

12 BED STATELY HOME

OFFERS IN EXCESS OF £650,000



Lipton House, 247 Marine Parade, Hunters Q... PA23 8HJ

10 en suite bedrooms

previously traded as Hunters Quay Hotel

Stunning 1860 circa

self contained two bedroom annex

Original features

EPC- f

Gas Central Heating

Handy for Sailing Fishing Hunting outdoor and wate...

Former Home of Sir Thomas Lipton

Great location



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Dunoon Property




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Lipton House, 247 Marine Parade, Hunters Q... PA23 8HJ

The Idiosyncratic mix of Scottish French and Italian influences the design and street scape of the property . The interior has many ornate features in particular the stairwell and cupola, quality timber and plaster work . Originally built circa 1865/70. Truly stunning stately property

Reception

Entrance Porch 1.75m x 4.34m

Fully glazed to three sides , Ceramic floor tiling

Reception Hall 4.23m x 8.80m x 10.00 m x 2.40m at widest points

stunning reception hall with grand stair case and dome ceiling with detailed traditional features

Lounge / Conference room 6.50m x 5.80m at widest points

Access from the hall with linked to the bar lounge via original hand carved doors , large window to the front , feature fire place , detailed ornate ceiling,

Lounge / Bar 6.24m x 8.70m at widest points

Bay windows with stunning open views over the estuary and beyond. Features a carved wood fire surround with open fire many retained original features , leaded glass panel window to the sunroom and carved wood panels.

Back sunroom 2.00m x 4.90m

access from the lounge with double leaded glass panel doors

Double glazed exterior , door leads to the back gardens

Ladies Toilets

Gents Toilets

Disabled Toilets

Dining room 5.00m x 8.20m

Stunning Room with fantastic views over the Firth of Clyde and beyond , Original ornate detailed ceiling, seating for 12 tables 40 covers approx.

wine and Dry goods store located off the dining room which has fixed wine racks and fixed shelving also space for a fridge

Pantry 3.30m x 1.50m

located to the back of the dining room with access to the back corridor to the kitchens, shelved with worktop, side window

Office 2.75m x 2.30m

Accessed from the main hall and was used as the reception

Back Corridor 8.85m x 1.23m

Access to the dining room via the pantry , and to the laundry room, back door, kitchens and owner apartment.

Laundry 3.60m x 2.90m

Space for 4 washing machines dryers, fixed shelving , two pulleys, large window to the side

Corridor to side exit 4.72m x 1.25m

used as back door access for the kitchens and owners accommodation

Kitchen 5.42m x 4.84m

commercial equipped kitchen , Modern commercial range gas cooker with over head extractor hood, stainless steel work tables , various fridges / freezers , kitchen base and wall units . double stainless steel sinks, hand was sink , two large south facing windows , tiles floor and part tiled walls .

Wash room 3.60m x 2.40m

Wash up room with commercial dish washer with large stainless steel double sink . Lined walls and tiles floor. Shelving for storage

Store 3.30m x 3.60m

Located off the kitchen , space for fridges and freezer , fixed shelving, large south facing window

Self contained apartment

Owners lounge 4.41m x 8.20m

large spacious lounge with spiral stair which leads to the two bedroom and private bathroom on the upper floor

Owner private Kitchen 2.90m x 4.43m

bedroom one

double bedroom , carpeted , window to the north most side with sea views , radiator , pendant light

Bedroom two

double bedroom with recess cupboard , window to the south most side , carpeted, pendant light , radiator

Bathroom

W.C wash hand basin, Bath with shower over , Radiator , window with privacy glass, tiled walls and vinyl floor covering

Upper top floor

Bedroom 7 3.36m x 5.34m at widest points

Double bedroom south facing window with sea views .focal point fire place . Radiator Carpeted . All matching furniture

Ensuite 2.07m x 1.66m

W.C Wash hand basin with mixer taps bath with shower over small skylight window tiles walls and floor extractor recessed lighting.

Bedroom 8 5.52m x 4.71m at widest points

Family room with double and single beds South facing window with sea views focal point fire place . Carpeted pendant light all matching furniture. Radiator.

Ensuite 5.06m x 2.44m at widest points

W.C Wash hand basin with mixer taps. Bath with shower over and shower screen . chrome towel radiator Tiles walls an floor .small Arch window with front facing seaviews .window . Recessed lights.

Store 3.07m x 2.90m

Access to the tower window to the back Carpeted.

Linen room 2.89m x 4.71 m at widest points

Arched window to the front .

Shelving.pendant light radiator.

Bedroom 9 4.60m x 4.80m at widest points

Family room with double and single beds window to the front with stunning views .

Carpeted matching furniture radiator .

Ensuite 2.00m x 2.64m at widest points

W.C Wash hand basin with mixer taps. Bath with shower over. Chrome towel radiator. Tiles walls and floor.

Recessed lights.

Bedroom 10.

3.55m x 3.42m at widest points

Twin room with window the the back .

Ensuite 1.88m x 3.43m at widest points

Fully tiled walls and floor. W.C Wash hand basin with mixer taps. Bath with shower over . chrome towel radiator. Arched window with stunning views .

Gardens & Grounds

The gardens extend around the property with Guest park to the front and private parking to the North most side

Although presently over grown the garden is mostly laid to lawn with pathway leading to the top of the hill at the back

Plenty room for extensions to the building if required subject to required consents .

Early viewings are highly recommended

For Further details and to arrange a viewing call, email or TEXT 24/7

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Disclaimer

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