturesque Castle Gardens, a beautiful setting where you can enjoy the stunning garden grounds and the views towards the River Clyde and the traditional Victorian pier. Situated in the garden grounds is the Castle House Museum where you can access the history of the local area. The adjacent Queens Hall is an outstanding venue offering access to fitness facilities, including a well-equipped gym with panoramic views towards the Clyde, a library, soft play area and a wonderful live music venue which is also used for a variety of shows. The town's main shopping street has a unique array of shops, cafes, pubs and restaurants. The town also has further amenities including supermarkets, cinema, primary and secondary schools, hospital and swimming pool. The town's Burgh Hall is a renowned arts venue, offering a fantastic array of shows and exhibitions throughout the year.

This wonderful home must be viewed to fully appreciate the location and character in abundance this property provides.

Features

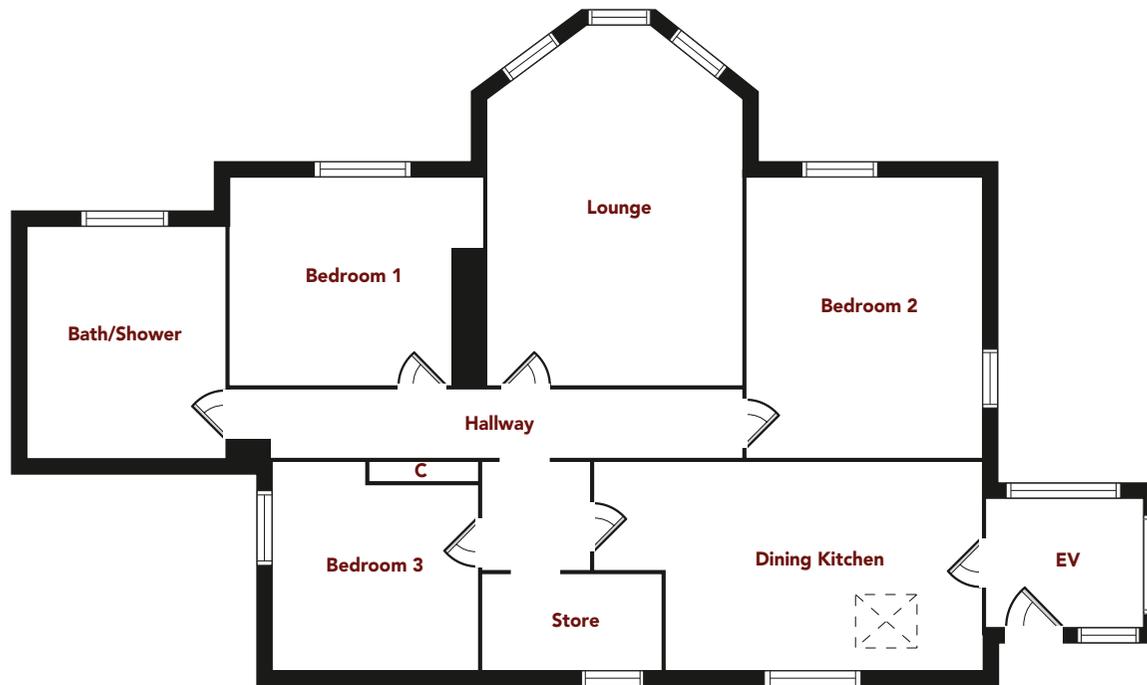
- OUTSTANDING LOCATION
- DETACHED COTTAGE
- OIL CENTRAL HEATING
- SUBSTANTIAL PRIVATE GARDEN GROUNDS
- PRIVATE DRIVEWAY
- DOUBLE GARAGE
- OFFROAD PARKING FOR MULTIPLE VEHICLES
- DEVELOPMENT POTENTIAL
- CLOSE TO AMENITIES & SCHOOLS
- EARLY ENTRY AVAILABLE

Energy Rating F



Measurements

Entrance Vestibule	1.96m x 2.30m (6ft 5in x 7ft 6in) A.W.P
Hallway	1.10m x 8.98m (3ft 7in x 29ft 5in) A.W.P
Lounge	3.40m x 5.19m (11ft 1in x 17ft) A.W.P
Dining Kitchen	3.20m x 5.50m (10ft 5in x 18ft) A.W.P
Bedroom 1	3.24m x 3.75m (10ft 7in x 12ft 3in) A.W.P
Bedroom 2	3.41m x 4.06m (11ft 2in x 13ft 3in) A.W.P
Bedroom 3	3.15m x 3.27m (10ft 4in x 10ft 8in) A.W.P
Store	1.80m x 2.55m (5ft 10in x 8ft 4in) A.W.P
Bath/Shower Room	2.90m x 3.30m (9ft 6in x 10ft 9in) A.W.P



Floorplans are indicative only - not to scale

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.