BEAUTIFUL, FULLY RESTORED COUNTRY HOUSE & COTTAGE BY LOCH FYNE

PENNYMORE HOUSE AND PENNYMORE STABLE COTTAGE
FURNESS, INVERARAY, ARGYLL, PA32 8XN
Inveraray – 8 miles, Lochgilphead – 16 miles, Glasgow – 67 miles

Directions
From Loch Lomond head north along the A83 continuing through Arrochar and following the shore of Loch Fyne to Inveraray. Continue through Inveraray to the village of Furness. At Furness take a left turn and pass the Furness Inn on the right continuing down the hill to the village. Cross the bridge and continue to the historic granite quarry, continue along the quarry road and head for approximately one mile to the hamlet of Pennymore.

Situation
Pennymore House and Pennymore Stable Cottage occupy a beautiful rural position close to the north shore of Loch Fyne at the edge of the Kenmore Forest. The house, which faces directly to the loch, has beautiful open aspects. It is situated approximately 2 miles from the village of Furness where local amenities include a local shop/post office, primary school, dentist, village hall, church and a GP surgery. The nearby town of Inveraray was built on the site of an early fishing village by the 3rd Duke of Argyll. In the mid 1700s he demolished the old village in favour of a grand castle and embarked on one of the most ambitious rebuilding programmes ever seen in the Western Highlands. The result is the classic 18th century planned town with straight wide streets and dignified Georgian homes which remain today. Some of Britain’s most spectacular scenery is found in this area of Scotland. There is superb hill walking in the area with numerous Munros. It is also a renowned area for field sports and sailing.

Description
Pennymore House is a magnificent, Category B listed country house. Both Pennymore House and the adjoining Stable Cottage have undergone a truly remarkable period-sensitive restoration which fully
complies with 21st century building control standards and regulations with numerous features including an air source heat pump system, double glazed sash and case windows, luxury en suite bathroom and wet room facilities and a beautiful fitted dining size kitchen. The accommodation on the ground floor comprises: entrance vestibule with slate flooring; sitting room with French doors leading to the garden and overlooking Loch Fyne; a beautiful drawing room with open fire place and log burning stove; spacious, fully fitted contemporary kitchen with a wide range of modern, hi-gloss base and wall mounted units and built in appliances with a log burner creating a real feeling of warmth and welcome, and a natural stone finish to the walls; breakfasting room and morning room with double glazed French doors leading to the garden; fitted utility room; hallway/boot room with door leading to the garden; cloakroom/WC (two piece suite) and plant room. The heat exchange system is located in the plant room.

On the first floor the accommodation comprises: bedroom one with beautiful open aspects over the gardens and Loch Fyne; bedroom two and bedroom three (both double sized bedrooms) with aspects to the front; bedroom four (master bedroom) has stunning views to the front and a luxurious en suite bathroom off comprising: twin wash hand basins, low level WC, curved shower unit and bath. There is an additional family bathroom on this first floor with four piece suite and wet room with three piece suite. The accommodation on the second floor includes bedroom five and bedroom six, both double sized bedrooms, and a stylish bathroom.

The accommodation of Pennymore Stable Cottage is made up of a reception hallway, three bedrooms (bedroom three with en suite shower room off) and family bathroom on the ground floor, while the open plan sitting room/dining area and fully fitted hi-specification kitchen is on the first floor, allowing the beautiful views to be fully appreciated.

The gardens surrounding Pennymore House and cottage extend to approximately 1 acre including both sides of the burn, mainly lawned gardens and mature woodlands with magnificent open aspects to Loch Fyne. Pennymore House is approached via a gravel driveway and there is a charming bridge over the burn to Stable Cottage. There is excellent provision for parking and a newly built double sized garage with twin doors. The fenced front garden which is mainly laid to lawn has a wide variety of mature shrubs and established flower beds. To the front of Pennymore House there is a terrace with seating area and pergola which is an idyllic place from which to relax and enjoy the mesmerising views of Loch Fyne and the surrounding Highland landscape.
General Remarks
Local Authority
Argyll & Bute

Council tax
Band G

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.
Savills Glasgow  
glasgow@savills.com  
0141 222 5875  
savills.co.uk

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:  
i) The description and photographs are for guidance only and are not a complete representation of the property.  
ii) Plans are not to scale, are for guidance only and do not form part of the contract.  
iii) Services and any appliances referred to have not been tested, and cannot be verified as being in working order.  
iv) No survey of any part of the property has been carried out by the Vendor/Lessor.  
v) Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres.  
Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience, an appropriate imperial equivalent is also given.  
vi) Only those items referred to in the text of these particulars are included.  
vii) Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.  

FLOORPLANS  
Gross internal area (approx.): 252 sq m (2713.4 sq ft)  

FLOORPLANS  
Gross internal area (approx.): 93.9 sq m (1010.3 sq ft)