



## THE FORMER CARMAN STABLES AND LODGE HOUSE

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CARMAN STABLES AND LODGE  
CARDROSS ROAD, DUMBARTON, G82 4PU





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Reception hall ♦ kitchen ♦ sitting room ♦ utility room ♦ WC  
♦ 3 bedrooms ♦ family bathroom ♦ outdoor riding arena  
♦ 10 stables ♦ feed room ♦ tack room ♦ outdoor WC  
♦ approx 1.6 acres of land

Glasgow City Centre:

Glasgow Airport:

## Situation

Renton, near Dumbarton takes its name from Cecilia Renton (daughter-in-law of Tobias Smollett) after whom the sandstone, 'model' village was named in 1762. Dalquhurn Bleachworks in 1715 and Cordale Printworks in 1770 were responsible for attracting new industrial workers. At the north of the village stood the Place of Bonhill, a residence from 1642, to the South was Dalquhurn House. Two parallel north-south streets, Main Street and Back Street were first joined by Station Street, Stirling Street, Burns Street, Thimble Street, Market Street and Red Row. In late Victorian times, the village extended southwards to Leven Street, Alexander Street and John Street. Further expansion occurred in the 1930s as housing was built in the grounds of Cordale House. It lies on the main road, A82 as was, between Alexandria and Dumbarton. Renton railway station is on the line from Glasgow to Balloch.

## Description

The former Carman Stables, archery centre and lodge are situated just outside the village of Renton near Dumbarton and represent an excellent opportunity. The property itself is detached and built in circa 1993. The current owner has lived there for around 17 years. The property itself comprises a reception hall, sitting room, 3 bedrooms, family bathroom, dining kitchen, utility and WC. There is an outdoor arena, with 10 horse boxes, feed room, tack room and outdoor WC. The property benefits from circa 1.6 acres of land in addition to the lodge and stables.

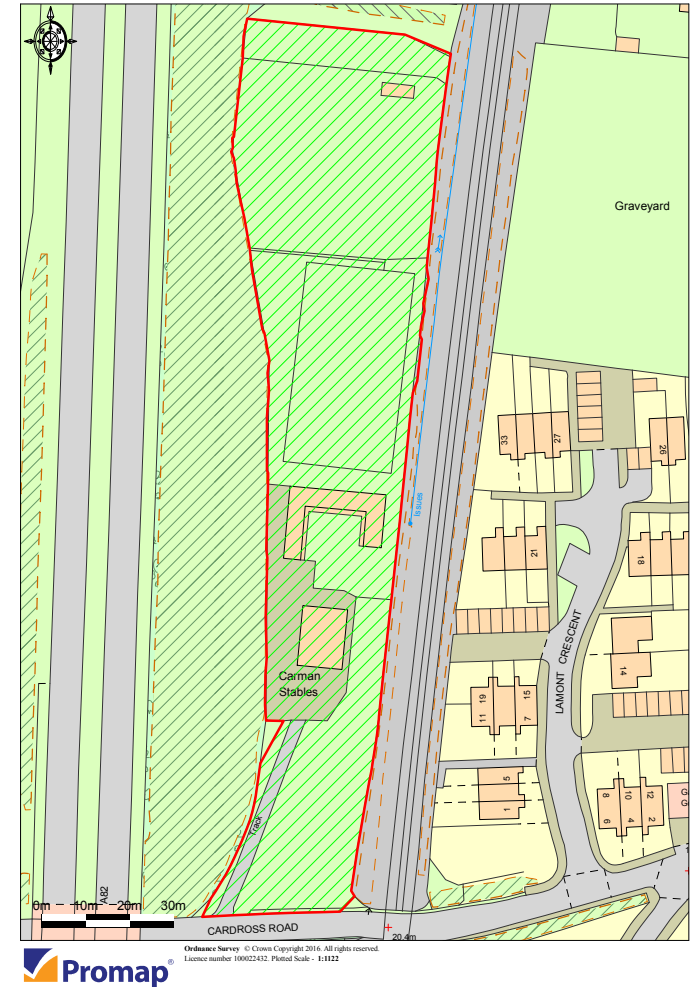
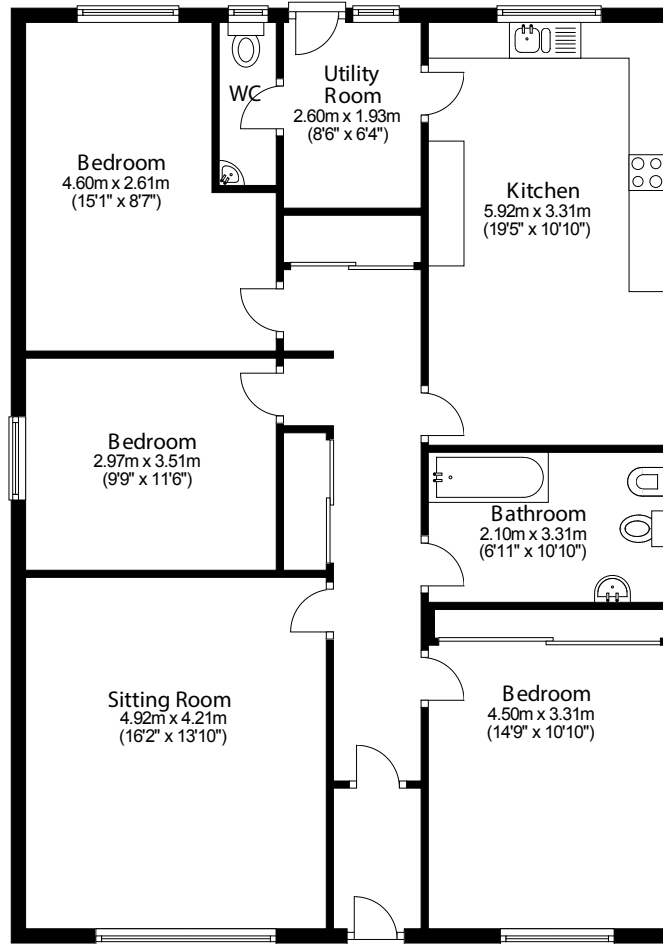






## FLOORPLANS

Gross internal area (approx.): 113.5 sq m (1,222 sq ft)  
For identification only. Not to Scale.  
Jaggy Pixels Imaging Ltd ©



### General Remarks

Please note this property is subject to a Section 50/75 Agreement. Please contact agent for further information.

### EPC Rating Band C

**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.

Savills, their clients and any joint agents give notice that: 1. They are not authorised 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, images 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. 160930LW

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