



**The Little House, Pier Road, Rhu, Helensburgh G84 8LH**

**welcome to**

**The Little House, Pier Road, Rhu, Helensburgh**

Located on Pier Road within the picturesque conservation village of Rhu "The Little House" is a magnificent detached villa that sits within sizable mature grounds and is accessed by a private gated driveway. Despite its name "The Little House" is vast in size with the addition of a separate annex.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Porch, Hall**  
32' 1" x 4' 1" ( 9.78m x 1.24m )

**Lounge**  
28' 3" Max x 18' Max ( 8.61m Max x 5.49m Max )

**Sun Room**  
15' 2" x 14' 9" ( 4.62m x 4.50m )

**Kitchen/Diner**  
15' 3" Max x 14' 8" Max ( 4.65m Max x 4.47m Max )

**Main Bedroom**  
12' 11" Exc Bay x 12' ( 3.94m Exc Bay x 3.66m )

**Bedroom 4**  
12' x 9' 2" ( 3.66m x 2.79m )

**Shower Room**  
8' 11" x 5' 9" ( 2.72m x 1.75m )

**Bedroom 2**  
12' 1" x 11' 9" ( 3.68m x 3.58m )

**Dressing Room**  
8' 2" x 5' 11" ( 2.49m x 1.80m )

**Bedroom 3**  
15' 7" x 8' 1" ( 4.75m x 2.46m )

**Bathroom**  
6' 6" x 5' 11" ( 1.98m x 1.80m )

**Wc**  
6' 11" x 5' 11" ( 2.11m x 1.80m )

**Courtyard, Annex**

**Lounge/Diner**  
21' 1" x 10' 9" ( 6.43m x 3.28m )

**Kitchen**  
8' 7" x 7' 7" ( 2.62m x 2.31m )

**Bedroom**  
13' x 8' 7" ( 3.96m x 2.62m )

**Bathroom**  
8' 4" x 4' 10" ( 2.54m x 1.47m )

welcome to

## The Little House, Pier Road, Rhu, Helensburgh

- Magnificent detached villa
- Separate one bedroom annex
- Large room proportions
- Lovely mature gardens
- Gorgeous location within Rhu

Tenure: Freehold EPC Rating: D

offers over

**£480,000**

"The Little House" is thought to have been originally built around 1935. Internally the room proportions are excellent. On the ground floor there is the most wonderful lounge with Bow window and patio doors leading to the garden. Adjoining the lounge is a lovely sunroom which has windows on all sides. The kitchen is fitted with modern units and has a range of integral appliances and space for free-standing white goods. There is ample space for a dining table and chairs and doors accessing the garden. There are two excellent sized double bedrooms and a modern shower room. Upstairs there are two further double bedrooms one of which has the luxury of a walk in dressing room. There is a lovely bathroom which has a roll top bath and a separate WC. To the rear of the property there is a courtyard area which has access to the one bedroom annex. The annex is a superb size and has a large lounge, modern kitchen, double bedroom and a bathroom. This would be ideal for an Airbnb or home office. Externally "The Little House" sits within a lovely mature garden. There is a detached garage with a useful utility area and a large private gated driveway with parking for multiple vehicles.

Viewing is by appointment through her Helensburgh office and early viewing is advised.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HBR104415 - 0002

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**01436 672134**



[helensburgh@allenandharris.co.uk](mailto:helensburgh@allenandharris.co.uk)



20 Colquhoun Square, HELENSBURGH,  
Dunbartonshire, G84 8AD



[allenandharris.co.uk](https://allenandharris.co.uk)