A FINE BARONIAL COUNTRY HOUSE NEAR LOCH LOMOND

KILMARONOCK HOUSE
GARTOCHARN, G83 8SB

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Grand hallway ◆ Drawing room ◆ Sitting room ◆ Dining room ◆ Kitchen / breakfasting room ◆ Utility room ◆ Office ◆ WC ◆ 4 bedrooms (3 with en suite) ◆ Gallery ◆ Family bathroom ◆ Annexe ◆ Outbuildings ◆ Gardens ◆ Approximately 9.5 acres of grounds

Helensburgh: 10 miles, Glasgow Airport: 22 miles, Glasgow: 19 miles

Directions

Travelling north from Glasgow via Bearsden follow the A809, signposted for Drymen. Continue through Croftamie and before the River Endrick Bridge turn left onto the A811. Continue along this road and the private entrance to Kilmaronock House is situated on the right hand side. Kilmaronock House can be found at the bottom of the track on the right hand side.

Alternatively travelling on the A82 towards Loch Lomond turn right at the Balloch roundabout and travel through Balloch signed for Gartocharn. Proceed through the village and pass Duncryne Riding Centre on your right hand side. Continue along this road and the private entrance to Kilmaronock House is situated on the right hand side. Kilmaronock House can be found at the bottom of the track on the right hand side.

Situation

Kilmaronock House is in a lovely setting amidst unspoilt countryside within Scotland's first national park. The surrounding areas offer 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 west of Drymen, a charming conservation village with its own primary school, village shops, pubs, hotels, a bank and a post office. To the south is the village of Gartocharn which also has its own primary school and weekly farmers' market. The area is well placed for commuting to Glasgow, and Glasgow Airport (22 miles) can be accessed via the A82 (M8). 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. Closer by is Lomond School in Helensburgh (17.5 miles) which provides schooling for both day pupils and boarders.

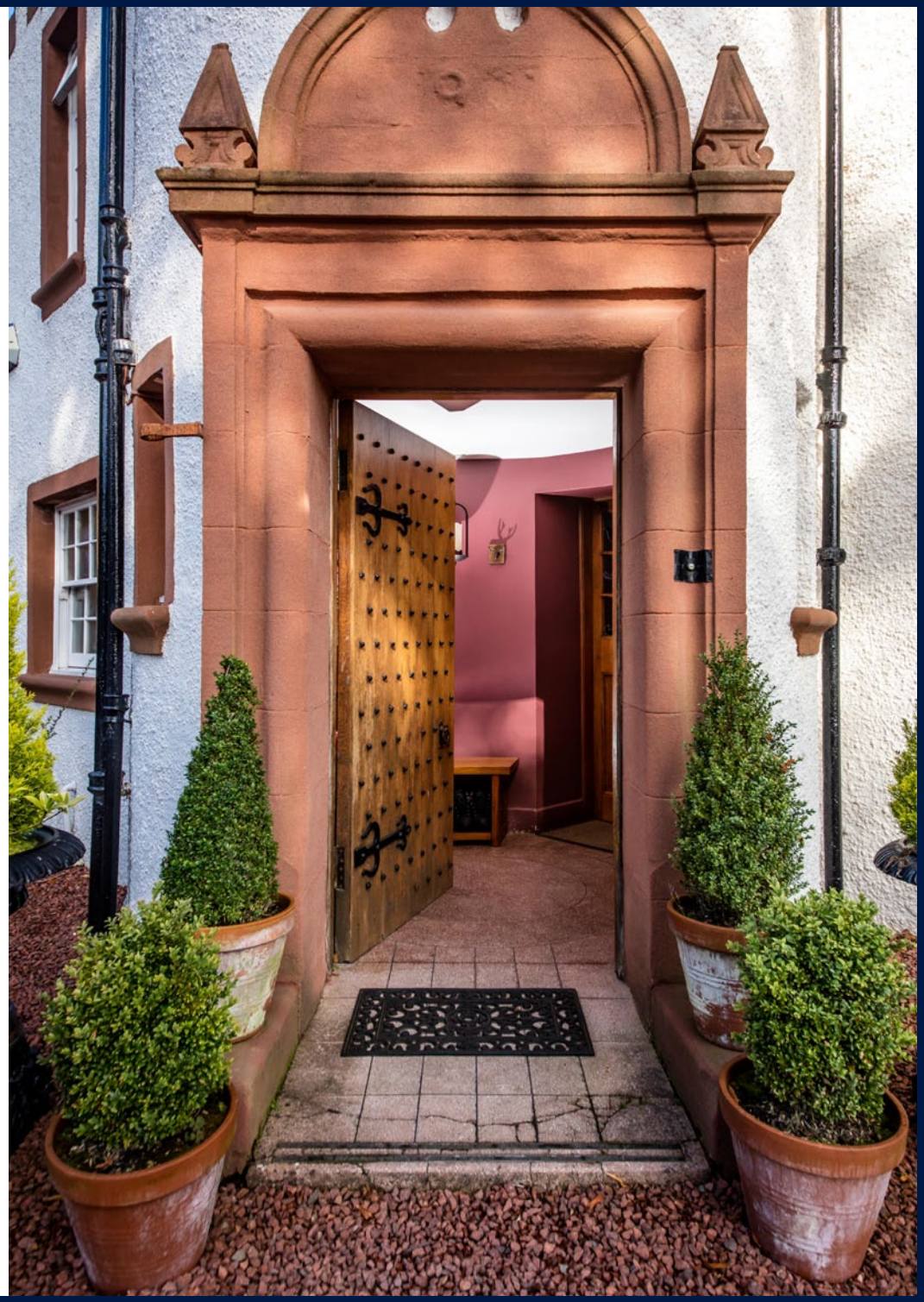
For sports enthusiasts the great outdoor awaits. There is superb hill walking and climbing in the area. The Arrochar Alps include four Munros (mountains over 3000ft) and six Corbetts, the most famous of which is the Cobbler.

The loch is well known for its water sports including wind surfing, sailing and excellent water skiing and wake boarding. There are a number of well respected golf courses in the area including Loch Lomond Golf Course which has in the past hosted the Scottish Open and other international events.

Description

Kilmaronock House is a stunning Arts and Crafts villa originally dating from the mid 19th century (evident in some Scots Baronial architectural elements), yet substantially altered in the early 20th century. Externally the villa has painted render with red sandstone ashlars, margins and dressings with a three stage round tower and bell cast roof. Of additional note are the leaded glazed windows and crow step gables.

Kilmaronock House is set in approximately 9.5 acres of grounds which include paddocks, carefully tended lawned gardens and a 'secret garden'. To the south east of the property is the romantic ivy covered ruin of



15th century Kilmaronock Castle which is a four storey rubble keep with red sandstone dressings. The castle is a scheduled monument and is category B listed.

A wooden door leads to the circular vestibule then to a grand reception hallway with double ceiling height, panelling to picture rail height, parquet floor and a substantial Jotul wood burning stove. Off the reception hallway is the back lobby, drawing room and sitting room.

The sitting room has a charming inglenook fireplace with wood burning stove, dentile cornice, two fitted window seats overlooking the formal gardens, paddock and the Lomond Hills beyond. Oak bifolding doors lead to the drawing room. The drawing room has panelling to dado height, a Jetmaster fire set into a pretty fireplace and doors to the main reception hallway and kitchen.

The kitchen was refitted around 2008 in a French country style and is open plan to a less formal dining and sitting area. The kitchen area has black granite work tops and central island. It includes a number of appliances including induction hob, oven and grill, extractor hood and dishwasher. Off the kitchen is a utility room and two astragal doors leading directly out to the gardens.

Also off the kitchen is the back lobby with pantry, cloakroom and under stair store and formal dining room. The dining room has a hand made carpet and wall coverings by Ralph Lauren.

A broad central staircase leads from the main reception hallway to the first floor landing. It has a beautiful wooden balustrade and a hand made carpet. On the first floor are four bedrooms of which three are en suite and there is a separate wet room. The wet room occupies the turret so is circular in shape and is tiled to full height with Bisazza mosaic tiles. It has sanitary wear by Thomas Crapper and a Lefroy Brooks shower.

The guest bedroom has handmade wardrobes, the master bedroom has a vaulted ceiling, en suite bathroom with spa bath and shower and a dressing area on a mezzanine level.

Outbuildings

Garage

Built in 2012 by Prime Oak Garages under a slate roof. Comprises a large carport for two cars and a garage with further guest bedroom / home office above.

Home office

Accessed from the gardens and attached to the house is a home office with heating and power.

Wood store

Attached to the Garden Room.

Garden shed

Garden Room

Presently used as a guest bedroom with en suite shower room.

Grounds

Kilmaronock House is accessed from the main road via a private driveway with right of access to three additional properties. The gardens to the south of the property comprise an orchard and 'the secret garden' which is mainly lawned and sheltered by numerous mature trees including a wide range of fir trees and rhododendrons. There is additional access to this garden via a private road to the south of the property.

The gardens to the east of the property are mainly lawned and include the ruins of Kilmaronock Castle. The gardens have beautiful views of the surrounding countryside and beyond to the Lomond Hills. To the south of the property the gardens are also mainly lawned with access to the paddock.

Kilmaronock Castle

Kilmaronock Castle is a 15th century, four storey rubble keep with red sandstone dressings. On the east elevation there is an entrance door which originally led into the grand hall with a,plaque above the door and a window to the minstrels' gallery above. The north elevation has collapsed in part with overgrowth to the outer right. The castle is a scheduled monument, category B listed. It is described by McGibbon and Ross as being of the third period, 1400 to 1542. The Denniston Arms are shown above the entrance.

Local Authority

West Dunbartonshire – Council tax band G

EPC Rating - F

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.

FLOORPLANS

Total gross internal area (approx): 373.1 sq m (4016.5 sq ft) Including Annexe
For identification only. Not to Scale.
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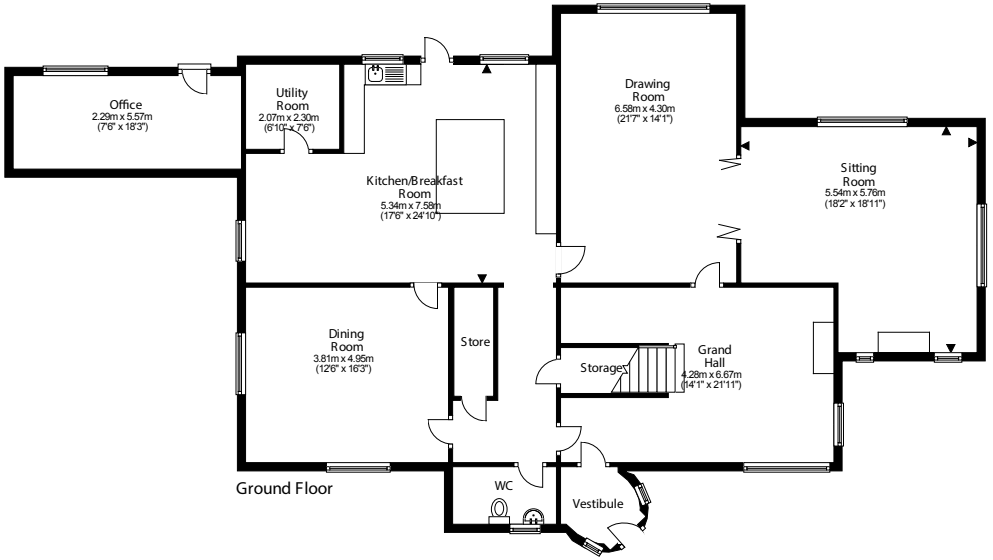

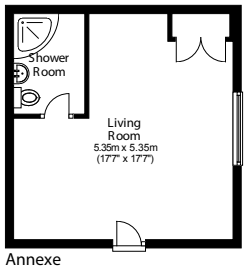

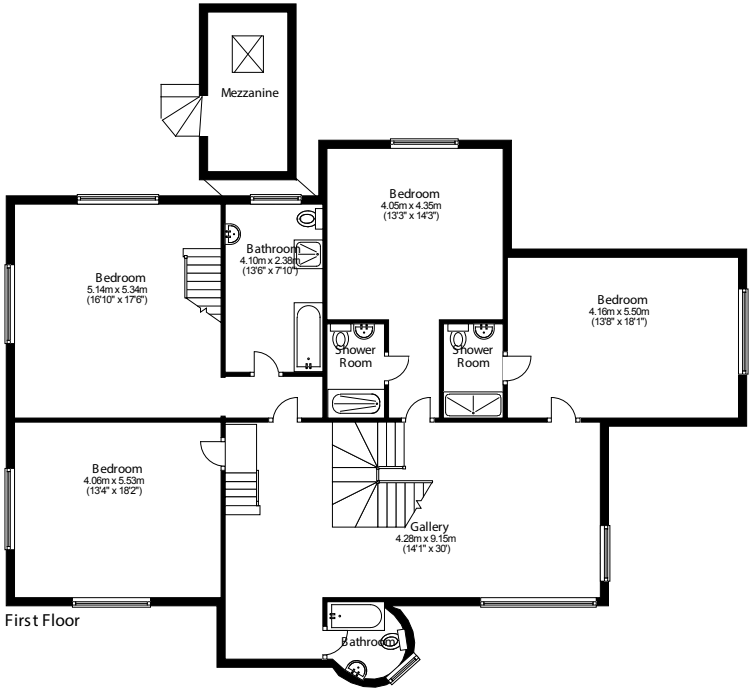

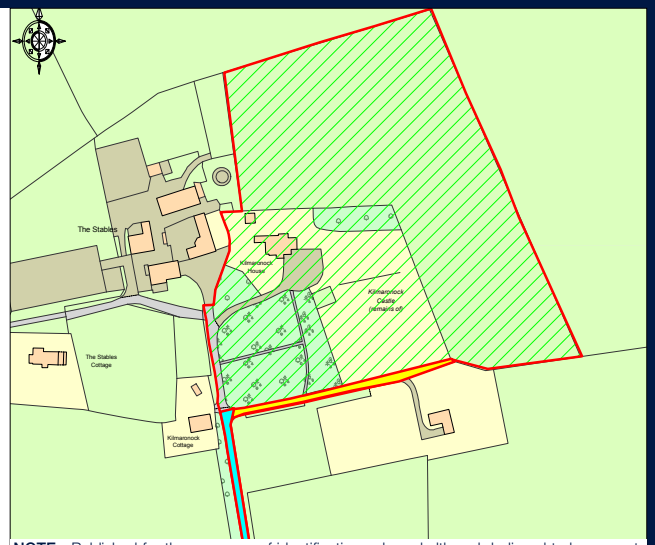

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