



STUNNING CONTEMPORARY FAMILY HOME

Darkwood, Clachan Farm, Rosneath, Helensburgh, G84 0QR

Offers over £650,000



Entrance hallway • Sitting room • Kitchen/dining room • Utility room • Ground floor bedroom • Bathroom • First floor • Three bedrooms, all en suite, with mezzanine level dressing rooms • Basement • Cinema room • Home office/5th Bedroom • Garage with workshop and tool store

Local Information

Darkwood is a bespoke country home, set in about 0.4 acres, built by the present owners in 2015 to an exacting standard in a position to take advantage of the wonderful views.

The village of Rosneath 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 village of Rosneath with secondary schooling in Helensburgh. Trains to Glasgow and London stop in Garelochhead.

About this property

Darkwood sits in a wonderful elevated position with splendid views over the Gare Loch. This stunning contemporary home was built to a bespoke design by the present owners in 2015 with extensive use of glass and larch cladding. The house extends to around 3200sq ft, with flexible accommodation arranged over four floors.

Every single room of this impressive property has doors opening onto decked areas or balconies, meaning the beautiful setting and views can be enjoyed from all angles. The accommodation begins with an entrance hallway, and all the ground floor rooms sit





off here. To the right is the fabulous light-filled sitting room with double height glazed gable window, wood burning stove and striking inset log alcoves. The spacious dining kitchen with dining area and similarly stunning views, has sleek modern floor and wall units with integrated appliances and a central island with breakfast bar. There are sliding doors to a decked terrace. From the kitchen is a door leading to the basement cinema room. The ground floor is also where a double bedroom, family bathroom with Jacuzzi bath, and home office/5th Bedroom are located. On the first floor are three further double bedrooms, all with access to the cleverly designed mezzanine level dressing rooms, balconies and en suite shower rooms.

The grounds have been landscaped with

grassed areas and well stocked borders with a decked terrace for summer dining. The garden area is around 0.4 acres. There is parking for several cars.

A detached garage with workshop and tool store has, subject to planning, the potential to be converted into two holiday lets, ground and first floor.

Tenure

Freehold

Local Authority

Argyll & Bute Council

Council Tax

Band = G

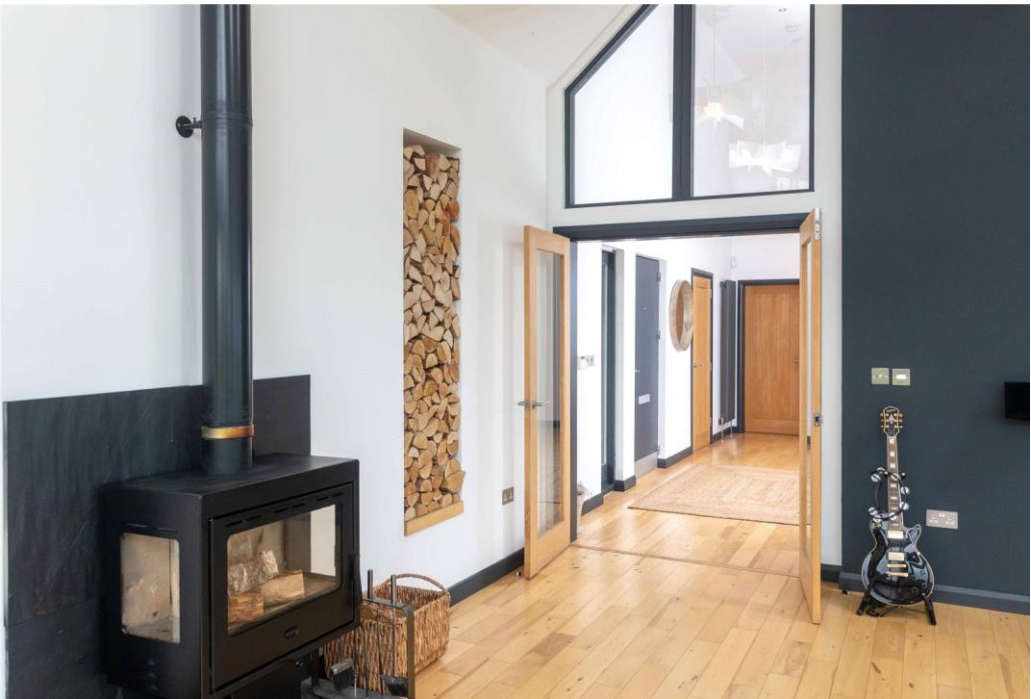
Energy Performance

EPC Rating = D

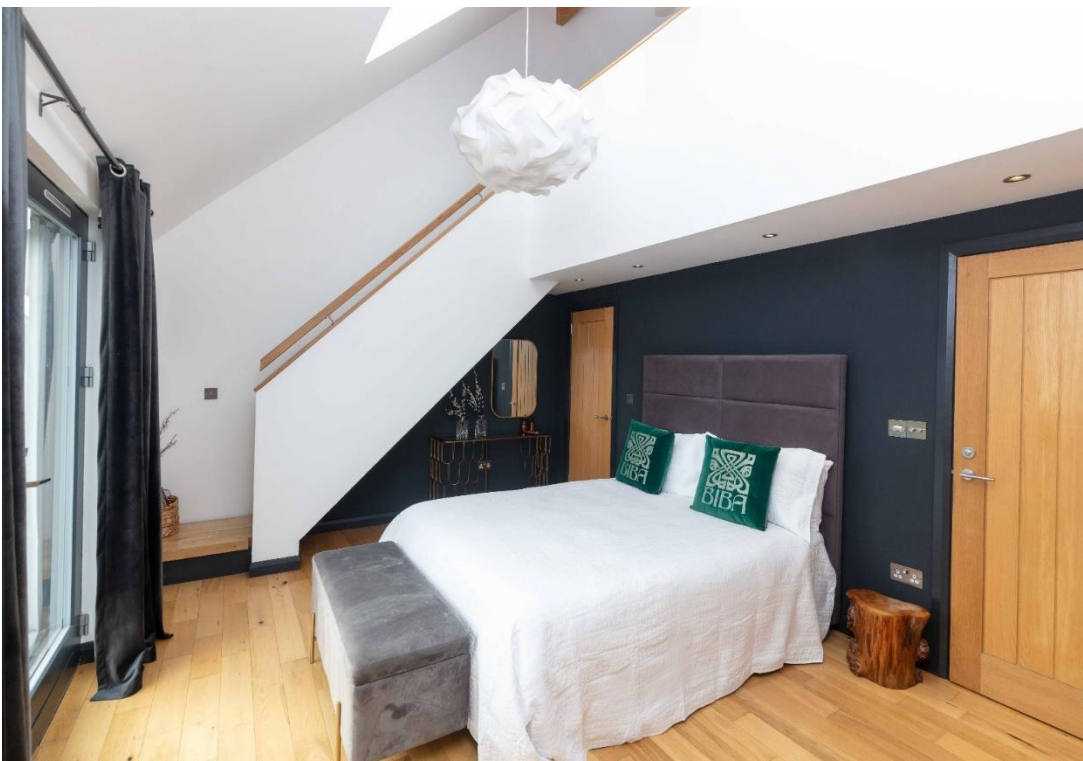
Viewing

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









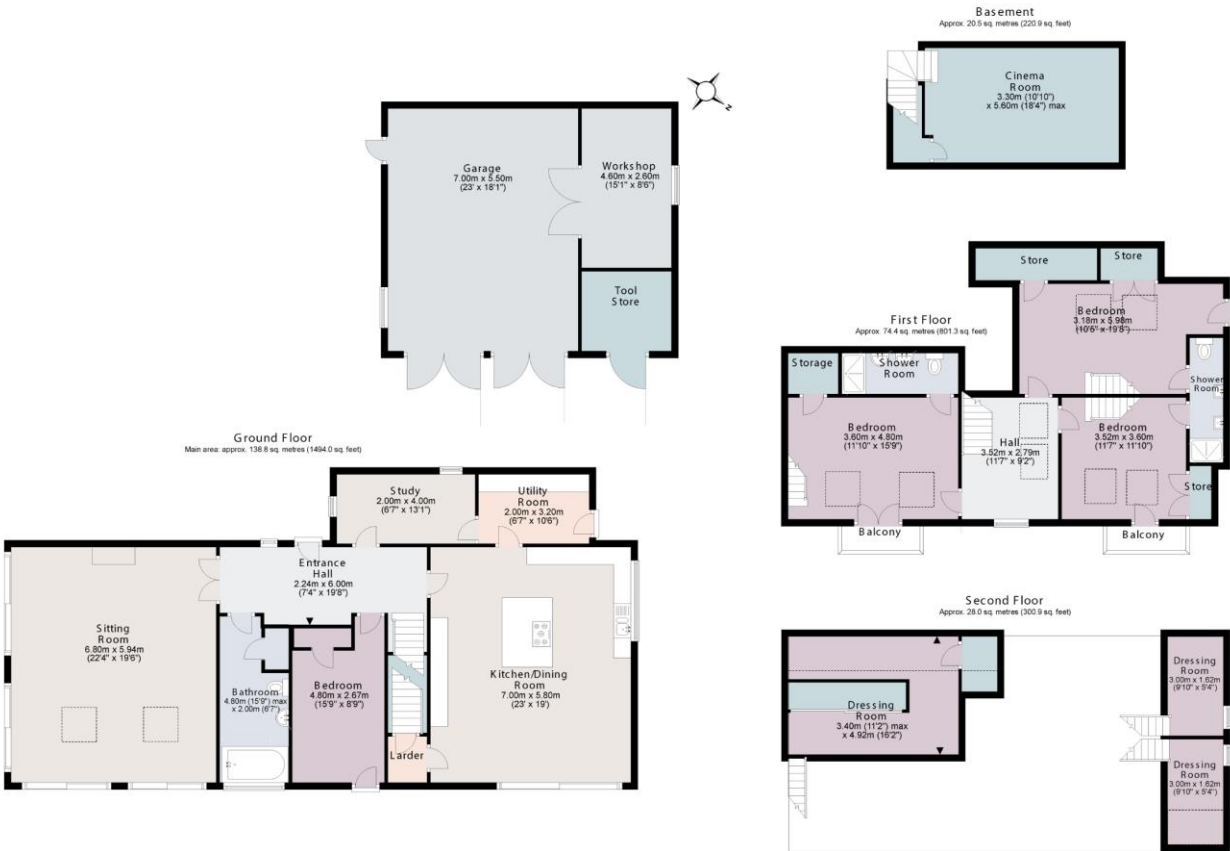


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Gross Internal Area 2817 sq ft, 261.7 m²

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Darkwood
Main area: Approx. 261.7 sq. metres (2817.1 sq. feet)
Plus garage, approx. 57.4 sq. metres (617.8 sq. feet)
For identification only, not to scale. Copyright © Savills Internal Area (approx.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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