



The Manse, Wyndham Road, Innellan, PA23 7TA

Property

Grand detached five-bedroom manse located in the small village of Innellan. The village sits on the west banks of the Firth of Clyde on the Cowal Peninsula within Argyll and lies around four miles south of Dunoon.

The manse is set within a large single hillside plot providing wonderful views over the Firth of Clyde. It presents an excellent opportunity to purchase in a beautiful area of Scotland.

The Manse is an impressive building and features five-bedrooms and three public rooms. There are garden grounds to all sides which are partially landscaped.

Whilst in need of modernisation, the property would make the perfect family home and is bright and spacious throughout. Benefiting from the three public rooms on the ground floor means the buyer can arrange the property to suit their needs with space for an office or playroom.

The Manse is connected mains supply water, electricity and drainage and has gas central heating and double glazing throughout.

The accommodation comprises:

Ground Floor- Entrance vestibule, entrance hall, three public rooms, bedroom, a kitchen, rear vestibule and WC compartment.

First Floor- Four bedrooms, a bathroom and WC compartment.

Total: 213 sq.m or thereby.

Please note- Whilst the Manse and Church are sold separately, they share an access and consideration may be given to selling as one lot for 'Offers Over £400,000'.

EPC Rating- D

Council Tax Band- F



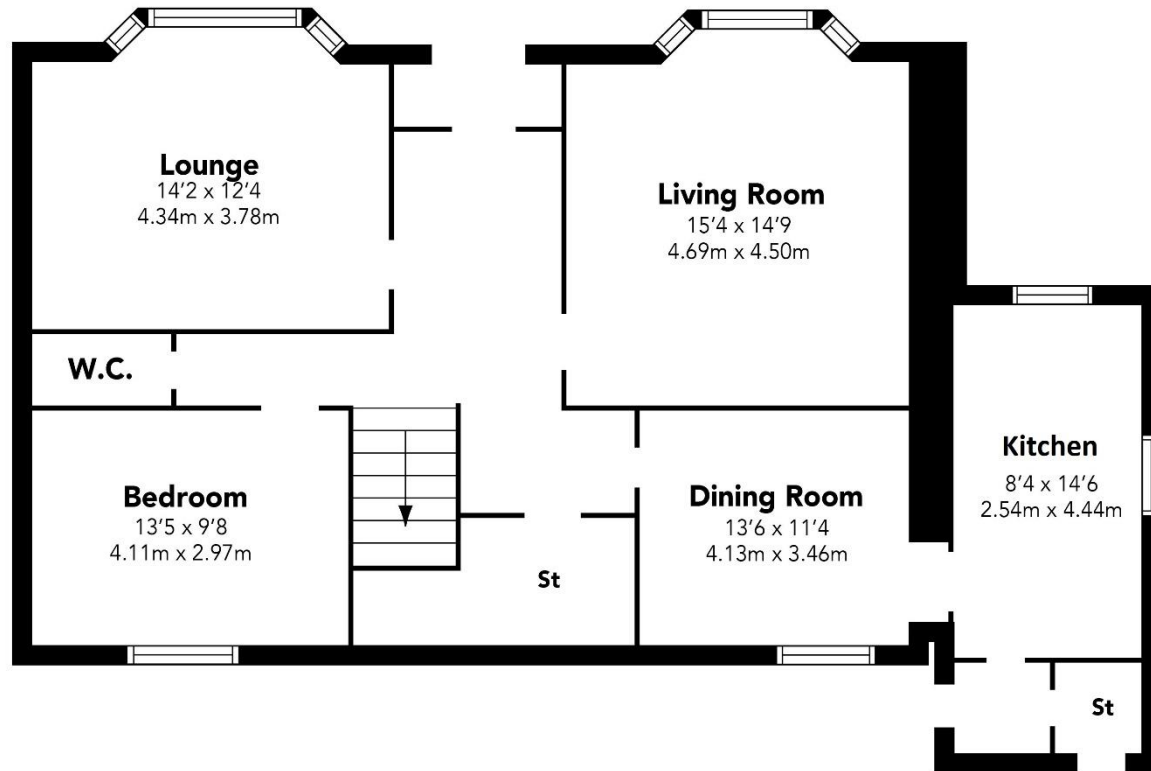
Local Area

The village of Innellan is set in a wonderful location and has a number of local amenities including its own 9-hole Golf Course, Tennis Club, Bowling Green and Primary School. The village also has two bar/restaurants, general store with Post Office and community hall. The South Cowal area has a welcoming community with lots of opportunity to get involved with local events and activities. There are numerous popular outdoor in the area including mountain biking, sailing, wild swimming, kayaking and stand up paddle boarding.

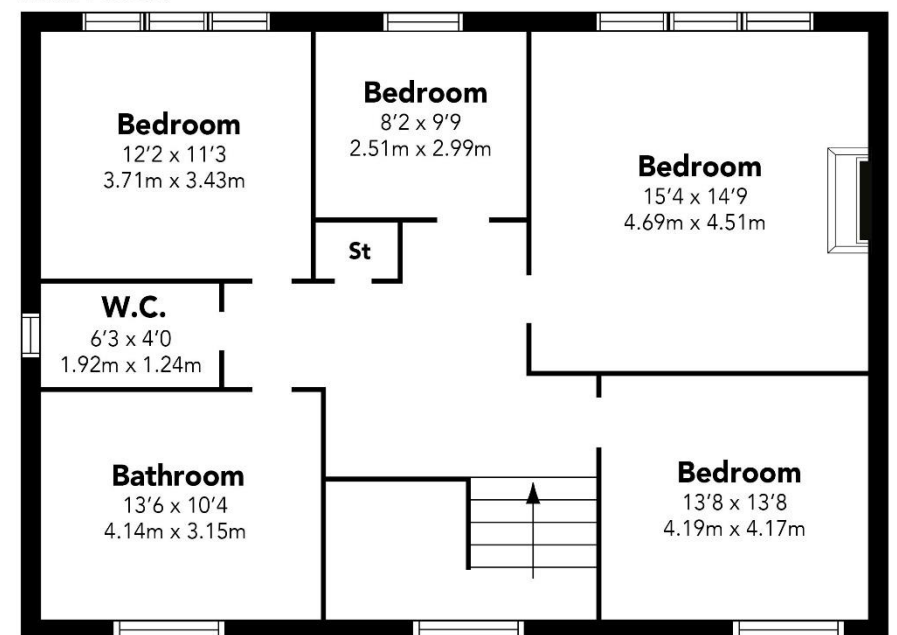
Dunoon is a short distance away and provides both the Argyll Ferries and Western Ferry terminals from where there are frequent passenger and vehicular sailings across to Gourock. From here the road and public transport links make it possible to commute on a daily basis to Glasgow and the central belt.

Holidaymakers to Cowal experience the feeling of apparent mainland detachment created by the pleasant short ferry crossing. It is possible to drive to Glasgow via Loch Lomond which takes a little longer but is via some of the most famous and breath-taking countryside in western Scotland. Dunoon is also the gateway to the Loch Lomond and Trossachs National Park. The area has some of the most dramatic and picturesque scenery in the west of Scotland which includes Benmore Botanical Gardens

GROUND FLOOR



FIRST FLOOR





Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 2402263
Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

