



# INVERLEVEN HOUSE

Dixon Drive, Dumbarton

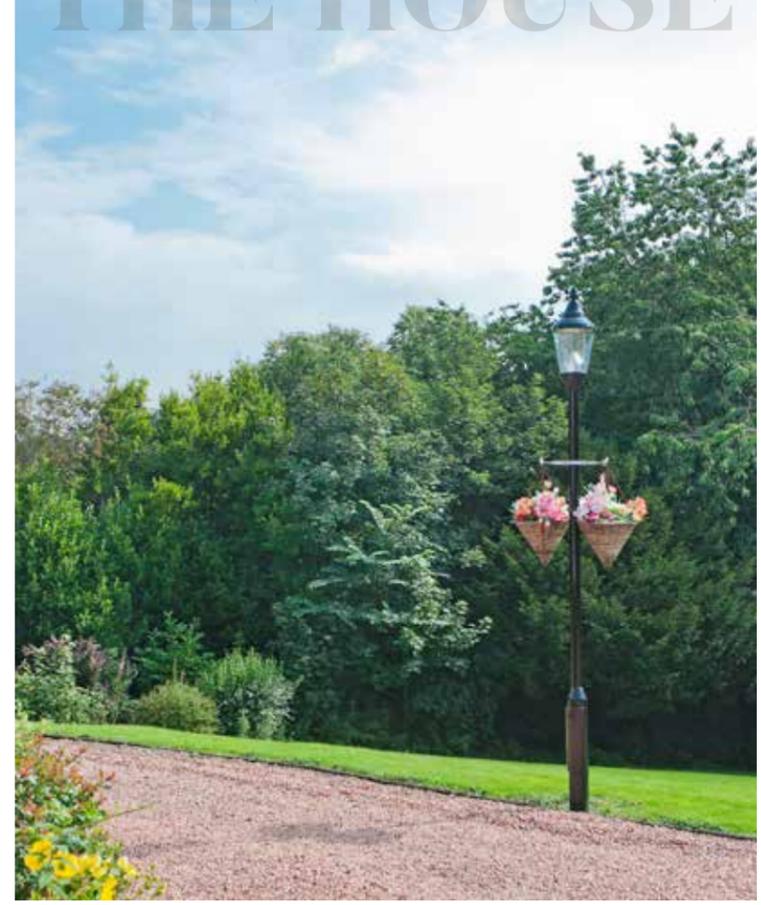
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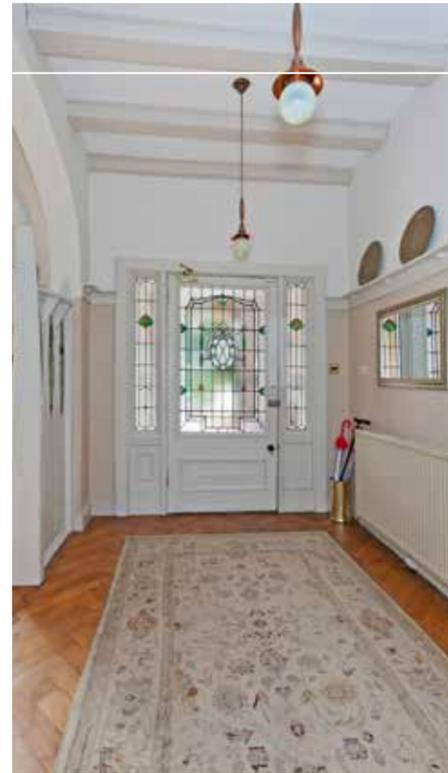
# THE HOUSE



Inverleven House dates from 1870 and is a most handsome Victorian villa set in totally private grounds of some 1.159 acres in the prime and most established residential district of Dumbarton by the delightful expanses of Levensgrove Park where the River Leven meets the estuary of the River Clyde.

The house was extended in 1907 when "the ballroom" was added to the easterly gable creating now, a magnificent drawing room with bay window projections to the south and east with a beautiful ingleneuk fireplace in Oregon pine with lancet windows set to the north side of the room. A substantial home it extends to some 6,000 sq. ft., and retains a number of wonderful period feaures including stunning cornicing, "Glasgow style" cabinetary and stained leaded glasswork and many superb original fireplaces. The wood panelled library is intact and makes for a particularly inviting and cosy tv room. Indeed, the property is such a fine example of its period that it was used as a set for "The Crow Road" – BBC's television adaptation of the Iain Banks' novel.

Although retaining much of the original build's features our clients, who have lived and enjoyed Inverleven for many years, have invested considerably to ensure that the house has been well maintained and continually improved. Complete rewiring was originally undertaken when our clients acquired Inverleven some 26 years ago and a full inspection with certification, by the same firm Alger Electrics, has just been completed. There is also a renewed gas central heating system which was installed some six years ago with two interconnected Valiant system boilers. The main family bathroom and the en-suite shower room were both renewed in 2015 to a very high standard with top of the range contemporary styled suites, floor and wall tiling. The majority of windows are double glazed in white pvcu with those in the main house traditionally styled sash and casement. The conservatory was completely rebuilt in 2013 to replicate the original with stone coursework to window-sill level and with double glazed timber framed windows and roof.



## Inverleven House

# THE ACCOMMODATION

### Ground floor

Entrance vestibule with original tiled floor, reception hall with beautiful stained leaded screens featuring "the Glasgow rose". A hall lounge with exquisite fireplace and bespoke period cabinetry, very much in the Glasgow style and with a French door to a south-facing front verandah (loggja). The dining room – a magnificent room (former ballroom) with ingleneuk fireplace and a 12'7" (3.84m) ceiling. Bay windowed formal dining room also with ingleneuk fireplace, conservatory, gorgeous wood panelled library (tv room), family room, breakfast room for informal dining, open plan to the kitchen – oak kitchen units, solid granite breakfast bar and worktops into which is set a porcelain Belfast sink and a Rangemaster Stove. Larder with original slate shelves retained. Rear passageway to maids' bedroom, three storerooms, laundry room, showerroom and toilet. Completing the ground floor accommodation is a cloakroom (whb) off the formal reception hall with guest toilet and finally a workroom (ironing room) with original storage cupboards and Belfast sink.

Also featured is a doorway revealing a stair descending to a basement with firstly the boiler room and secondly a wine cellar with original brick floor. As clients can see from the floorplan there is, from the outside, two garden stores and a gardeners' toilet.

### First floor

The original return flight staircase with a fine cast iron balustrade ascends past two stained windows at the half landing. Upper hall. Grand master bedroom with a stunning ceiling and featuring a painted marble fireplace at the focal point. Triple aspect windows including a broad bay window where there is a glimpse to the River Clyde with more of a view in the winter months when the trees lose their leaves. The east window takes in the landmark of Dumbarton Rock. Three further double bedrooms, all with fireplaces, with bedroom two having the luxury of a beautifully appointed en-suite showerroom with 1350mm shower enclosure with deluge shower and, as with the master bedroom, a view beyond Levensgrove Park to Dumbarton Rock. The en-suite showerroom also provides a jack and jill facility to the hall.

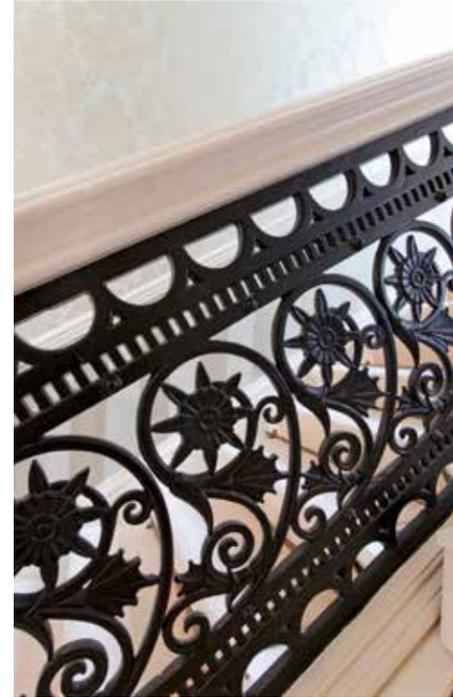
A family bathroom with high-end suite and finishes, including a Spa bath over which is a thermostatic shower.

### Second floor

Staircase ascends to a full attic room (study) with four veluxes on three sides – a great home office.













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# THE GROUNDS



Inverleven's gardens are exceptionally private and entered off Dixon Drive through iron gates. A sweeping gravel drive leads in front of the house where its south-facing façade provides a generous area for cars. A large lawn is bounded by trees and banks of mature shrubbery to provide seclusion and colour through the year. There is a side ornamental garden by the conservatory with a rear garden comprising pathways and areas of grass protected by the high original stone wall to the roadside of Dixon Drive. There is an air raid shelter retained, as is the original garage and whilst in poor condition, the owner was granted planning permission to alter it to an office and in any case there is more than ample parking provision in the main drive.







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