



Outstanding contemporary country house in idyllic setting

Coldrach Lane, Drymen, G63 0EB

Reception hallway • Drawing room/dining room • Gym • Kitchen • Family room • Utility • WC • 7 bedrooms, all ensuite • Driveway • Carport • Gardens

Local Information

This property has a lovely setting amidst unspoilt countryside sitting alongside Scotland's first National Park. The surrounding area offers some of Scotland's finest scenery, including Loch Lomond and the Arrochar Alps. Loch Lomond is crossed by the Highland boundary fault and the physical characteristics of lowland and highland Scotland can be seen within a few miles of each other. The property lies to the northwest of Drymen, a charming conservation village with its own primary school, village shops, pubs, hotels and post office. The area is well placed for commuting to Glasgow (18 miles), Glasgow Airport (22 miles) and Edinburgh Airport (50 miles). There is a rail service from Balloch Station to Glasgow. There are a number of acclaimed private schools within the city boundary, including

Glasgow High School, Glasgow Academy and Kelvinside Academy. Balfron High School (6.3 miles) and Kelvinside High School can both be accessed via bus links from the village. Lomond School in Helensburgh (17.5 miles) also provides schooling for both day pupils and boarders. For sports enthusiasts the great outdoors awaits. There is superb hill walking and climbing in the area. The Arrochar Alps include four Munros (mountains over 3000ft) and six Corbetts, the best known of which is the Cobbler, making this the perfect location for all outdoor pursuits. Ben Lomond is only minutes away by car. The loch is well known for its water sports including wind surfing, sailing, excellent water skiing and wake boarding. There are a number of well-respected golf courses in the area including the internationally acclaimed Loch Lomond





Golf Club. Other golf courses include Strathendrick, Buchanan Castle, Hilton Park and Milngavie Golf Club.

About this property

This property is a stunning example of a contemporary architect-designed home. This striking seven bedroom house was completed in 2019 with impeccable attention to detail. Constructed in Defined stone with glass frontage and skylight windows, This is a unique design and offers not only an idyllic and tranquil setting but also approximately 6,500 sq ft of extremely flexible living space.

This impressive modern home benefits from many desirable features including clean lines, floor to ceiling windows and engineered oak flooring with underfloor heating throughout the lower level. The property offers accommodation over two levels with well-proportioned rooms and

open plan living areas with a natural flow.

A sweeping hedge-lined driveway leads from the glass-fronted doors into a spacious entrance hall with oak flooring which continues throughout most of the ground floor. To the left of the hallway is the bespoke fitted kitchen with floor and wall units and a range of high spec AEG built in appliances with a central island. Plenty of windows and French doors allow in high levels of natural light and open onto the front patio area. The family room has a feature stone fireplace, log-burning stove and a vaulted 30ft ceiling with skylight windows. The interconnecting drawing rooms of some 48' in combined length both have floor to ceiling sliding glazed doors and wonderful views. Two ground floor bedrooms both en suite, a separate gym and WC complete the ground floor accommodation.

From the hallway, the staircase leads to the upper floor where there are



five well-proportioned double bedrooms, all with en suite Porcelanosa shower rooms or bathrooms with separate showers, along with cleverly laid out storage space. Four of the bedrooms also have separate dressing areas. The principal suite has fantastic views via the stunning French windows and glass Juliet balcony, while another bedroom has access to a large elevated terrace, which takes full advantage of the picturesque outlook.

Set in an unrivalled elevated position, This property is in an idyllic setting with views over the surrounding countryside, and the outside space includes stone dyke walls enclosing expansive garden grounds with lawns, a pond and patio areas. electric gated entrance to the front of the house where there is parking for several cars. The house is entered via

Tenure
Freehold

Local Authority
Stirling Council

Energy Performance
EPC Rating = To be confirmed

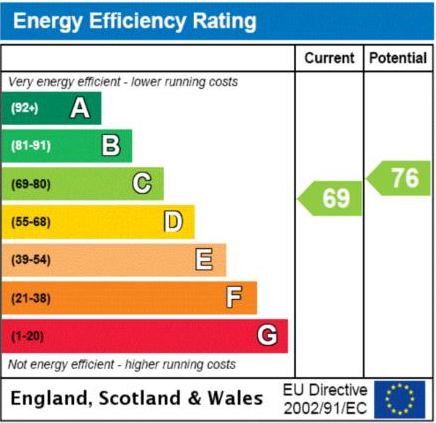
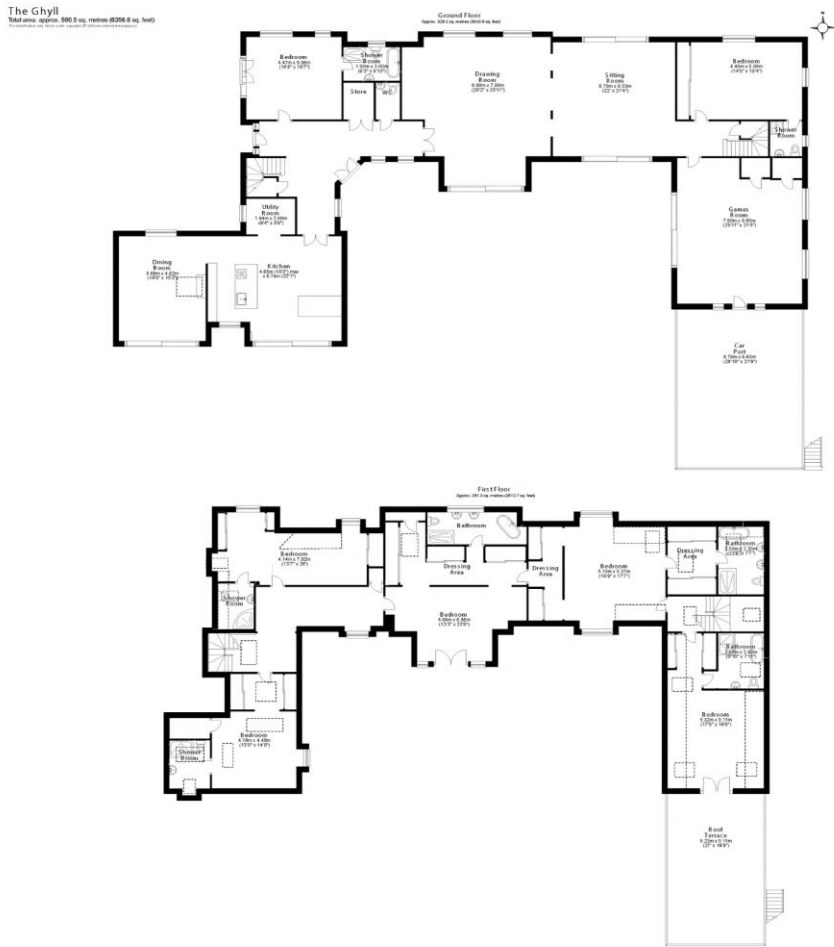
Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Glasgow Office. Telephone: +44 (0) 141 222 5875.





Coldrach Lane, Drymen, G63 0EB
Gross Internal Area 590.5 sq ft, 6356.6 m²

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Photographs taken in 2021