



SUBSTANTIAL DETACHED VILLA AND BUILDING PLOT OVERLOOKING THE GARELOCH

LEVERN HOUSE
STUCKENDUFF, SHANDON, HELENSBURGH, G84 8NW

savills



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Sitting room ♦ dining hall ♦ kitchen ♦ porch ♦ 4 bedrooms (1 en suite bathroom) ♦ bathroom
♦ games room ♦ garage

Helensburgh 3.7 miles, Glasgow Airport 26 miles, Glasgow City Centre 34.2 miles

Directions

On entering Helensburgh on the B832 from Loch Lomond side, proceed down Sinclair Street to Victoria Halls, turn right at the sign for Helensburgh Rugby & Cricket Club and continue along West Montrose Street which becomes Rhu Road Higher. At the junction with West Clyde Street turn right proceeding alongside the Clyde on the A814 through Rhu. Continue beyond Rhu Marina and into Shandon. Turn right following signs for Stuckenduff and Queenspoint and turn immediately left and first right and continue uphill with Levern House on the right hand side.

Situation

Shandon and Rhu are delightful villages on the north side of the Gareloch where a belt of low shoreline is studded with mansions and villas. The friendly community centres around its church, primary school and yachting life with the Royal Northern and Clyde Yacht Club and a busy marina, home to many fine craft. The Firth of Clyde is known worldwide as offering some of the best and most challenging sailing in Scottish waters.

The neighbouring town of Helensburgh has been regarded as one of western Scotland's most desirable towns for well over a century, since wealthy Glasgow merchants first began to build houses here. It offers excellent specialist shopping, supermarkets including a new Waitrose, a swimming pool and secondary schooling. Lomond School provides private co-educational schooling from ages three to 18 for day pupils and boarders.

Shandon has good access to Glasgow with the A814, A82 and M8 allowing a daily commute by car. Helensburgh Central provides a regular rail service to the city with a journey time of approximately 45 minutes. Glasgow International Airport is within 24 miles. To the north, the A811 leads to Stirling to join the M9 south to Edinburgh and the A9 north to Perth.

Description

Levern House is a substantial detached villa, built in the early 1970s and designed to take full advantage of the views over its gardens and beyond to the Gareloch. The gardens provide a wide array of seasonal colour and the planting provides privacy and protection at the same time as enhancing the beautiful open aspects. Outline planning permission for the erection of a detached dwelling house within the garden area to the south of the house has recently been granted. Levern House, which was re-roofed in 2014, and the plot are being sold as one lot.

The entrance is on the lower ground floor, at the same level as the attached double garage. Off the hallway is a large room, presently used as a study and games room which could be used for a wide variety of purposes such as a playroom or home office. Adjacent to it is a cloakroom and stairs from the rear of the hallway lead to the first floor.

The first floor has an exceptionally spacious sitting room with a Jotul multi-fuel stove, Canadian maple hardwood flooring and picture windows with beautiful open aspects over surrounding gardens and beyond to the Gareloch and the Rosneath peninsula. Three electrically controlled roof lights over the cantilevered front portion of the sitting room make it exceptionally bright. Adjacent to the sitting room is the upper floor dining hallway with a timber door leading to a raised balcony.



There are three double bedrooms to the front and a single bedroom to the rear which could be used as a study. The recently refurbished dining kitchen has a fine range of base and wall mounted units and an Aga. There is a family bathroom and the master bedroom has an en suite bathroom.

Beautiful mature gardens surround Levern House. The area to the south has a wide variety of mature trees and shrubs with copper beeches and firs and rhododendrons. This area of garden is mainly lawned. The gardens immediately around Levern House are again mainly lawned. Mature trees and shrubs, including a wide range of mature azaleas and rhododendrons, provide additional screening and privacy.. There is a raised timber terrace to the front of the house.

The attached double garage by the front door has an up and over door.

General Remarks

Local Authority

Argyll & Bute Council Tax Band F

EPC Rating

E

Planning

Outline planning permission has been granted by Argyll & Bute Council for the erection of a detached dwelling house to the west of Levern House (ref: 12/01237/PPP). Further details are available from the selling agents.

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.



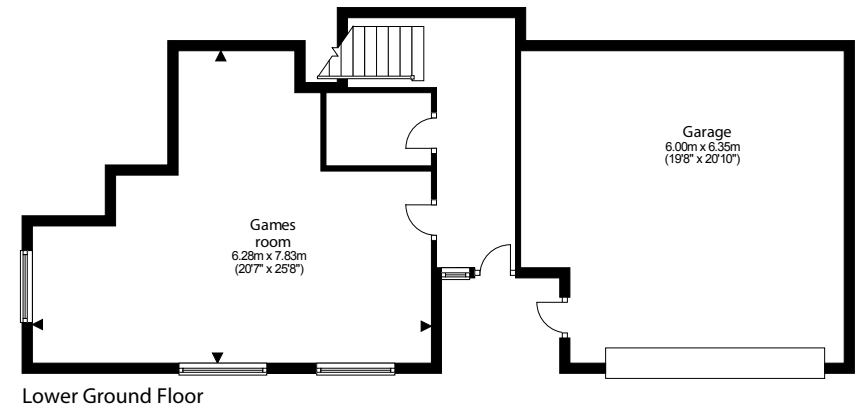
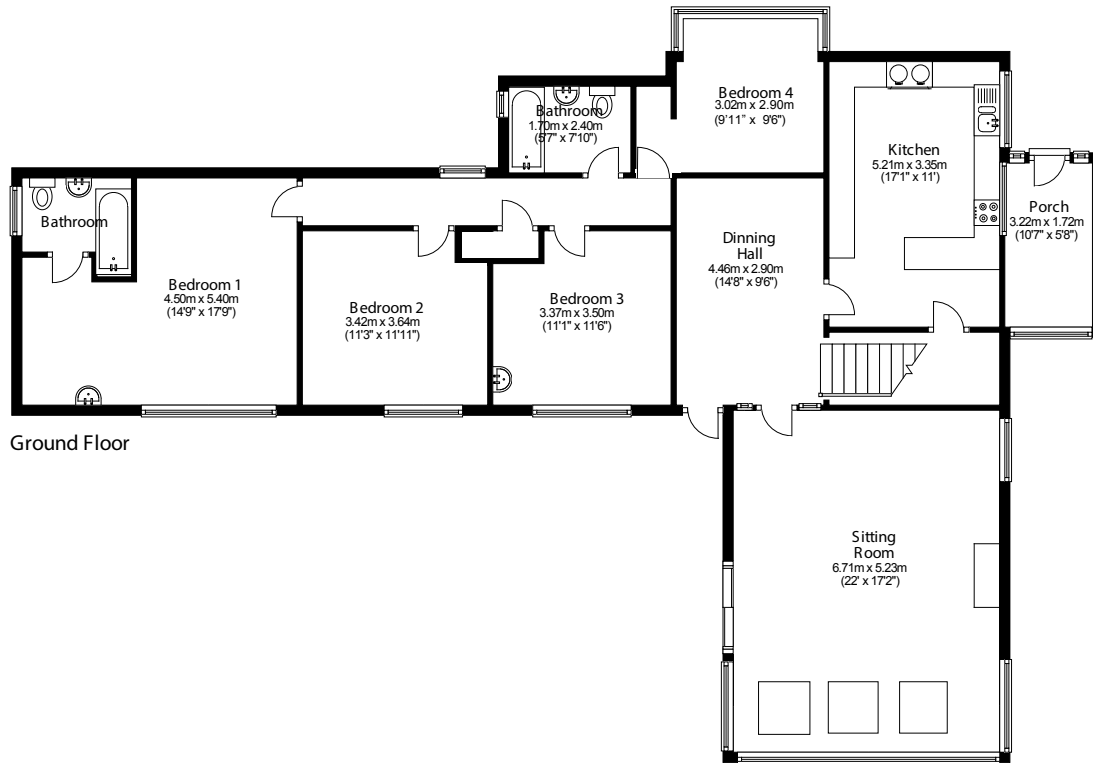


FLOORPLANS

Gross internal area (approx.): 228.5 sq m (2459.3 sq ft)

For identification only. Not to Scale.

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