AROS

RHU, BY HELENSBURGH
Striking Leiper designed family home in breathtaking elevated setting providing superb waterside views.

Accommodation
Entrance vestibule | Entrance hall / study | Reception hall
Drawing room | Dining room | Kitchen/breakfast room
Sitting room | Utility/WC | 4 Bedrooms | 2 Bathrooms
Coach House with 3 car garage, living room, kitchen area, bedroom and en suite
Spectacular landscaped gardens with manicured lawns, beautiful terraces and an open sea view.
About 1 acre in all
William Leiper (1839-1916) lived in Helensburgh from the early 1870s and Aros was designed by William Leiper in 1881 for the Reverend McCloud, former host to the Scottish Open Championship. Lomond Golf Club which boasts an international membership and is a mile of each other. Fronting the loch is the Cameron House Hotel and the characteristics of lowland and highland Scotland can be seen within a few miles of each other. The loch is crossed by the Highland boundary fault and the physical Some of Britain's most spectacular scenery is around the Loch Lomond area. The A814, A82 and M8 allowing private schooling is easily accessible in Glasgow which can be reached by a daily commute by car of under an hour in normal driving conditions. The accommodation flows very well with a lovely sense of arrival through the drawing room that creates an impressive entertaining space with a hand painted high quality wood kitchen. A centre island detail. A stylish blend of oak wooden work surfaces and polished granite is one of the key components of a Leiper house. An example of this historic property, but to add elements of quality and comfort as well importantly showcasing the panoramic views across the Gare Loch. The very much part of the appeal at Aros.

Aros is a two story detached 18th century stables with polished granite exterior demolition and polished granite terraced steps and rail that bright height remaining slim in stairway. Internally the property There is a separate wet room with an unusual glass ceiling. There is also a wood burning stove in the centre of the room. Perhaps the nicest thing about the Coach House is that the quality is commensurate with the principal house and while it would make for an exceptional home office it is perhaps better suited as guest accommodation due to the distraction of what is arguably the most beautiful community of mature trees. The gardens take full advantage of the views to the west of Scotland’s most desirable towns for well over a century. It’s friendly community is centred around its church, primary school and porch and tall, full height wall head chimney stacks. Internally the property retains many of its original features including leaded windows, fireplaces, ornately tiled staircases and the original stairway which has been lovingly stripped back. The exceptionally fine open fireplaces with bevelled edges, a Smeg range cooker and plentiful storage in the sub basement are just the start of the charm at Aros. The property has been finished with an appreciative attention to detail by the current owners, all of which makes Aros one of the finest examples of a family home to have come to the local market in recent years.

LOCATION

Aros is set amidst resplendent formal gardens extending to approximately 1 acre. The elevated position offers clear sight over the Gare Loch and the mountains beyond. Whilst unquestionably the physical presence of a William Leiper house is a notable sight from the house and the thoughtful landscaped and the open views across the loch are very much part of the appeal at Aros.

This delightful Victorian-era village is on the east side of the Loch Lomond why not explore the uniform streets and fine buildings in this charming town. It’s friendly community is centred around its church, primary school and porch and tall, full height wall head chimney stacks. Internally the property retains many of its original features including leaded windows, fireplaces, ornately tiled staircases and the original stairway which has been lovingly stripped back. The exceptionally fine open fireplaces with bevelled edges, a Smeg range cooker and plentiful storage in the sub basement are just the start of the charm at Aros. The property has been finished with an appreciative attention to detail by the current owners, all of which makes Aros one of the finest examples of a family home to have come to the local market in recent years.

DESCRIPTION

Aros is a two story detached 18th century stables with polished granite exterior demolition and polished granite terraced steps and rail that bright height remaining slim in stairway. Internally the property There is a separate wet room with an unusual glass ceiling. There is also a wood burning stove in the centre of the room. Perhaps the nicest thing about the Coach House is that the quality is commensurate with the principal house and while it would make for an exceptional home office it is perhaps better suited as guest accommodation due to the distraction of what is arguably the most beautiful community of mature trees. The gardens take full advantage of the views to the west of Scotland’s most desirable towns for well over a century. It’s friendly community is centred around its church, primary school and porch and tall, full height wall head chimney stacks. Internally the property retains many of its original features including leaded windows, fireplaces, ornately tiled staircases and the original stairway which has been lovingly stripped back. The exceptionally fine open fireplaces with bevelled edges, a Smeg range cooker and plentiful storage in the sub basement are just the start of the charm at Aros. The property has been finished with an appreciative attention to detail by the current owners, all of which makes Aros one of the finest examples of a family home to have come to the local market in recent years.

HISTORICAL NOTE

Aros was designed by William Leiper in 1881. With the coming of the railway to Helensburgh, fashionable money poured into the town and Leiper was quite prolific in his design expertise for his clients. Prior to his offices in Glasgow he continued to work on major projects in Glasgow and beyond. He achieved national status when he withdrew from the Scottish Covenant Church, Campbeltown Parish Church, the dismantling of the Loch Lomond Shores, the removal of Badger’s Buildings in West George Street and the magnificent Templeton Carpet Factory which is one of Glasgow’s most iconic buildings due to Leiper’s extraordinary use of polychrome brick, glazed ceramic and mosaic as decorative elements.

The Coach House

Built in 1820 (post subsequently renovated for an architectural award). The Coach House occupies a position on the west side of the property with beautiful views across the loch and over the mountains. There is a workshop area and a garage with a separate central heating boiler and separate gas and electricity supplies. The upper floor comprises a spacious apartment with characteristic wooden flooring, ceiling and woollen carpets, decorated to a high standard. There is a separate wet room with an unusual glass ceiling. There is also a wood burning stove that sits in the centre of the room. Perhaps the nicest thing about the Coach House is that the quality is commensurate with the principal house and while it would make for an exceptional home office it is perhaps better suited as guest accommodation due to the distraction of what is arguably the most beautiful community of mature trees. The gardens take full advantage of the views to the west of Scotland’s most desirable towns for well over a century. It’s friendly community is centred around its church, primary school and porch and tall, full height wall head chimney stacks. Internally the property retains many of its original features including leaded windows, fireplaces, ornately tiled staircases and the original stairway which has been lovingly stripped back. The exceptionally fine open fireplaces with bevelled edges, a Smeg range cooker and plentiful storage in the sub basement are just the start of the charm at Aros. The property has been finished with an appreciative attention to detail by the current owners, all of which makes Aros one of the finest examples of a family home to have come to the local market in recent years.

OUTBUILDINGS

Timber hut with store and lean to for logs etc.

The Coach House

Timber hut with store and lean to for logs etc.

Variety of mature trees. The gardens take full advantage of the views to the west of Scotland’s most desirable towns for well over a century. It’s friendly community is centred around its church, primary school and porch and tall, full height wall head chimney stacks. Internally the property retains many of its original features including leaded windows, fireplaces, ornately tiled staircases and the original stairway which has been lovingly stripped back. The exceptionally fine open fireplaces with bevelled edges, a Smeg range cooker and plentiful storage in the sub basement are just the start of the charm at Aros. The property has been finished with an appreciative attention to detail by the current owners, all of which makes Aros one of the finest examples of a family home to have come to the local market in recent years.

Timber hut with store and lean to for logs etc.

Timber hut with store and lean to for logs etc.

Timber hut with store and lean to for logs etc.

Timber hut with store and lean to for logs etc.
GARDENS
The expertly planted gardens are a credit to the current owners. The sweeping driveway leads to the entrance porch and Coach House with ample space for parking. There is a large terrace to the front which takes full advantage of the wonderful views of the Gare Loch. The lawns are surrounded by beds which are full of colour throughout the spring and summer with an abundance of mature shrubs, camellias, azaleas and rhododendrons. The gardens to the rear are sloping, mainly lawned with various trees and a carpet of bluebells in season.

GENERAL REMARKS
Remains of a medieval tower, water, lighting and gas in both the main house and independently in the Coach House. There is an outside water supply for garden use.

Local Authority: Argyll & Bute Council
Council Tax: Band D
EPC Rating: Band 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 right of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, inputs, cables, 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 2075

Purchase price: Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price will be paid. The deposit will be non-returnable in the event of the Purchaser failing to complete the sale for reasons not attributable to the Seller or his Agents.
FLOORPLANS
Total area: 406.7 sq m (4376.5 sq ft)
For identification only. Not to scale. Copyright JPI ltd.
IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 180205CE.