

INIGO



Ardlinnhe

BEARSDEN, DUNBARTONSHIRE
SOLD

A brilliant example of the late Scottish Arts and Crafts Movement, this diligently restored four-bedroom house retains tactile original features such as fine oak flooring, sash windows and patinated doors. Contemporary interventions, including a thoughtful paint palette of sensitively picked hues, are mindful of the house's hearty historic bones. Care has also been taken to reinvigorate its wrapping Edwardian garden: rolling lawns are punctuated by stoic firs, a weeping willow and perennial blooms. Despite the house's tranquil feel, the buzz of Glasgow can be reached in 20 minutes from nearby Bearsden station, where trains also run to Edinburgh in under 80 minutes.

Setting the Scene

Thought to have been first built in the early 20th century for one of the unmarried artist daughters of the Sandeman family (makers of Port and Sherry since 1790), the house was later extended in the 1930s to provide additional sleeping quarters on the upper floor. Ardlinnhe, meaning 'high above the water' in Gaelic, nods to the dramatic landscape over which the handsome suburb of Bearsden first emerged, and the house's position above the nearby St Germain's Loch.

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Remarkably, Ardlinnhe has only been under ownership of one other family since its sale by the Sandemans in the 1970s, a fact evident from the sustained historic integrity of the house and its enchantingly sprawling garden. The current owners have exercised a discerning eye for detail in the restoration of key aspects of the building, including the reinstatement of a Scottish slate roof and cast-iron guttering and pipework. The restoration continues within, where richly textured original hardwood floorboards have been rewaxed and restored to a sumptuous mahogany colour. Barely discernible newer interventions have been cleverly conceived and added to facilitate fuss-free contemporary living.

The Grand Tour

Approached via a densely planted pea-gravel path, the house is wonderfully sheltered from view of the pavement. The façade is painted a soft stone colour, offset by putty-toned woodwork across the timber-framed windows and partially glazed front door.

The house is laid out on a generous square plan that allows light in from every orientation. On entry, a neat vestibule opens out onto the long hallway, where a glowing light is drawn down through a stained-glass skylight above.

The sitting room occupies one of the front corners of the plan and is an exceptionally luminous space with dual-aspect fenestration. Fine tripartite sash windows frame views of the mature planting along the garden path and are fitted with apple green Marianna Kennedy blinds. In the cooler months, an open gas fire warms the space.

The kitchen is at the rear and commands magnificent views across the expansive lawn. Wooden framed cabinets painted in Farrow and Ball's 'Card Room Green' run above and below, the latter topped with a bright stone surface. Warmed from beneath by a heating system, encaustic geometric patterned floor tiles by Fired Earth provide a contemporary flourish to the space and pay homage to the Sandeman family's Portuguese connections. Appliances are by Fisher and Paykel and De Longhi. There is an adjoining utility room with hidden storage cupboards and integrated white goods. The kitchen and utility also provide one of a number of access points to the garden.



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A particularly spectacular space, the dining room is home to Arts and Crafts panelling, fine timber-framed glazed doors and a fireplace with original ochre crackle-glazed tiles. On either side of the fireplace are two six-pane windows, their frames and sills painted in Farrow and Ball's 'Tanner's Brown'. Maintaining the house's connections with its garden, tall French doors at the far end of the space open out onto a decked terrace that serves as a bridge between indoor and outdoor.

The ground floor of the house accommodates the principal bedroom and its adjoining bathroom. Beautifully equipped with a cast-iron roll-top bath, generous walk-in shower and working open fireplace, fixtures and fittings are by C.P. Hart and have been astutely chosen to reflect the historic design elements of the home, while creating a luxurious and functional space for contemporary living. A family bathroom is also located on this floor, equipped with the same C.P. Hart fixtures. There is a second bedroom presently used as a peaceful study.

Reached via the patinated steps of a romantic short staircase, the first floor – part of the 1930s extension – provides two delightfully atmospheric double bedrooms in the eaves, with views of the tree canopies to the front and rear of the building. Much to the delight of young children, substantial eaves storage cupboards on this floor double as a “secret tunnel” between the two rooms, tempting the inevitability of midnight feasts and clandestine teddy bear's picnics.

The Great Outdoors

Extensive gardens surround the house at all four sides and display an array of quintessential Edwardian planting, in addition to woodland trees and a flourishing lawn. In recent years the original landscaping scheme was excavated by the renowned gardener, Luis Buitrago, and a number of romantic little pathways and hidden seating areas uncovered, revealing remnants of life in times gone by.

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Highlights within the garden include rambunctious rhododendrons, grafted over one hundred years ago to produce a varied gradient of colourful blooms, fiery acer trees and a noble weeping willow that stoops above the small stream trickling towards the St Germain loch. From every angle Ardlinnhe is sheltered from view of neighbouring homes and a sense of remove from the outside world pervades.

The WWII bomb shelter remains intact and stands as a fascinating reminder of the home's storied past. In addition, a handsome 1930s garage complete with reclaimed Scottish slate roof sits at the bottom of the drive, providing covered parking for one car, or the opportunity to develop the space as a workshop or artist studio. In the driveway there is ample space for up to two vehicles and unrestricted parking on the street.

Out and About

Ardlinnhe is superbly located for the culinary and cultural delights that Glasgow has to offer, as well as for access to Edinburgh and the rest of Scotland. Bearsden itself is a thriving neighbourhood with an ever expanding array of cafes, as well as a number of supermarkets and essential local amenities. The popular Grace and Favour is conveniently located a short walk away from the station at Bearsden Cross, serving up decadent brunches and good coffee. Michelin starred chef Gary Towfend has recently opened Elements at Bearsden Cross as a destination restaurant.

Glasgow's handsome West End can be reached via public transport in under 20 minutes and abounds with dining options. Travel guides identify Finnieston as one of Europe's trendiest neighbourhoods and The Gannet, Ox and Finch, and Five March are noted for superb cuisine. Byres Road in the University Quarter offers an immense array of choices from trad Scottish-Italian institutions to experimental Indian-inspired street food. Peasano Pizza took the Glasgow student population by storm when it first opened a few years ago and has since become a family favourite. Michelin starred Cail Bruich goes from strength to strength, and Glasgow institution The Ubiquitous Chip is, well, ubiquitous within Glasgow lore, still delivering delicious Scottish recipes using the finest local ingredients a half century after opening.

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Scotland's 'second city' is invariably first when it comes to live music. From folk groups and up and coming local bands playing live sessions in pubs and venues like King Tuts and Òran Mór, to the legendary stages of the Barrowland there is a rich and diverse offering.

Scottish Ballet and the Royal Scottish National Orchestra are based in Glasgow. Classical music stars from around the world come to play in the City Halls. Temples of the visual arts include Kelvingrove Art Gallery, housing works by painters as varied as Dali, Rembrandt, Pissarro, Turner and John Byrne. The gallery's collection of The Glasgow Boys and exhibits on the Glasgow Art Nouveau movement are particularly impressive. The Burrell Collection, named Art Fund Museum of the Year 2023, is the life work of Glasgow shipping magnate Sir William Burrell and is situated in one of the City's magnificent parks – Pollok Estate.

The wilds of Scotland's west coast are easily reached from Ardlinnhe. For rejuvenating and invigorating country jaunts Loch Lomond is a short drive or train ride away. The golf courses of St Andrews can be reached in under an hour. Flights depart direct to European capitals from Glasgow Airport, as well as to Egypt, America, Canada, the Caribbean and more. Trains from Glasgow city centre reach London Kings Cross in as little as 4 hours and 40 minutes and Edinburgh to Bearsden trains are direct.

Both state and independent schooling options are excellent. The 800 year old Glasgow High School is nearby. Local primary schools, Bearsden Primary and Bearsden Academy are very well regarded by parents.

Council Tax Band: G

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.