



**McArthur
Stanton**
Letting & Estate Agents

Innisfree

Mansebrae , Rhu, Helensburgh, Argyll And Bute. G84 8LR

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Located within a stunning setting in the picturesque village of Rhu, Innisfree is a magnificent detached villa which dates back to the mid 1820's and enjoys partial views towards the Gareloch and surrounding countryside.

Innisfree can be accessed by two entrances, one via a gorgeous woodland lane tucked away off Mansebrae and one via Smugglers Way with the property having parking facilities at both entrances. The exterior of Innisfree is particularly charming and offers a high degree of privacy within its woodland setting. Internally the property is bright and airy at around 1,560 square feet. On entering there is a welcoming hallway which has access to a useful utility/boot room. There is a cosy family room which has a lovely wood-burning stove, three well-proportioned bedrooms and a modern shower room.

The upper level of the property is home to the most magnificent formal Lounge that has windows on three sides and partial views towards the Gareloch. The Lounge has lovely original features and beautiful wooden floor boards. The Kitchen is a very social space with ample room for a good-sized dining table and chairs. There is a selection of units with solid wood worktops, a range of integral appliances and space for free-standing white goods. In addition, there is a breakfast bar ideal for informal dining. The upper level also has a fourth bedroom, family bathroom and a separate WC. The property offers a blank canvas for a new owner to make their own. Additionally, there is a large floored attic.

Externally Innisfree sits within the most glorious woodland gardens that have mature planting offering a high degree of privacy from neighbouring properties. There are large areas of lawn and even a small stream which runs through part of the grounds. There are entrances with off street parking, as mentioned one accessed from Mansebrae which gives easy access into the centre of Rhu village and one from Smugglers Way.

EPC Band E, Council Tax Band F



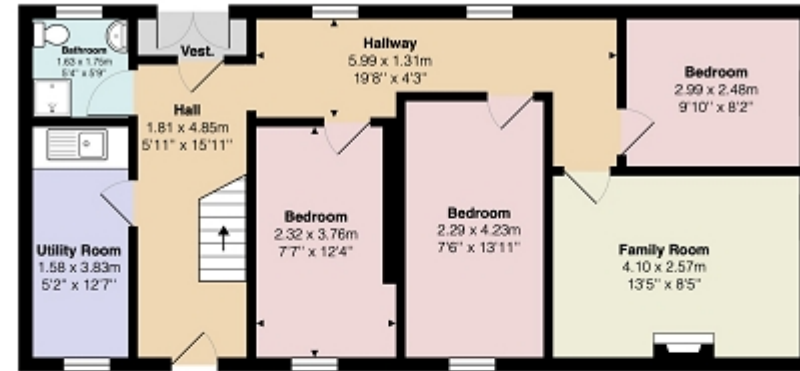
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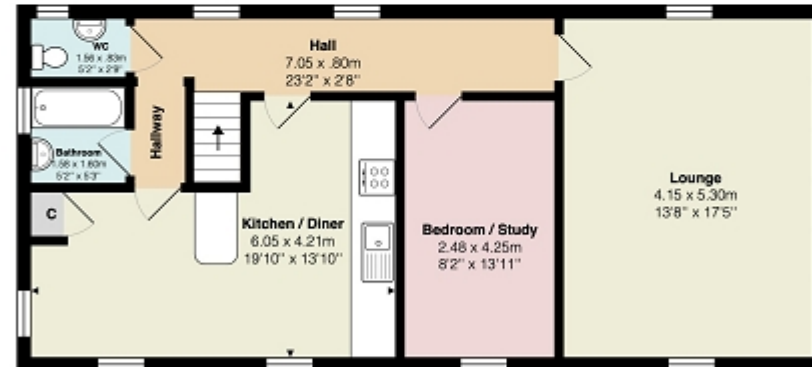


Measurements

Family Room	13' 05" Max x 8' 05" Max or 4.09m Max x 2.57m Max
Bedroom 1	13' 11" x 7' 06" or 4.24m x 2.29m
Bedroom 2	12' 04" x 7' 07" Max Max or 3.76m x 2.31m Max
Bedroom 3	9' 10" x 8' 02" or 3.00m x 2.49m
Utility Room	12' 07" x 5' 02" or 3.84m x 1.57m
Bathroom	5' 09" x 5' 04" or 1.75m x 1.63m
Lounge	17' 05" x 13' 08" or 5.31m x 4.17m
Kitchen/Diner	19' 10" Max x 13' 10" Max or 6.05m Max x 4.22m Max
Bedroom 4	13' 11" x 8' 02" or 4.24m x 2.49m
Bathroom	5' 03" x 5' 02" or 1.60m x 1.57m
WC	5' 02" x 2' 09" or 1.57m x 0.84m



Ground Floor



First Floor

Contact our office for further details



NOTE: These details have been prepared for guidance. If there is any point which you find misleading please contact McArthur Stanton where further information is available. Measurements have been taken from wall to wall unless otherwise stated, and have been recorded by use of a sonic beam. Services and appliances not tested. Details have been prepared by June 2024. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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