



GLORIOUS GEORGIAN FAMILY HOME ON THE BANKS OF LOCH LOMOND

GARTOCHRAGGAN
GARTOCHARN, ALEXANDRIA, DUNBARTONSHIRE, G83 8NQ





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7 bedrooms ♦ 4 bathrooms ♦ reception hall ♦ drawing room ♦ dining room ♦ sitting room
games room ♦ office ♦ kitchen & breakfast room ♦ utility room ♦ pantry ♦ larder

Double garage with studio above ♦ Workshop ♦ Additional timber double garage ♦ Tractor store

Landscaped gardens ♦ Fenced paddocks ♦ Privately owned loch frontage ♦ Private island

About 22 acres in all

Directions

Follow the M8 over the Erskine Bridge then take the A82 for Loch Lomond. Past Dumbarton follow the A811 to Gartocharn on the Drymen/Stirling road. In Gartocharn, turn left into Ross Loan and after approximately one mile you will see the gates of Ross Priory. Continue past the entrance before turning left signposted to Gartochraggan and other residential addresses. Continue on this road heading toward the loch and Gartochraggan can be found on the right hand side, the last of the available turnings.

Situation

Gartochraggan occupies a unique waterside position on the southeastern side of Loch Lomond within Scotland's first National Park: Loch Lomond and The Trossachs. The area was officially given fully operational National Park status when it was opened by the Princess Royal in July 2002, and encompasses around 720 square miles.

Some of Britain's most spectacular scenery is to be found around the Loch Lomond area. The loch is actually 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 has exceptional views of both the loch and Ben Lomond.

Gartochraggan lies just to the north of Gartocharn, a delightful conservation village with its own primary school, coffee shop and post office. Although many of its residents commute to Glasgow, the village has a real community feel.

Glasgow Airport can be accessed via the A82 (M8) or A809 by car, under normal driving conditions, in around 35 minutes. Balloch Station (5 miles) provides a regular rail service to the centre of Glasgow with a similar journey time. Glasgow is recognised as one of the UK's finest cities with a thriving central business district, while its high street and designer shopping now ranks second only to London.

There are a number of acclaimed private schools within the city boundary, including Glasgow High School, Glasgow Academy, Kelvinside Academy and St Aloysius College. Closer by is Lomond School in Helensburgh (14 miles) which provides private 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 3000 ft) and six Corbetts, the best known of which is The Cobbler. Loch Lomond is well known for its water sports including wind surfing, sailing and excellent water skiing and wake boarding. For those who enjoy a sturdier keel nearby Rhu Marina is a popular location for yachting and has a wonderful social element.

Well-respected golf courses in the area include Loch Lomond Golf Course which has hosted the Scottish Open and other international events. Other golf courses include Buchanan Castle, Hilton Park, Milngavie and the highly regarded Carrick



Description

This striking country house sits proudly looking over the beautiful countryside and across to Loch Lomond. Dating back to around 1800, the property has been formed through extensions and refurbishments following the acquisition of neighbouring properties to create the superb family home that stands today.

Constructed of white harled stone under a pitched slate roof, there is a wonderful blend of traditional period features which combine well with modern comforts and intelligent design. The property is entered through an entrance vestibule to a superb reception hall with a wood burning stove and a beautiful stone mantle surrounding the fireplace. The principal reception rooms found on the ground floor continue in a similar vein with plain cornicing, exquisite fireplaces, large bay windows and wooden flooring.

The modern elements are displayed to great effect through the redevelopment of the kitchen wing which has transformed this aspect of the property. A spacious kitchen with oak cabinetry underneath a granite work surface provides a contemporary edge which complements the traditional Aga. The most dramatic development has been the formation of a superb garden/breakfast room with triple aspect windows providing panoramic views across the loch and over to Ben Lomond beyond.

The bedrooms are split over the ground and first floors. Two bedrooms and a shower room on the ground floor provide great guest accommodation and would also be suitable for an au pair or elderly relative. The principal bedrooms are found on the first floor including a superb master bedroom suite with dressing room and en suite bathroom. Without exception, each and every room has a superb view and such is the positioning of the house, privacy is assured.

Gardens and Grounds

The property is surrounded by open paddocks and woodland. The neighbouring property is owned by the RSPB as part of a nature reserve, ensuring a protected, rural outlook. The gardens and grounds are mostly laid to lawn with a large terrace accessed from the breakfast room and dining room. A gravel forecourt sweeps around the property to a large parking area beyond. In addition to the lawns and paddocks a beautiful orchard and kitchen garden can also be found.

One of the unique benefits of Gartochraggan is the extent of the property. A short walk along the track towards the water's edge leads you to a slipway and most importantly a privately owned section of shoreline with trees behind and nothing but an open outlook across the loch. The only break in the views is "Aber Isle" which is also under the exclusive ownership of Gartochraggan.

Outbuildings

As well as the principal house there is a spacious double garage for housing boats, cars or any other outdoor and sporting equipment. This property has the benefit of a studio above. An additional timber double garage can be found at the entrance to the property.

There is a tractor shed, workshop, wood store and other associated outbuildings.

General Remarks

Services

Mains water and electricity. Private drainage and oil fired central heating.

Local Authority

West Dunbartonshire

Council Tax Band

Band H (£2326 17/18)

EPC Band - F

Postcode

G83 8NQ

Planning

Planning was granted in 2005 (2005/0278/HAE) for the erection of extension to dwelling and free standing triple car garage. The extension was completed however the garage element has never been constructed.









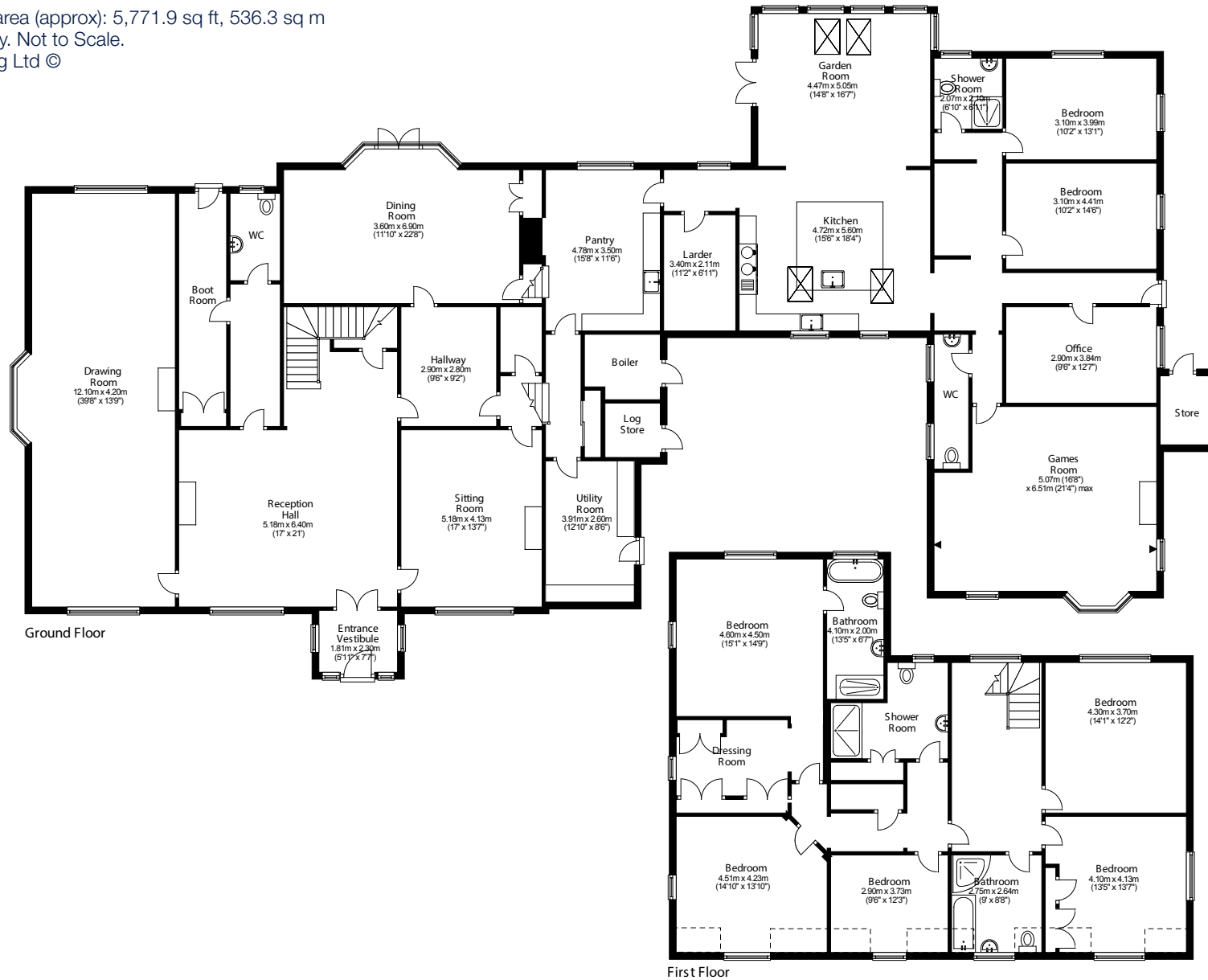


FLOORPLANS

Total gross internal area (approx): 5,771.9 sq ft, 536.3 sq m

For identification only. Not to Scale.

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Savills Glasgow
glasgow@savills.com
0141 222 5875

savills.co.uk

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