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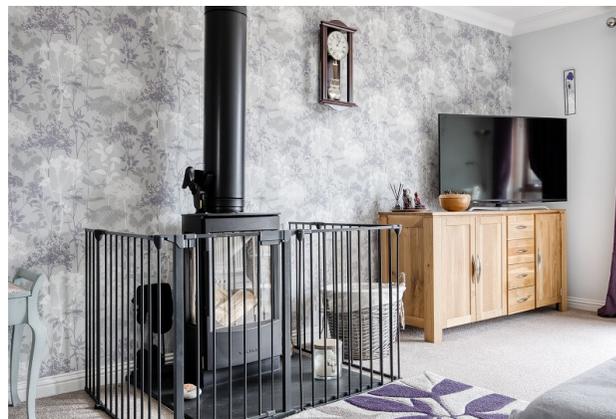
Drumfork Farm Cottages , Helensburgh, Argyll And Bute. G84 7JY





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Forming part of a small intimate development, 1 Drumfork Farm Cottages is a fabulous four-bedroom steading offering around 2,000 square of living space and the most spectacular views over neighbouring farmland.

Completed in 2008 Drumfork Farm Cottages is home to only three properties. Number 1 is vast in size at around 2,000 square feet and has glorious views over Drumfork Farm, the Clyde Estuary and on a clear day the Arrochar Alps can be seen in the distance. The property also sits adjacent to Ben Bouie which has beautiful woodland walks.

On entering there is a welcoming hallway which has a useful WC. The formal lounge is stunning with dual aspects and a lovely wood-burning stove ideal for using in the winter months. The family room is also a fantastic size with patio doors accessing a raised decking which faces west and enjoys the afternoon and evening sunshine. The kitchen is fitted with modern units and worktops and has a range of integral appliances with an adjoining utility room which has space for free-standing white good. The kitchen has ample space for a large table and chairs and a courtesy door opening onto the decking.

Upstairs the property has four extremely spacious double bedrooms with the main having the luxury of an En-suite shower room. The family bathroom is modern in design with a neutral suite and tiling. The property is double glazed throughout and has gas central heating. Externally the property has a good-sized easily maintained private garden which has a sun deck, patio and lawn areas. Private communal parking is also available directly beside the property.

EPC Band C
Council Tax Band F



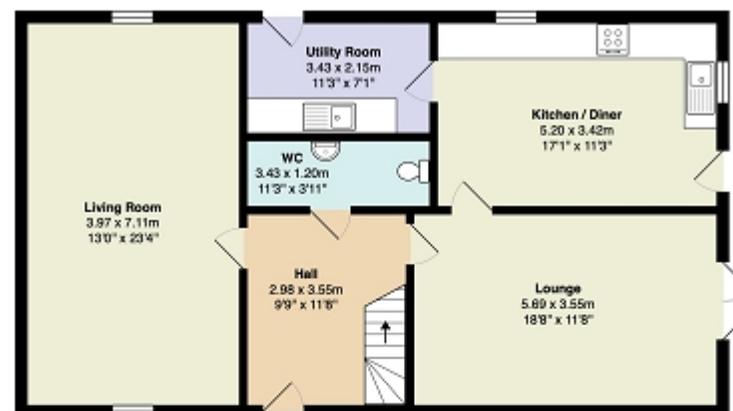
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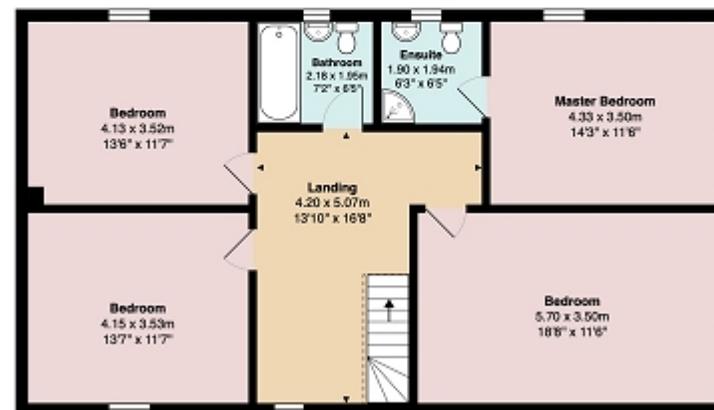


Measurements

| | |
|---------------|--|
| Hallway | 11' 08" Max x 9' 09" Max or 3.56m Max x 2.97m Max |
| WC | 11' 03" x 3' 11" or 3.43m x 1.19m |
| Living Room | 23' 04" x 13' 0" or 7.11m x 3.96m |
| Family Room | 18' 08" x 11' 08" or 5.69m x 3.56m |
| Kitchen/Diner | 17' 01" x 11' 03" or 5.21m x 3.43m |
| Utility Room | 11' 03" x 7' 01" or 3.43m x 2.16m |
| Landing | 16' 08" Max x 13' 10" Max or 5.08m Max x 4.22m Max |
| Bedroom 1 | 14' 03" x 11' 06" or 4.34m x 3.51m |
| En Suite | 6' 05" x 6' 03" or 1.96m x 1.91m |
| Bedroom 2 | 18' 08" x 11' 06" or 5.69m x 3.51m |
| Bedroom 3 | 13' 07" x 11' 07" or 4.14m x 3.53m |
| Bedroom 4 | 13' 06" Max x 11' 07" Max or 4.11m Max x 3.53m Max |
| Bathroom | 7' 02" x 6' 05" or 2.18m x 1.96m |



Ground Floor



First Floor

Contact our office for further details



NOTE: These details have been prepared for guidance. If there is any part of 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 May 2025. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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