

Galbraith

COVE CASTLE

SHORE ROAD, COVE, HELENSBURGH, ARGYLL AND BUTE



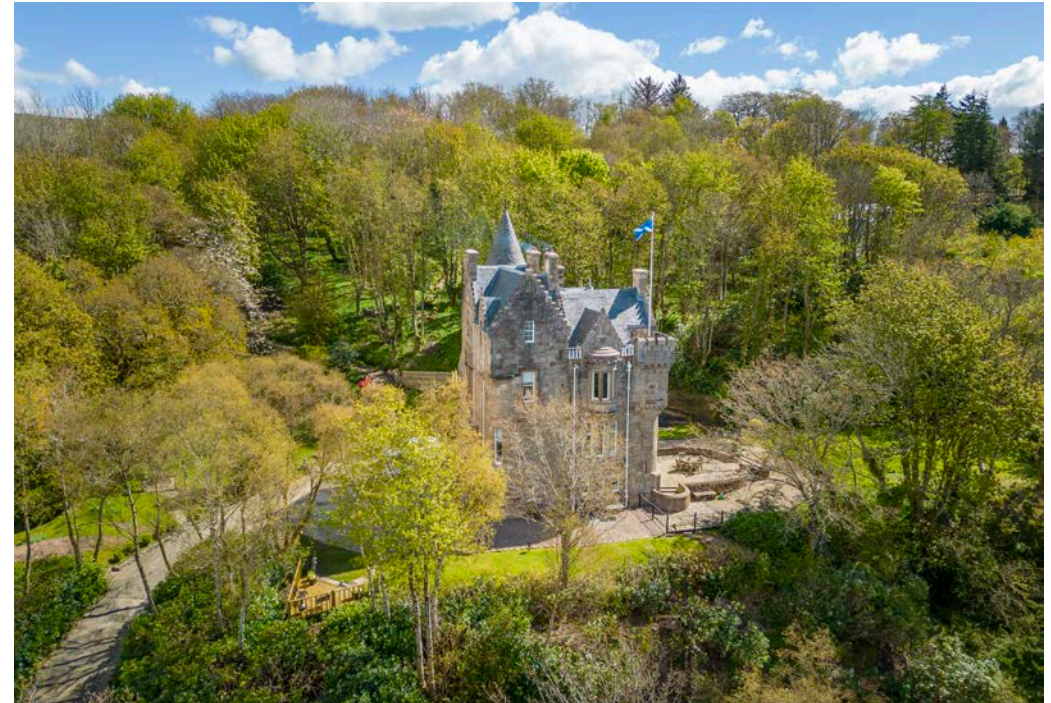
COVE CASTLE, SHORE ROAD, COVE, HELENSBURGH, ARGYLL AND BUTE

**An impressive family home completed to a high standard
in a charming rural setting.**

Rosneath 4 miles ■ Helensburgh 16.6 miles ■ Glasgow 43 miles

Acreage approximately 5 acres

- 4 reception rooms, 7 bedrooms, 4 bathrooms
- B listed castle built in 1867
- Designed by architect James Sellars
- Views of Loch Long and Strone Point
- Extensively landscaped gardens
- Flexible accommodation across four levels
- Remains of boat house and slip way to access Loch Long



Galbraith

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 **OnTheMarket**



GENERAL

Cove Castle is situated in the attractive coastal village of Cove which lies on the Rosneath Peninsula which is bound by Loch Long to the west and Gare Loch to the east. The settlement of Cove contains a small village shop/Cafe, and is also home to the renowned Cove Sailing Club. The village of Kilcreggan which adjoins Cove to the south offers a local pub, health centre, garage and coffee shop. Local primary schooling is found in Kilcreggan Primary School with a new senior school, Hermitage Academy in Helensburgh situated 16 miles to the east. The leading co-educational boarding school Lomond School is also found in Helensburgh.

The naval ports of Faslane and Coulport are located within 10 miles of the property and are accessed by a frequent bus service. There is a regular ferry service to Gourock from Kilcreggan which interlinks with train and bus services to and from Glasgow with services to Edinburgh. There are rail links to Glasgow and further afield from Helensburgh, Gourock and Garelochhead, which is on the scenic West Coast Mainline with services to Oban, Fort William and London Euston (Caledonian Sleeper).

The Rosneath Peninsula offers a wide range of outdoor activities to accompany the stunning views, mountains and sea lochs. Cove Sailing Club runs weekly races and competitions throughout the summer season. Loch Lomond Golf Club, which is one of the finest private Members clubs in the world is only a short 30 minute drive from the Castle. There is also an 18 hole golf course found in Helensburgh and three further courses in Gourock and Greenock. The Peaton Hill Community Nature Reserve is popular for its boardwalk paths and wildlife and is situated only 4 miles to the north of Cove.

The scenic Loch Lomond and The Trossachs National Park contains the Arrochar 'Alps' situated at the top of Loch Long which provides a range of munros and hills for all walking abilities. There is also a plethora of recreation and leisure opportunities, including a wide range of water sports found at Loch Lomond only 30 miles to the east.



DESCRIPTION

Cove Castle is a unique and truly spectacular, B listed Scots Baronial style home situated in the small coastal settlement of Cove overlooking Loch Long to the west.

The Castle has been extensively upgraded to meet the requirements of modern living with a new heating system, double glazing in most areas and a roof that can confidently cope with the famous Scottish weather.

The property is approached through private gates and via a private drive which leads from the public road, terminating in a sweep to the front of the house. It is believed that the Castle was bought by James Hannay in 1883 who claimed to be the first person to artificially create the industrial diamond, unfortunately this is still a debate had by current scientists.

The property contains many traditional features attributed to this period style property including large spacious rooms with high ceilings, stained glass windows, grand main staircase with two secondary spiral staircases leading to the turret and level that would have been used by servants.

There is a spacious drawing room with a solid wood burning stove. There is a large dining room on the first floor, which overlooks the front lawn and Loch Long. The kitchen has been modernised but in a traditional style with fitted cupboards, appliances, cooker and impressive wood burning stove..

Across the first, second and third floors are the reception rooms, bathrooms, and bedrooms all featuring period details and can be access by the main stair case or the tower stairs.

The accommodation extends to around 4700 square feet overall.





METHOD OF SALE

Cove Castle is offered for sale as a whole.

Contents, including many Arts and Crafts antiques, may be available by separate negotiation.

COVE CASTLE

Cove Castle is a traditional stone built castle under a slated roof enjoying a south/west aspect. The accommodation over four floors comprises:

Ground Floor:

Entrance hall, breakfasting kitchen, bar, lounge, cloakroom, WC

First Floor:

Drawing room, dining room, bedroom 4/snooker room, WC

Second Floor:

Main bedroom, dressing room/bedroom 2, bedroom 3, shower room

Third Floor:

Bedroom 5, bedroom 6, bedroom 7, bathroom, study

The garden surrounds the property on all sides and stretches to approx. 7 acres, including the foreshore across the width of the gardens. The extensive garden is bound by a stone boundary wall, and access is via private gates. A mix of mature woodland, laid to lawn, hidden passages and a cave surround Cove Castle offering an enchanted garden to explore.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC	Tenure
Cove Castle	Mains	Mains	Mains	Oil	Band G	F24	Freehold

LOCAL AUTHORITY

Argyll and Bute Council

MINERALS

The mineral rights are included.

TIMBER

All fallen and standing timber is included in the sale insofar as it is owned by the Seller.

SPORTING RIGHTS

Insofar as these rights form part of the property title they are included within the sale.

FIXTURES AND FITTINGS

All fixture and fittings are available by separate negotiation.

DIRECTIONS

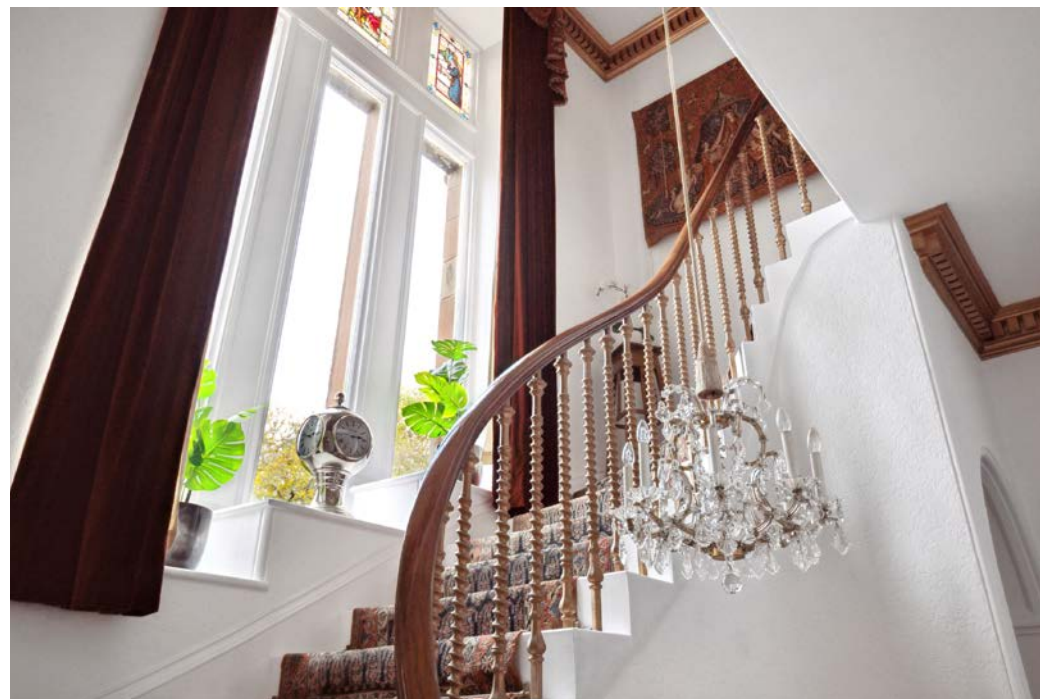
From Kilcreggan head north on Shore Road (B833) until you arrive at the gates of Cove Castle on your right hand side roughly 1.9 miles from Kilcreggan.

POST CODE

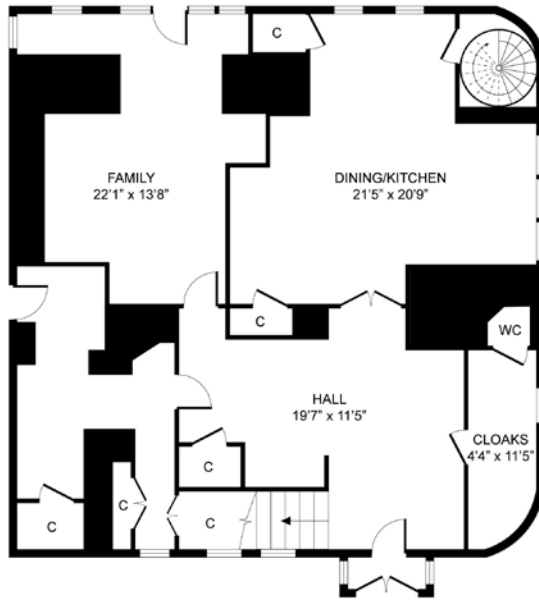
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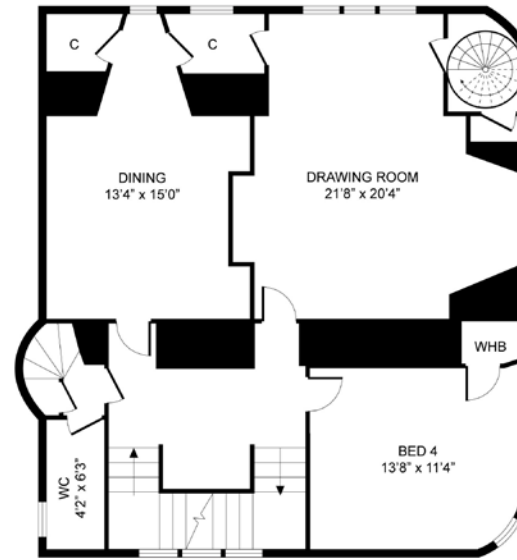




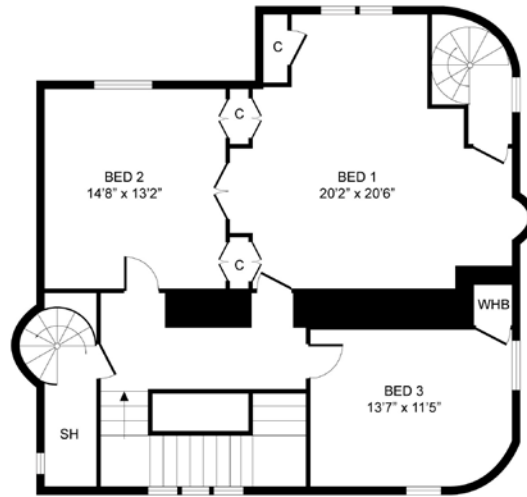




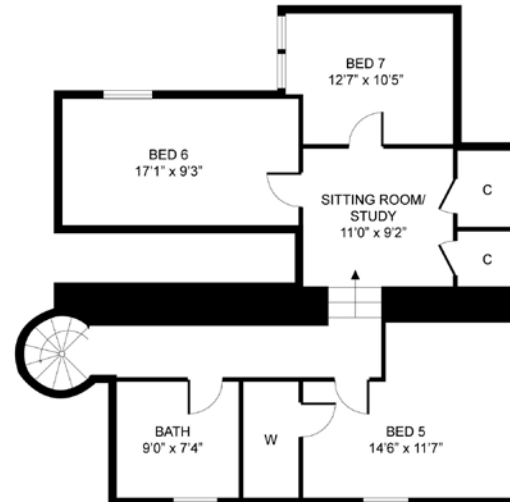
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/regal.grounding.bricks>

SOLICITORS

Alasdair Gillies, Anderson Strathern

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

THIRD PARTY RIGHTS AND SERVITUDES

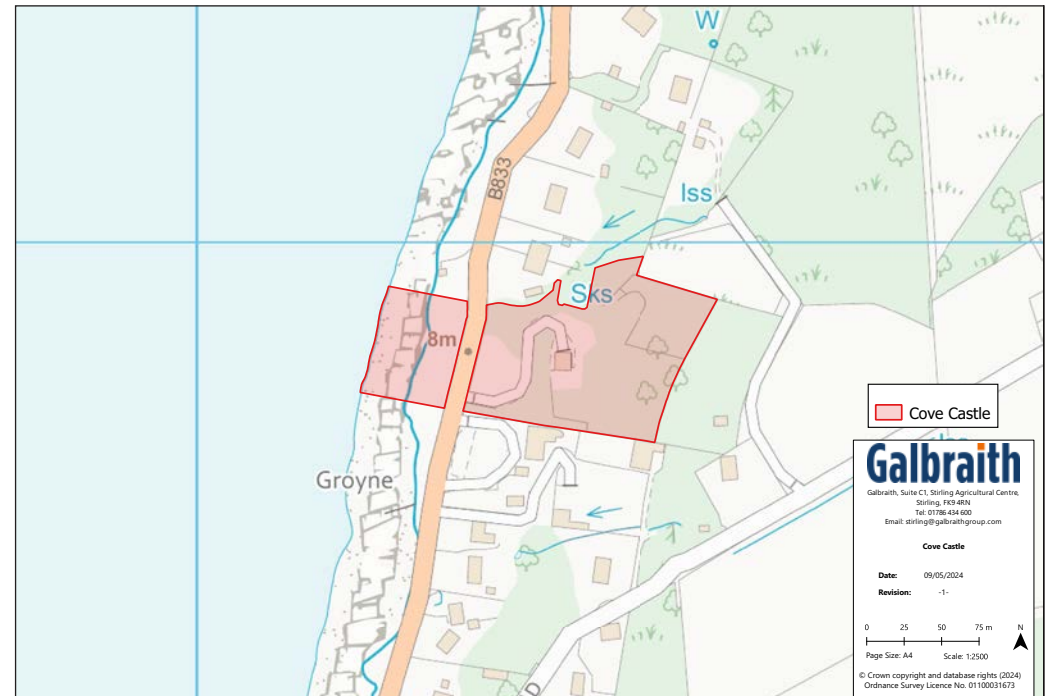
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling office on 07500 794201 Email: alistair.christie@galbraithgroup.com

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2024.





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