



**A BEAUTIFUL, CONTEMPORARY VILLA WITH SUPERB VIEWS OVER THE CLYDE TO BEN LOMOND**

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LOW NETHERTON, LANGBANK, RENFREWSHIRE, PA14 6YG





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Vestibule ♦ drawing room ♦ sitting room ♦ garden room ♦ dining kitchen ♦ master bedroom with en suite bathroom and 2 dressing rooms ♦ 4 further bedrooms (2 en suite) ♦ family bathroom ♦ shower room ♦ cloakroom ♦ loft room ♦ integral garage ♦ plant room ♦ garden house ♦ gardens ♦ stable block ♦ paddocks ♦ woodland and stream ♦ log store ♦ about 9.7 acres

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Langbank 1 mile, Kilmacolm 4 miles, Glasgow Airport 10.6 miles, Glasgow 18.6 miles

## Directions

From Glasgow city centre head west along the M8 towards Greenock. At the first roundabout on the A8, after the end of the motorway (the Langbank Roundabout), turn left and left again following signs for Houston. Proceed under a bridge and after 300 yards take the right hand turn onto the Old Greenock Road (B789) then turn first left into Netherton Road, where the entrance to Low Netherton will be seen on the right hand side. Turn through the wooden gates with an intercom set in the wall and follow the tarmacadam driveway up to the house and garage.

## Situation

Low Netherton occupies a beautiful elevated rural position with outstanding open views to the north over its formal gardens and paddock to the Firth of Clyde and Ben Lomond beyond.

Low Netherton enjoys easy access to the amenities of Langbank's main road and to Langbank train station which provides high speed commuting links to Glasgow and the Clyde Estuary. It is also within easy commuting distance of Glasgow International Airport. The M8 provides first class links to the commercial centres of Glasgow, Greenock and Paisley and the property is about 7 miles from the Erskine Bridge which gives access to Loch Lomond and The Trossachs National Park.

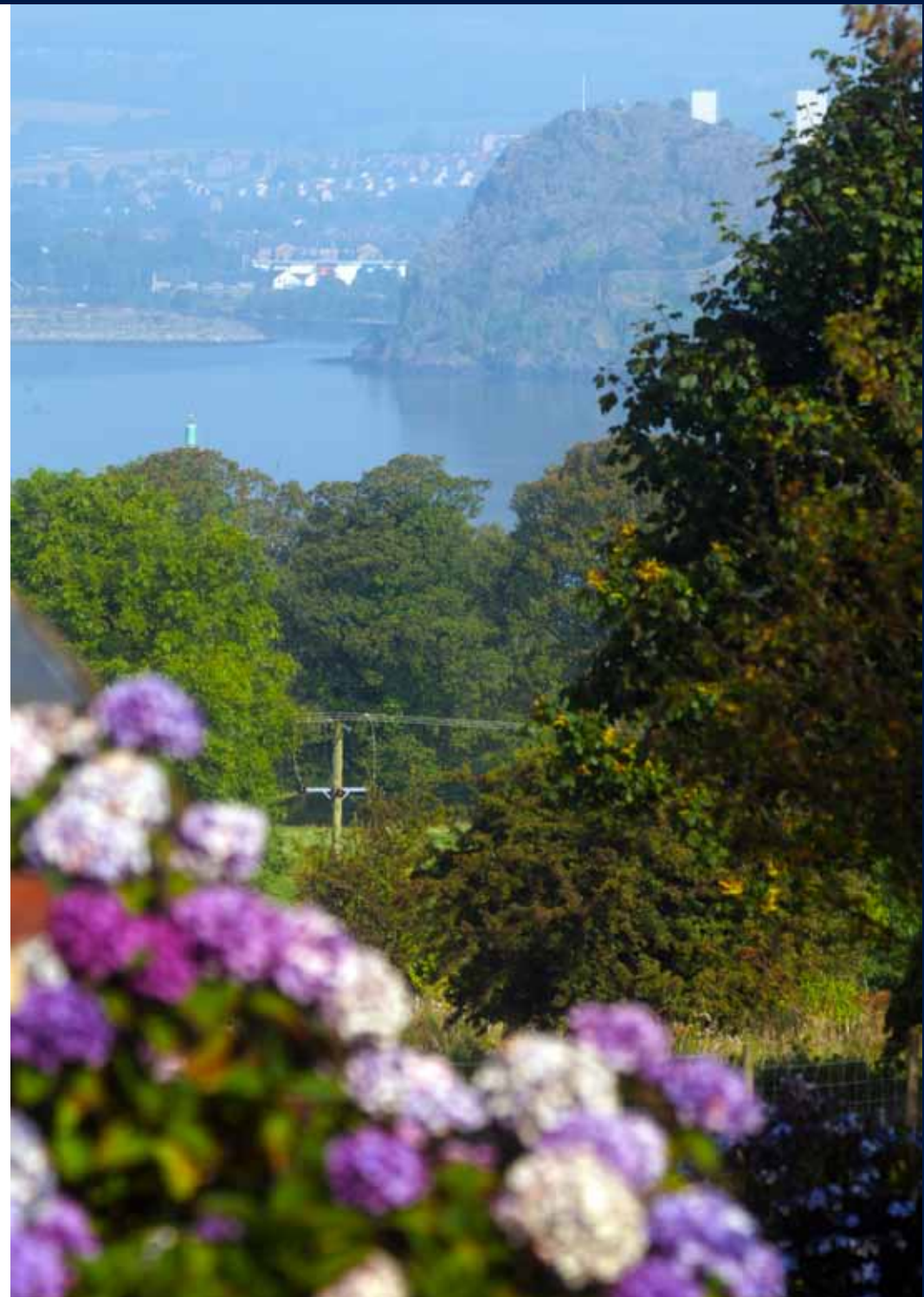
Langbank primary school, which has a fine reputation, is nearby. Glasgow offers a selection of private schools including Glasgow Academy and Kelvinside Academy, The High School of Glasgow, Hutchesons' Grammar School and St Aloysius. St Columba's, the private co-educational school in Kilmacolm, is only some 4 miles from the property.

The property is situated near the Gleddoch House Hotel and its fine 18 hole golf course and is about 2 miles from the Ingliston Equestrian Centre and Country Club.

## Description

Low Netherton is a recently completed, architect designed detached house which stands in formal gardens of just over an acre. It has been designed to benefit from the superb northerly views over the Firth of Clyde to the mountains of Argyll, with Ben Lomond a prominent feature in the distance. A stone clad garden house, set discreetly to the west of the house, enjoys the same wonderful outlook. With a stable block and about 8 acres of grazing, this is an ideal equestrian property.

The timber framed house is built on three levels and has white rendered walls with cedar detailing and a tiled roof. It has triple glazing and enhanced levels of insulation throughout and is generously equipped with electrical points for power and lighting, TV, phones and Cat 5 data, as well as being wired for a computer controlled audio system and an intelligent intruder system, which can be controlled by internet and phone. There is majority oak flooring throughout the main areas of the ground and first floors.



The garden room has tiled flooring with underfloor heating. A solar compatible water cylinder has been installed, allowing future installation of solar panels, if desired.

A glazed entrance vestibule with slate flooring opens into a reception area which is open plan with the drawing room and has a guest cloakroom off. The drawing room has windows on two aspects, a large picture window enjoying the dramatic views over the Clyde and two windows overlooking the south west facing garden. An electric flame effect fire is set into the wall and an Art Deco inspired staircase leads up to the first floor. Glazed French doors open from the drawing room into the spectacular garden room which has exposed roof beams, six roof lights and is glazed on three sides with doors to patios on the eastern and western sides. It has a free standing wood burning stove and a tiled floor with underfloor heating.

A single French door connects the drawing room to the dining area of the kitchen. The dining area overlooks the garden, while the kitchen has large windows looking towards the Clyde. A small sitting room or media room opens off the dining area and a Surfstone topped breakfast bar separates the dining and kitchen areas. The kitchen has a wide range of bespoke floor and wall mounted units with white Surfstone work tops which incorporate a four burner induction hob and a 1½ bowl sink. Other appliances include an integrated microwave and conventional fan/oven with an island unit a focal point. There is space for an American style fridge freezer and a dishwasher. Off the kitchen is a tiled shower room. A further door from the kitchen leads to the integral garage which incorporates a utility area with a Belfast sink and floor and wall mounted units and spaces for washing and drying machines. Off this area is a rear lobby and boot room which houses the wall hung gas combi boiler. There is a communications cupboard in the garage, extensive electrical and data points and a secondary staircase to the first floor.

The main staircase leads to a substantial landing off which are all five bedrooms, together with the family bathroom. The spacious master bedroom has a vaulted ceiling with exposed roof beams and triple windows looking towards the Clyde and a further window overlooking the garden. It has two dressing rooms and an en suite bathroom with twin basins and Porcelanosa tiling. Two of the bedrooms off the main landing have en suites. Bedroom 5 has independent access by a staircase from the garage and an en suite bathroom; this is a versatile space which could accommodate an au pair or teenager, or be used as an office or games room. Above the main landing is a heated and carpeted room with three roof lights and an east facing window. It is presently accessed by a drop down ladder but a spiral staircase could be fitted, and there is provision for the installation of an en suite facility.

#### **Outbuildings**

The garden house to the west of the property is set behind a mature shrub border, and is stone clad under a slate roof. It is fully insulated and has double glazed French doors and double glazed windows on three sides. It is equipped with electric power points and connected to the house's security system. To the rear of the house is a stable block set in a paddock with two loose boxes, a tack room, hay shed and machinery store with bench work tops and extensive shelving.

The stable block is supplied with electricity, water and telephone points and connected to the security system. The integral garage has a remotely controlled door. Attached to the garage is a workshop and storage area which houses the private water supply filtration unit and remotely controlled back-up generator.

#### **Gardens and Grounds**

To the front of the house the driveway leads onto a large gravelled area from where a paved path leads round to the rear of the house and a paved patio surrounding the house. A further path leads to the lawn and a beautiful shrub border beyond which is the garden house. Behind the house and accessed by stone steps from the patio is an area of grass bordered by mature shrubs and a wild flower strip, full of spring bulbs. On the western boundary of the property, at the far side of the eight acre paddock is an area of woodland planted 30 years ago. A small burn flows through this delightful area of native trees underplanted with wildflowers, daffodils and bluebells. The grounds extend to some 9.7 acres in total.

#### **General Remarks**

##### **Services**

Mains electricity, gas central heating, private water supply and private drainage to septic tank. Central heating.

##### **Local Authority**

Renfrewshire Council Tax Band E.

##### **EPC**

B

##### **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.





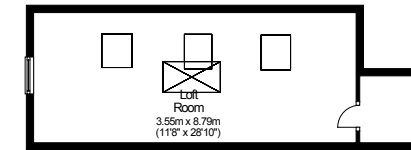
## FLOORPLANS

Total gross internal area (approx): 333.5 sq m (3579.4 sq ft)

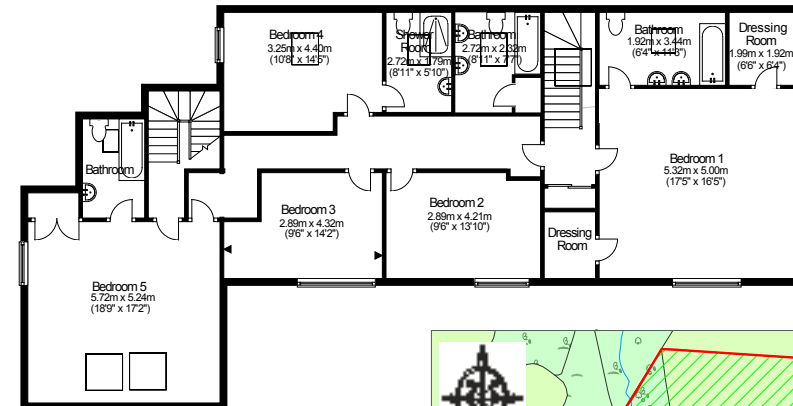
Excluding Loft & Garage

For identification only. Not to Scale.

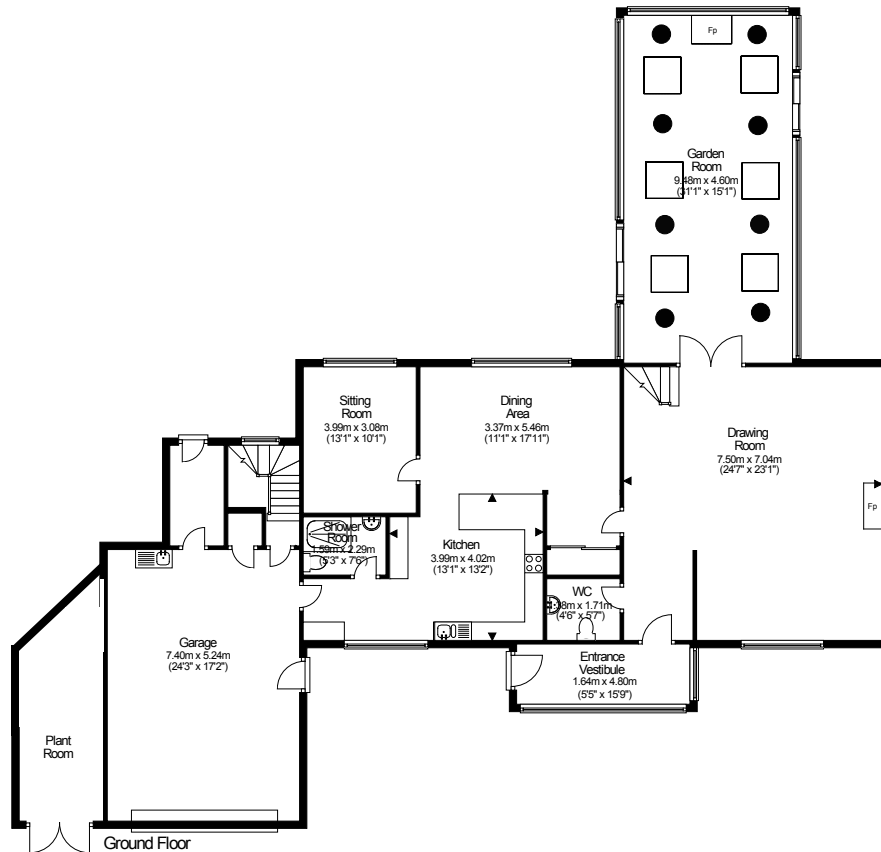
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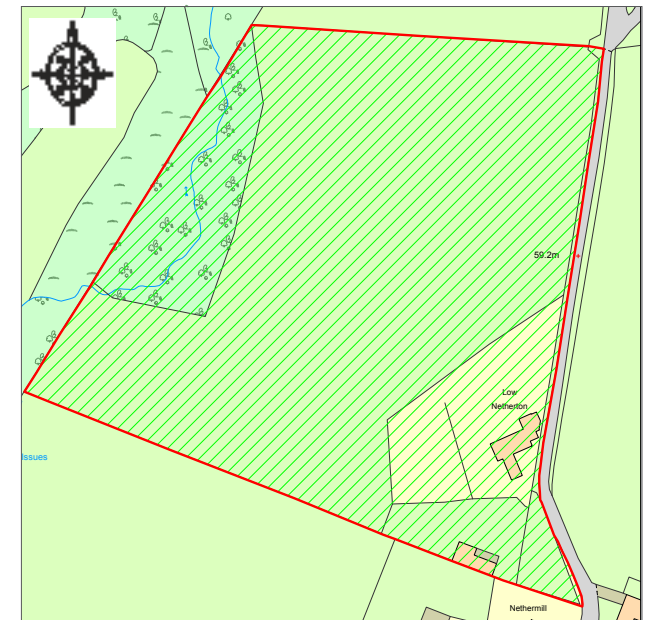
Second Floor



First Floor



Ground Floor



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**Savills Glasgow**

glasgow@savills.com

0141 222 5875

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