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Dunard,
Station Road
Rhu G84 8LW

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Offers Over £450,000

Dunard is a substantial main door lower conversion of a magnificent 19th century Detached Villa and is set within spectacular garden grounds which extend to c. 1.5 acres.

The building itself is constructed with traditional stone and has a painted render exterior with blonde stone details and is set beneath a natural slate roof. The property has the added advantage of being accessed via a private driveway with a pillared gateway off Station Road which leads to a large chipstone parking area overlooked by the beautiful grounds.

The front garden comprises a well-maintained lawn with mature trees, shrubs and rhododendrons on the border and faces south west with views of the Clyde Estuary. The garden then continues round to the side to another substantial screened lawn and then from here a gentle slope leads up to a further large lawn which has been used as a grass tennis court. There is a large single garage with an up and over door situated to the right hand side of the main entrance to the house. A further secret garden with drying poles is on the right hand side when entering the main driveway.

Internally the house provides fantastic accommodation over 3000 sq ft which makes for an excellent sized property and, as the floor plan shows, has the majority of accommodation all on one level.

The hallway is a fantastic size and features a focal fireplace, original wood panelling to picture rail level and on the far side an original walk in cloak room with beautiful sliding wooden cupboard doors and brass hangers.



Home Report Valuation
£475,000

Council Tax Band G

EPC Rating D



The accommodation extends to a large double bedroom on the ground level with fitted wardrobes along one side, which cleverly open to reveal an en suite w.c. and shower room. This room has windows at the front providing a fantastic outlook over the garden. The second double bedroom is on the right hand side of the entrance and is generously sized with windows overlooking the driveway. Adjacent to the bedroom is a large bathroom which has a panelled bath, wash hand basin and a w.c..



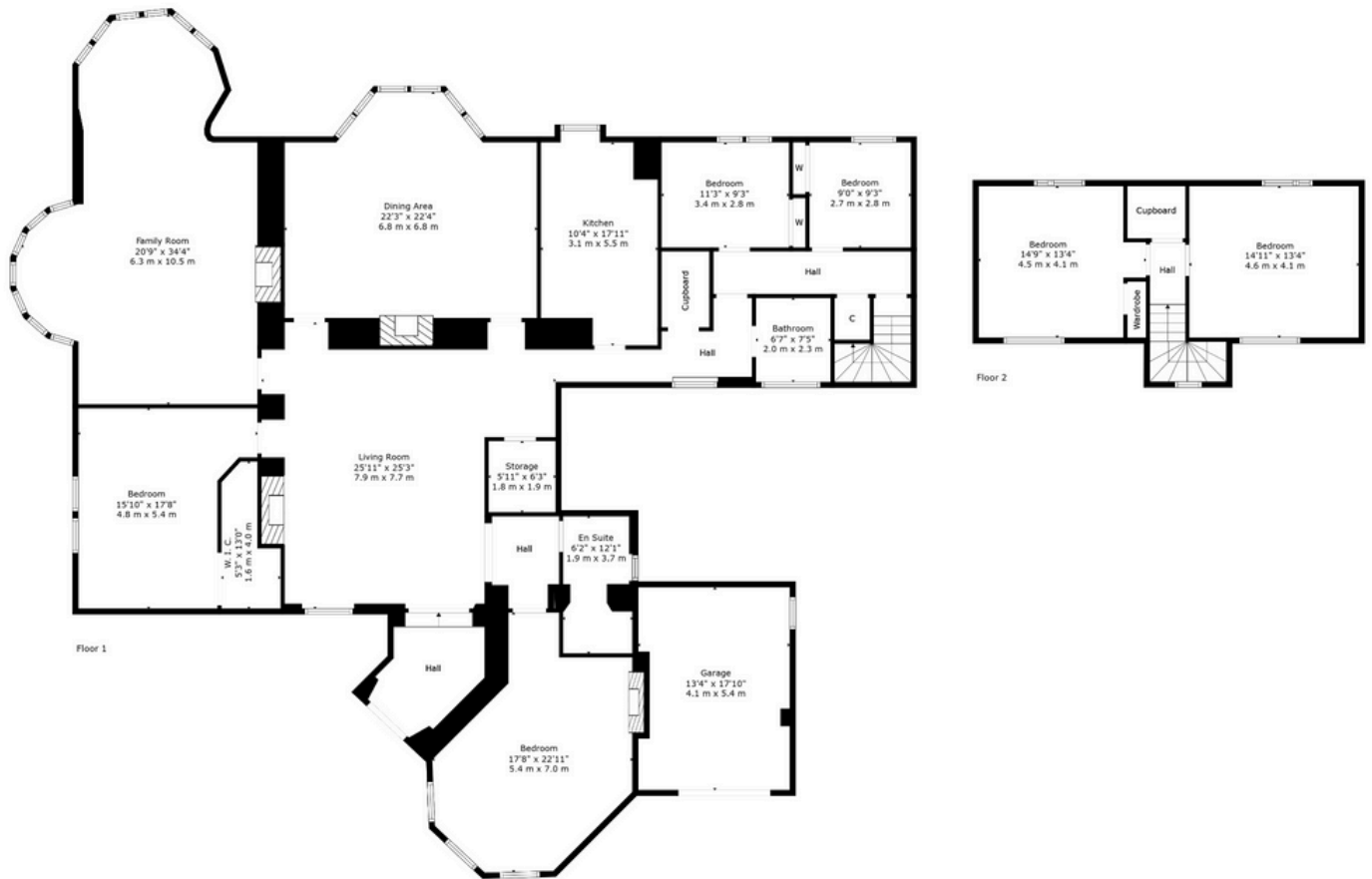
The main living room is absolutely stunning and comprises a feature bay window to the front complete with window seats which overlook the grounds. At the far side is a further bay window within a corner tower believed to have been designed by AN Patterson and added c.1920.

On the gable side of the property is a very large and bright dining room with windows at the side overlooking the gardens, a feature fireplace and a second door at the side leading back to the hallway. The kitchen area is well maintained and has a range of storage units and an integrated sink at the window with views over the garden. There is a focal point gas Aga, pull-out breakfast bar area and a free standing cooker.



Further bathroom with three-piece suite. From here the rear corridor leads to what was originally a very large room but has been subdivided to create two bedrooms. At the far end of the house there are two sizeable double bedrooms. Gas central heating including a new 2 year old Worcester boiler.

Vendor Comments



TOTAL: 3372 sq. ft, 314 m²
 FLOOR 1: 3052 sq. ft, 284 m², FLOOR 2: 320 sq. ft, 30 m²
 EXCLUDED AREAS: GARAGE: 231 sq. ft, 21 m², STORAGE: 37 sq. ft, 3 m², BAY WINDOW: 5 sq. ft, 0 m²,
 LOW CEILING: 155 sq. ft, 14 m², WALLS: 229 sq. ft, 23 m²

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

Location

Rhu offers great sailing on the Clyde and the Gare Loch and has its own primary school, local shop, marina, coffee shop, and a variety of local bars and is only 2 miles from the centre of Helensburgh where there is a range of shops, restaurants, primary and secondary schools (including the private Lomond School), and leisure facilities. Glasgow is within easy commuting distance as is the international airport. Helensburgh Central is on the main line to Glasgow, with Helensburgh Upper on the West Highland line. Loch Lomond is only a short drive away, as is the exclusive Cameron House Hotel, Loch Lomond Golf Club, and The Carrick Golf Course and Spa.





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