



# Contemporary villa with stunning loch views

Achnashie House, Rosneath, Helensburgh, Dunbartonshire G84 0QU



Hallway • Sitting room • Kitchen • Dining room  
Drawing room • Library • Cloakroom/WC • Master  
bedroom suite with dressing room and en suite  
4 Further double bedrooms • Family bathroom  
Double garage

Helensburgh: 11.5 miles  
Glasgow Airport: 31.1 miles  
Glasgow: 39.4 miles

### Directions

From Glasgow travel west on the M8 and exit at junction 30 for the Erskine Bridge. Cross the bridge and filter left signposted A82 and Crianlarich. Follow the signs for Loch Lomond and proceed straight across the Balloch roundabout. At Arden roundabout carry straight on for 5 miles until reaching the gates of Loch Lomond golf club, turn left onto the A817 and continue over the mountain on the Glen Fruin road. After approximately 10 miles turn right at roundabout and proceed along the old military road for 1 mile. Take the 1st exit (left) on the roundabout and then turn right at T-junction, signposted Clynder and Rosneath. Pass through the village of Clynder, passing the shops on the right hand side. The entrance to Achnashie is about 500 yards past the shops.

### Situation

Clynder and the surrounding area have a rich architectural heritage of Victorian mansions and castles. Famous architects such as Alexander "Greek" Thomson, William Leiper and John Honeyman, were among many to build impressive homes for wealthy clients.

The village offers a general store and post office which meet everyday needs. A full range of shops and amenities is available in Helensburgh. Helensburgh also offers regular train services to Glasgow and private schooling at Lomond School. Local schooling is available in the neighbouring village of Rosneath with secondary schooling in Helensburgh. Trains to Glasgow and London also stop in Garelochhead.

### Description

Achnashie dates from 2004, when it was built by local house builder Macfarlane Homes. It offers flexible family accommodation over three levels under a slate roof and is finished to a high level of specification. Cleverly designed to take full advantage of its private gardens and the views over the Gareloch beyond, one of its notable features is its substantial terrace off the first floor level. The front door leads to a double height reception hallway with polished limestone floor and sitting area. Double doors lead to the drawing room off which is the library and dining room. There is a large cloakroom/WC and a walk in store.







A few steps ascend from the reception hallway to a half landing off which are the kitchen, sitting room and access to the garage.

The sitting room is on two levels with a corner window, incorporating French doors and looking directly down the Gareloch. The kitchen is most impressive, benefitting from modern gloss units under a cream stone worktop. An integral induction hob, integral dishwasher and full length fridge and freezer, also a twin oven and combination microwave are included. There is a central island unit with breakfast bar, a seating area, back door and double doors opening to the dining room.

The dining room has French doors onto the rear gardens and steps descending into the drawing room. The drawing room is remarkable. It has a spectacular open vaulted ceiling and a magnificent window dominating one wall with French doors and a semi-circular fanlight. There are two other sets of French doors, one leading back into the main reception hallway, the other to the gardens. Of particular note is the Barbas wood burning stove which is recessed into the focal wall and flanked by symmetrical recessed log stores. Off the drawing room is the library.

The main bedrooms are on the first floor. There are four double bedrooms, a substantial

contemporary family bathroom and two linen stores. The generous landing includes a seating area and a wrought iron balcony overlooks the drawing room.

The master suite has direct access onto a large terrace with splendid views of the Gareloch, and benefits from a walk in dressing room and a large en suite shower room with double shower, twin basins and WC. The second floor is accessed via a spiral staircase from the first floor landing.

It is presently presented as a large additional bedroom with en suite bathroom, but it could be put to a variety of uses. It also has fitted wardrobes and four velux windows.

The double garage is integral to the house with electronically operated doors. The garage houses the two central heating boilers, water tank, sink with drainer and is plumbed for a washing machine. It also incorporates storage cupboards.

Achnashie's gardens are magnificent. Electronically operated gates lead up the main drive to a large sweep with plenty of space for a number of cars. To the front the lawn is extensive with a variety of rare rhododendrons, providing seasonal colour.









A number of substantial mature trees provide shelter and privacy.

To the rear is a sheltered patio area, drying area and a small stream running from the hill down into the Gareloch. The hill is seasonally awash with colour. Achnashie enjoys access to a stretch of beach fronting the Gareloch.

#### Services

Mains water, gas, electricity and drainage.

#### Local Authority

Argyll & Bute

#### EPC Rating

D

#### Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

#### Possession

Vacant possession and entry will be given on completion.

#### Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

#### Viewing

Strictly by appointment with Savills - 0141 222 5875

#### Purchase price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.









**Achnashie House, Rosneath**  
**Gross internal area (approx)** 438.8 sq. metres (4723.2 sq. feet)

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