



**McArthur
Stanton**
Letting & Estate Agents

Glenowen

Back Road , Clynder , Helensburgh, Argyll And Bute. G84 0QQ

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Commanding an elevated position within the hamlet of Clynder, "Glenowen" is a magnificent traditional stone villa, built 1855, that sits within 2.2 acres of beautiful grounds with breath-taking views over the Gareloch, Clyde estuary, surrounding hills and countryside.

A substantial two-story extension was added c1988, creating a property offering over 3,000 square feet of living accommodation which has been lovingly restored by the current owners, creating a bespoke and luxuriously appointed property with the perfect balance of old and new.

EPC Band E
Council Tax Band F



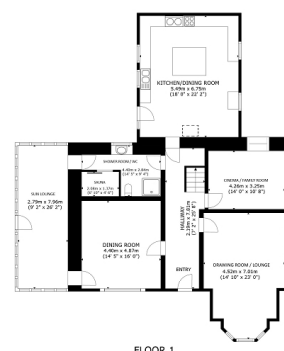
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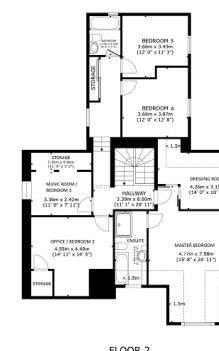
Measurements

Hallway	25' 08" Max x 7' 02" Max or 7.82m Max x 2.18m Max
Lounge	23' 0" Max x 14' 10" Max or 7.01m Max x 4.52m Max
Dining Room	16' 0" x 14' 05" or 4.88m x 4.39m
Sun Room	26' 02" x 9' 02" or 7.98m x 2.79m
Family Room	14' 0" x 10' 08" or 4.27m x 3.25m
Kitchen / Dining Room	22' 02" x 18' 0" or 6.76m x 5.49m
Shower Room	14' 05" x 9' 04" or 4.39m x 2.84m
Bedroom 1	24' 11" Max x 15' 08" Max or 7.59m Max x 4.78m Max
Dressing Room	14' 0" Max x 10' 04" Max or 4.27m Max x 3.15m Max
En Suite	13' 06" x 5' 10" or 4.11m x 1.78m
Bedroom 2	14' 11" Max x 14' 05" Max or 4.55m Max x 4.39m Max
Bedroom 3	11' 0" x 7' 11" or 3.35m x 2.41m
Bedroom 4	12' 08" Max x 12' 0" Max or 3.86m Max x 3.66m Max



FLOOR 1
GROSS INTERNAL AREA:
FLOOR 1: 145.2 sq ft (13.77 sq m) FLOOR 2: 121.7 sq ft (11.21 sq m)
EXCLUDED AREA: REDUCED BEDROOM (1.1 sq ft (1.01 sq m))
TOTAL: 266.9 sq ft (24.98 sq m)
NOTES: MEASUREMENTS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport



FLOOR 2
GROSS INTERNAL AREA:
FLOOR 1: 145.2 sq ft (13.77 sq m) FLOOR 2: 121.7 sq ft (11.21 sq m)
EXCLUDED AREA: REDUCED BEDROOM (1.1 sq ft (1.01 sq m))
TOTAL: 266.9 sq ft (24.98 sq m)
NOTES: MEASUREMENTS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

Contact our office for further details



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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 November 2024. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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