



Lochside House

By Houston & Kilmacolm

**STRUTT
& PARKER**
BNP PARIBAS GROUP

Set within a wider private 58-acre estate, lochside living, sustainable luxury, and unrivalled international connectivity.

Set within three acres of private landscaped grounds, this distinguished residence combines architectural elegance with modern sustainability. The property offers expansive open-plan interiors, refined entertaining spaces, and six bedrooms, five with luxurious en-suite bedrooms, one study/bedroom, all with panoramic views across the loch and surrounding woodland.



**3 RECEPTION
ROOMS**



6 BEDROOMS



5 BATHROOMS



GARAGE



3 ACRES



FREEHOLD



RURAL



4213 SQ FT



**OFFERS OVER
£2,000,000**



The property

Lochside House is a peaceful and spacious rural home set within a privately managed estate offering more than 4,200 sq ft of light-filled flexible accommodation arranged over two floors. Designed with both grandeur and practicality in mind, the home is ideally suited as a prestigious family residence, a country retreat, or an exclusive international base in Scotland. Delivering an exceptional combination of modern comfort and natural splendour along with an elegant and practical living and entertaining environment, this property maximizes stunning lochside views.

Featuring quality fixtures and fittings, generously proportioned rooms, and with all six of its bedrooms benefitting from their own luxurious en-suite. The underfloor heating sits beneath a wealth of beautiful hardwood flooring on the ground floor, seamlessly combining style and functionality. The accommodation flows from a welcoming part double-height reception hall with useful storage, cloakroom, patio doors to the garden and galleried landing. It comprises a vaulted cathedral ceilinged formal lounge with fireplace, full-height and picture glazing, patio doors to the garden, and two high placement windows adding architectural grandeur and

flooding the room with natural light. A expansive dining room also provides patio doors to the rear terrace. The kitchen/breakfast room opens into a vaulted sitting room with feature fireplace, a large sky lantern and its own access to the rear terrace. It provides a range of wall and base units including a large central island with breakfast bar, allowing for ample space to entertain and socialise with its modern integrated appliances, space for a sizeable table, patio doors to the rear terrace and a neighbouring fitted utility room with Belfast sink. This area of open layout allows families to interact while cooking, eating, and relaxing, fostering a connected atmosphere.

The ground floor accommodation is completed by a principle bedroom wing, featuring a double-height vaulted bedroom with patio doors to the garden, a large fitted dressing room, and an elegant bathroom with Porcelanosa fittings including a roll-top bath, shower and twin sinks. There are also two further double bedrooms, one currently configured as a study and the other with patio doors to the garden. Both share Jack and Jill access to an en suite shower room.

On the first floor a generous galleried landing with further storage opens to three large bedrooms all with en suite shower/bathrooms.



The home has been upgraded with solar panels and air-source heat pumps, both sized generously enough to make the property both sustainable and cost-efficient. There is also a large underground gas tank, used solely for one of the feature fireplaces and the kitchens gas hob. There is an opportunity to go totally off-grid with the installation of small hydroelectric turbine (subject to usual permissions).

Outside

The property is approached through twin stone pillars over a private driveway providing access to the substantial parking area. Extending to circa three acres, the well-maintained and established grounds surround the property, a real feature, laid mainly to lawn and across to the banks of the loch. The Dargavel Burn which meanders through the property, feeding two striking natural waterfalls — one grand and eye-catching, the other smaller and more serene — providing stream fishing.

The water features are supported by three water dykes that regulate the flow and upkeep of the lochs, creating a rich natural ecosystem and a visual centrepiece to the gardens. During the migratory season brown trout have been seen migrating up through the waterfalls to spawn further up the waterway. Offering a peaceful yet

dramatic rural setting including yards of frontage to the freshwater loch. Lochside House has full access rights to this, for boating, fishing and serene water views. A summer house, ideally placed beside the larger lower lochan, offers stunning views and a quiet spot for reading or entertaining and perfect for tranquil fishing or scenic enjoyment.

The south-facing garden is ideal for entertaining and relaxation, with a large, decked area, Tiki Hut, and abundant wildlife making it a true escape from city life.

Located adjacent to the private parking area is a converted outbuilding currently used as a gym and office, along with loft storage. This space offers excellent potential for conversion into further accommodation, such as a coach house, guest suite, or leisure space with hot tub, sauna, steam room, bathroom, or other amenities (subject to consents).

The property also includes three additional outdoor storage sheds, offering ample space for gardening tools, equipment, or seasonal storage — a highly practical and valuable asset.

Location

The home and grounds are set within the 58 acre Haddockston House Estate which offers a range of leisure facilities for the exclusive use of the estate's owners and residents, including woodland walks and jogging trails, a former golf course, tennis court and fly-fishing trout loch.

The estate sits within easy reach of the villages of Kilmacolm, Bridge of Weir, Bishopton and Houston, all offering local amenities including shops, pubs and schools. The area offers numerous golf courses and spa resorts such as Mar Hall and the Ingliston Country Club.

Despite its peaceful countryside setting, the property enjoys outstanding connectivity with Glasgow within easy reach providing comprehensive city centre boutique and high street shopping, services and recreational facilities. Communications links are excellent: the M8 gives access to major regional centres and the motorway network, both Langbank (3.2 miles) and Bishopton

(4.3 miles) stations provides regular trains to Glasgow Central Station and onwards links to London. Glasgow Airport is situated conveniently offering a wide range of domestic and international flights.

Further afield are Loch Lomond & The Trossachs National Park perfect for day trips, hiking, boating, and scenic getaways. Several distilleries — such as the Auchentoshan Distillery and the Glengoyne Distillery.

Major championship golf courses like Loch Lomond and The Carrick and Royal Troon are within a reasonable drive.

Distances

- Kilmacolm 3.1 miles
- Glasgow Airport 8.8 miles
- Glasgow City Centre 16.8 miles
- Loch Lomond 16.3 miles





The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Floorplans

Main House internal area 4,213 sq ft (391 sq m)

Gym/Office internal area 378 sq ft (35 sq m)

Total internal area 4,591 sq ft (427 sq m)

For identification purposes only.

Directions

PA6 7GU

what3words: ///fuse.glaze.movements

General

Local Authority: Renfrewshire Council

Services: Mains gas and electricity, private and mains water, private drainage. Air flow heat pump central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: Band C

Fixtures and Fittings: Subject to negotiation

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Tenures: Freehold

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