



A remarkable C listed country house set in nearly 7 acres with a walled Italianate garden.

Parkhead, Rosneath, Helensburgh, G84 0QR



Ground floor • Entrance hall • Study • WC • Reception hall • Drawing room • Stores • Sitting room • Dining room • 2nd Study • Kitchen • Laundry room • Workshop • Studio • First Floor • 3 bedrooms • 1 bathroom • 2 shower rooms • Kitchen • Sitting room • Gallery/music room • Second floor • 2 bedrooms (one with en suite)

Local Information

Parkhead is a remarkable country house set in about 7 acres which include a wonderful walled garden, meadow area and woodland. The property is thought to date from 1750 when it was most likely accommodation for the many gardeners and their families who provided fruit and vegetables for Rosneath Castle, the home of Princess Louise, daughter of Queen Victoria.

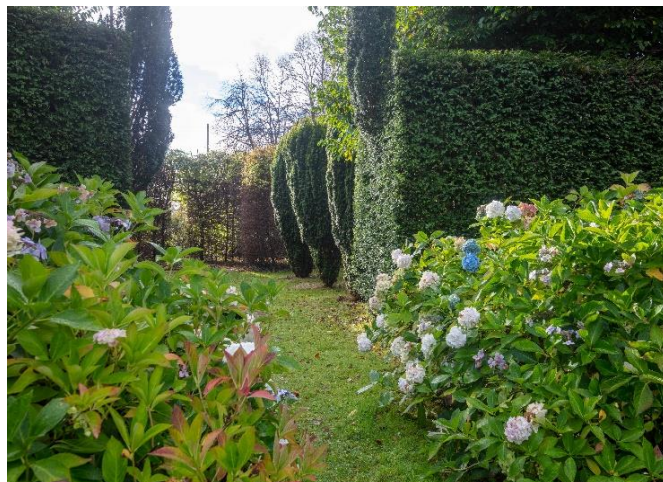
Extended by the well-known architect Robert Mylne (1772-1796), the house offers flexible family living and working accommodation over three levels. Externally, it is a very distinctive, almost semi circular shape and the interior is no less interesting. Many of the internal architectural features, including some of the fireplaces, are not original but in fact reclaimed from a local Victorian mansion which was demolished. It is a quirky and fascinating home which is ideal for large families and/or those choosing to work from home. The accommodation is flexible enough to be used as a home based business location.

The village of Rosneath and neighbouring Kilcreggan offer a small supermarket, post office, general store, butcher, chemist, pub and cafe which meet every day 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 also stop in Garelochhead.

About this property

Double storm doors with vestibule lead to an entrance hallway with wooden panelling to dado height. This in turn leads to the main reception hallway with double height ceiling and staircase. The hallway leads to a study, cloakroom and drawing room. The drawing room has a brick tiled, heated floor, multi-fuel stove and French doors leading directly onto the Italianate walled garden. Off the drawing room are the morning room and dining room. The morning room is a charming cosy space with an open fire set into a painted wooden Georgian fireplace. The dining room also has French doors onto the garden, a brick tiled and electrically heated floor and rare marble fireplace. From here is a home office and the kitchen which has an electrically heated brick floor, units at wall mounted and counter levels and includes an induction hob. Off the kitchen is a back lobby which leads to a studio/workspace with three sets of French doors, a workshop and laundry room. Completing the





accommodation on the ground floor is a handy wood and coal store.

Upstairs from the back lobby are two former bedrooms and a bathroom. The current owners have started a project to turn these two bedrooms into a principal bedroom suite with en suite bathroom. A large gallery/music room/studio space looks to both the internal walled garden and eastwards to the meadow and woodland.

Off the gallery is a first floor landing with bedroom and bathroom which combine to create a guest suite. An extension of the first floor landing is a further gallery space / additional bedroom, off which is a contemporary shower room, sitting room, kitchen space with fitted units and pantry, all of which combine to create a self-contained flat ideal for multi-generational living and/or holiday accommodation. The current principal bedroom with en suite shower room completes the accommodation on the first floor.

Also off the first floor landing is a further staircase to the second floor where there is a bedroom and shower room. There is one additional bedroom on the second floor (making seven bedrooms in all) which is accessed from the galleried first floor landing.

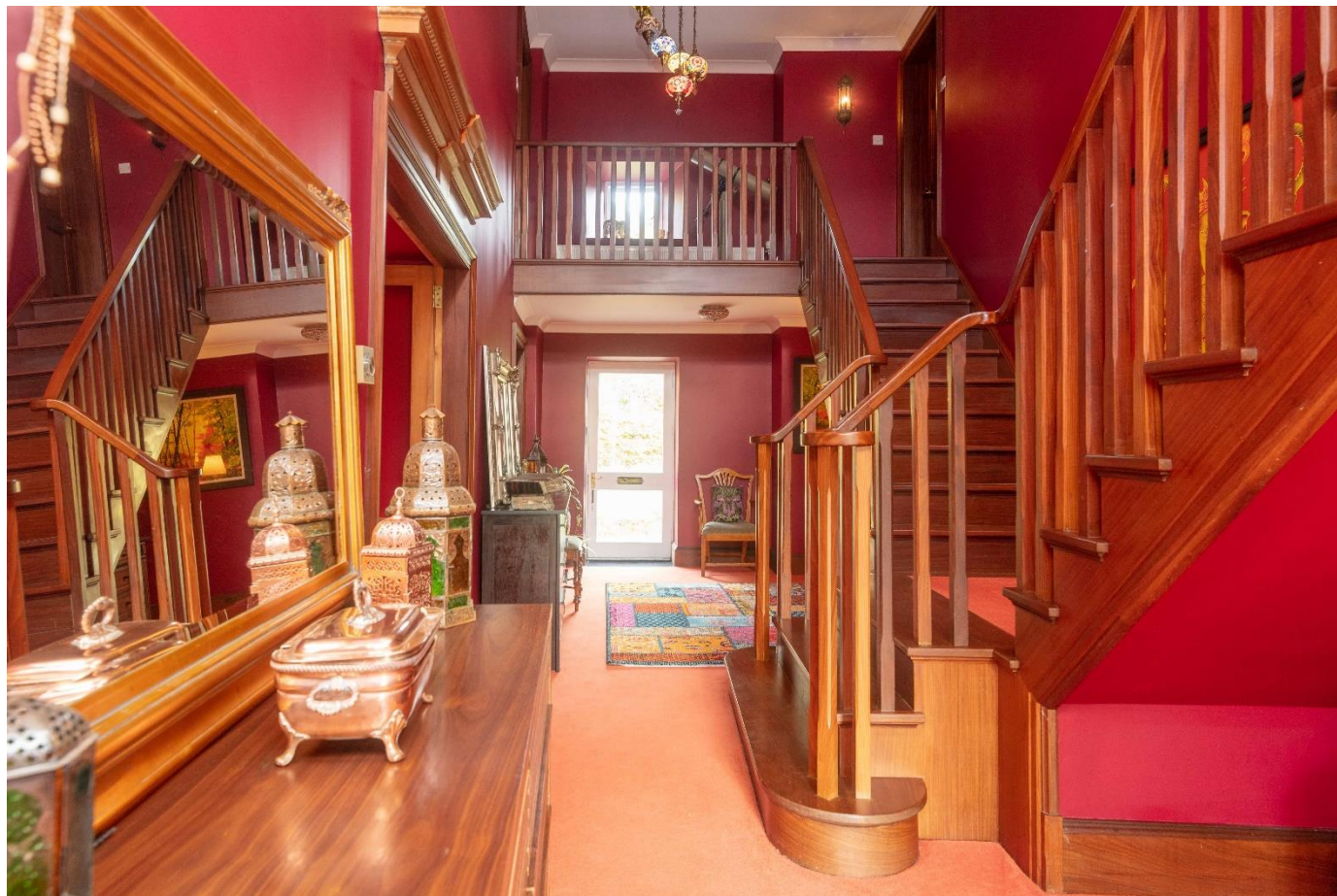
Grounds

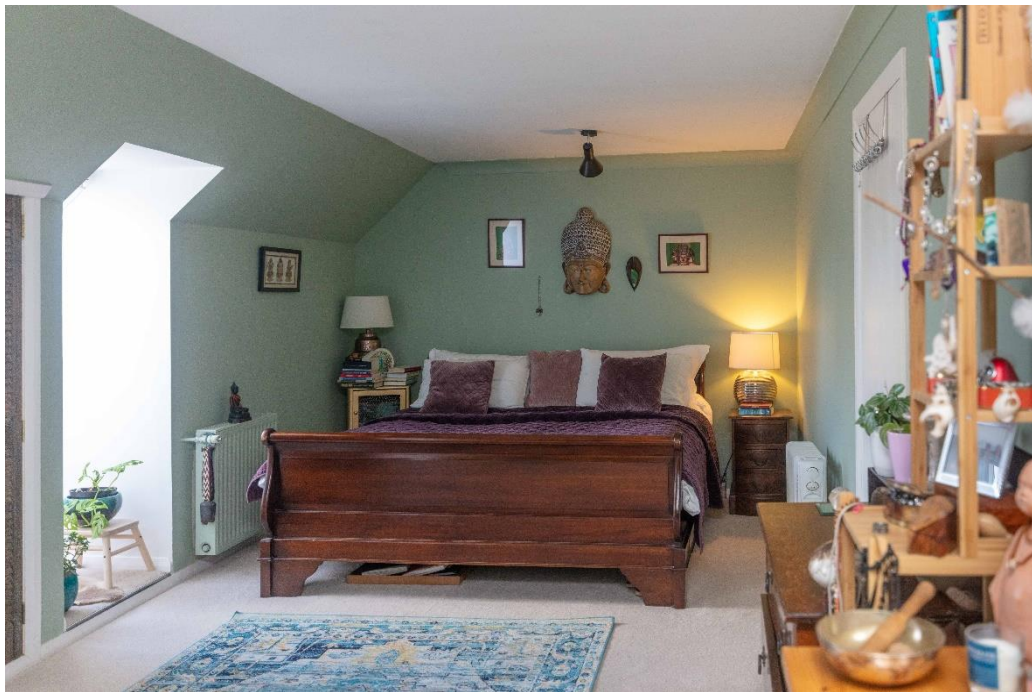
The grounds of Parkhead are quite simply breathtaking. They comprise nearly 7 acres or thereby with policy woodland, meadow/parkland and one of the most highly regarded walled

gardens in Scotland. Adjacent to the walled garden is a further walled enclosure for fruit and vegetables.

The pièce de résistance of the grounds is the utterly unique 1.4 acre topiary walled garden in which three connecting yew circles form the main structure to the garden, in which shape and balance are key. Each circle is bisected by a horizontal path and planted in a different theme using a wonderful variety of box, fruit trees and all manner of plants.

NOTE – some of the pictures taken in 2017





Local Authority

Argyll & Bute

Energy Performance

EPC Rating = band E

Viewing

All viewings will be accompanied
and are strictly by prior
arrangement through Savills
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5875.





Parkhead

Approximate Gross Internal Area = 712.2 sq m / 7666 sq ft
(Including Garage)

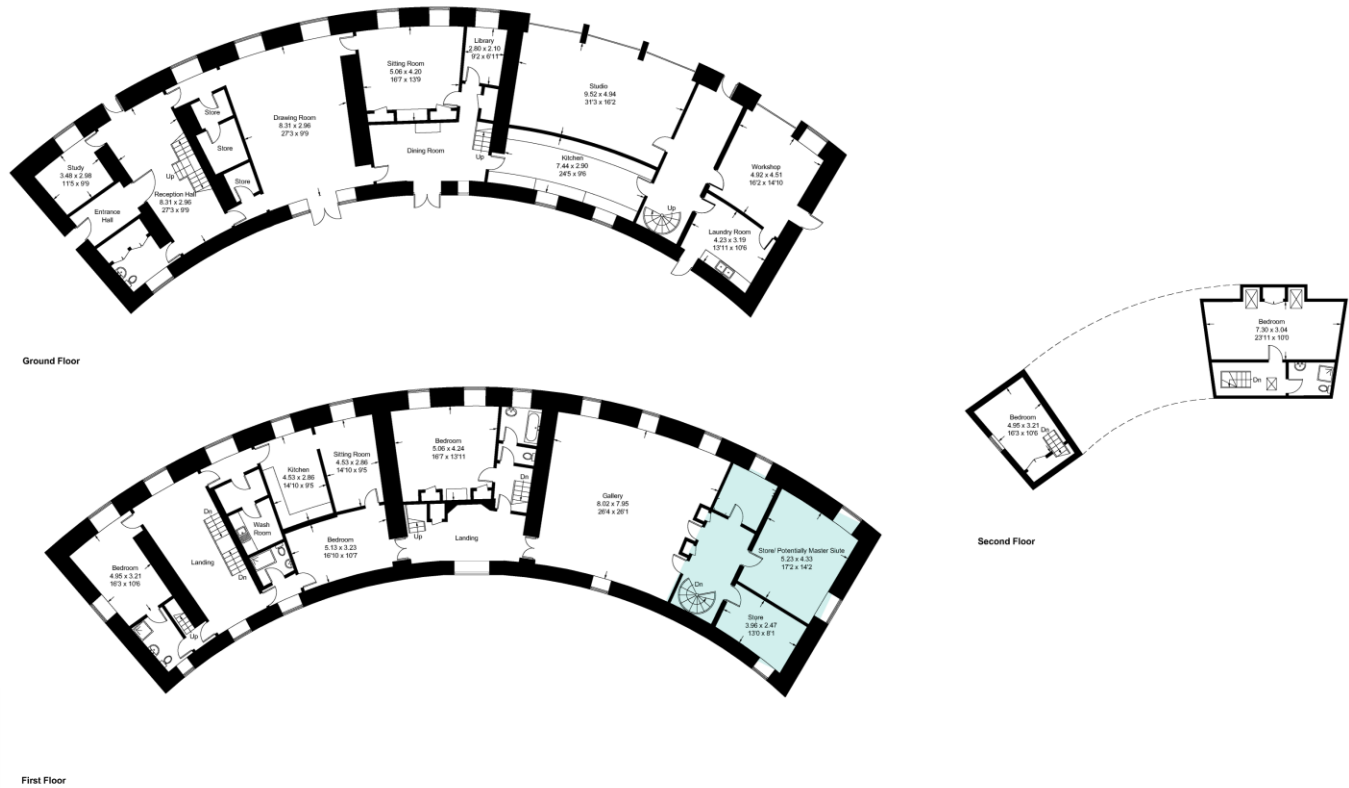


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