

# 16th Century 'B'listed castle with stunning views rebuilt into grand four-bed residence

Significant scope to develop as luxury bed & breakfast



## Castle Levan

Stirling Drive, Gourock, Inverclyde, PA19 1AH



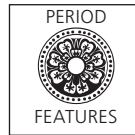
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4 BED

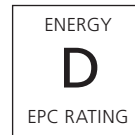


3 BATH + WC



PERIOD

FEATURES



ENERGY

D

EPC RATING



# GOUROCK

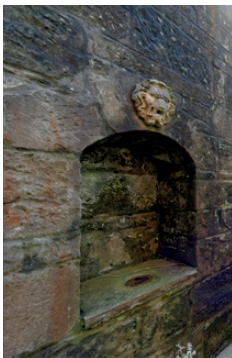
The property is located in the small Inverclyde coastal town of Gourock, which caters for most everyday needs with good local shops, restaurants, schools and services. Greenock, five miles to the East, provides a further comprehensive range of facilities including retail, leisure and private education facilities. There is also excellent private education at St Columba's School in Kilmacolm twelve miles away.

Glasgow city centre is twenty eight miles away and offers a full range of higher and further education services, as well as all the cultural and professional services normally connected with a major city. From Greenock, the M8 provides fast travel times to

Glasgow Airport (twenty miles), Glasgow city centre and central Scotland. Gourock also has a railway station which is ideal for commuting to Glasgow. A regular ferry runs from Gourock to Dunoon providing good access to Argyll.

The immediate area offers much in the way of leisure activities and outdoor pursuits. For example, boating and sailing, with Gourock having its own yachting club. Kip Marina is five miles away and acts as a hub for the internationally renowned sailing opportunities in the Clyde and the West coast of Scotland. Recreational amenities include a heated outdoor swimming pool and gym and several golf courses within the local area.





# CASTLE LEVAN

Exceptional family home of immense historical significance dominating an enviable setting with broad panoramic aspects over the Firth of Clyde viewing to Dunoon, Holy Loch, Loch Long, Ben Lomond and the Trossachs mountain range. The property has been used as a fledging bed & breakfast business, with scope to develop this professionally. The subjects which have their origins in the late 15th Century were subject to an exhaustive restoration project through the 1980s and won an award in 1989 for the best domestic restoration in Inverclyde. Refurbished with great sympathy and an eye on historical authenticity, the upgrading was achieved with the approval of Historic Scotland and under the supervision of Edinburgh architects Ian Begg. Period materials were resourced with a view of creating,

not a mere period piece, but an elegant spacious and comfortable family home. Visually appealing and immediately striking the comfortable living accommodation is complemented by the hallmarks of a 15th Century castle, including turnpike staircases, parapet walk ways, turrets, crow step gable and gun loops. Possibly one of the oldest inhabited homes in Renfrewshire, the accommodation which is set over four levels is set within landscaped garden grounds with entrance courtyard and broad lawned areas to the rear, the westerly perimeter of the property is bounded by a free flowing burn with waterfall. Privately enclosed with wrought iron gates and stone boundary wall, the property shares its comfortable environment with more contemporary neighbours within an exclusive high value local.






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The entrance is from the courtyard to hall area and entrance vault with linking stairs leading to upper levels. At entrance level there are two bedrooms with store and WC. Turreted turnpike staircase leads to all levels with a secondary mural stairwell from entrance hall leading to great hall. Immediately striking, this impressively proportioned room has two walk in window recesses and broad hearth and extends to approximately twenty five feet. The pine ceiling was reclaimed from a 17th century Coats Mill in Johnstone and has been decorated in a 16th century style by Norman Edgar, former president of the Glasgow Art Club and member of the Royal Scottish Academy. The dining kitchen has a large area for table and there is a restored sandstone arch leading to the kitchen where the units have been upgraded and a two stage Aga oven provides warmth and cooking facilities. Marble worktop surfaces provide a perfect environment for baking, are easy to maintain and are complemented with marble splashbacks which were reclaimed from Helensburgh grocery store.

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Following the turreted turnpike stairwell leading to the third level is the master bedroom with a beamed ceiling, well-proportioned following over almost one entire level of the tower. There are two fireplaces and two garde robe, one which has WC. Principal bathroom is on this level which again has been luxuriously appointed with a quality four piece suite, bath set in box bay, twin sinks with marble splash surrounds and plinth. Shower cubicle, bidet and WC. This room would now benefit from cosmetic modernisation and has scope for further conversion to a further bedroom. Off the bathroom is the utility/laundry room which has plumbing and walk in store/dressing room.

Leading to fourth caphouse level the guest bedroom with ornamental ceiling and walls lined in reclaimed pine, wash hand basin and restored flooring and inset storage cupboard. Family bathroom with three piece quality suite. The library has fitted shelving, sandstone faced fire, restored timber flooring. Two stores one which houses small kitchen area. Further turnpike leads to secondary higher turreted level, and chimney heads and flag pole.

Throughout the castle authentic materials have been used including studded oak doors and hand wrought iron monger, stone flagging on lower floors. The flagstones are reclaimed Greenock paving stones, mahogany flooring on upper level, stone features have been retained and highlighted where possible and windows occupy their original positions within the building. The external accommodation is complemented by a conservatory/sun lounge. As a concession to modern living, there is a two car garage designed in sympathetic fashion adjacent to the property with loft store above and workshop below. Within the grounds of the property a derelict icehouse is the subject of potential refurbishment by

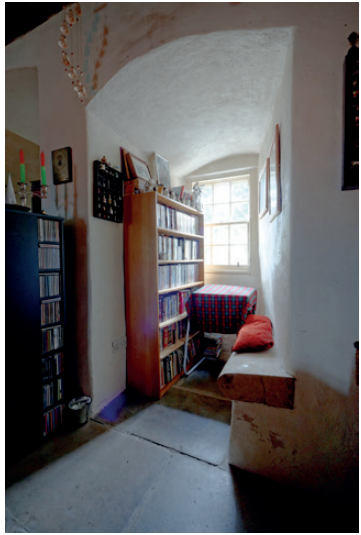
the archaeology department at Glasgow University.

The property which is grade 'B' listed is one of historical significance occupying a dominant situation and consists of two towers joined at one corner dating from two periods. The property was originally constructed in approximately 1457 on the site which is believed to have archaeological links to an earlier possible Roman site. Constructed by the Morton family the second tower was added approximately 50 years later. In 1547 the castle was sold to the Semple family and this exchange has given rise to the appearance of the White Lady whose apparition dates from a period where Marion Montgomery was sentenced to death for the murder of her tenants, by Mary of Guise mother of Mary Queen of Scots, the sentence was commuted to house arrest. On his return from military service Marion's husband was so appalled to hear of his wife's behaviour that he imprisoned her and starved her to death. In the 17th century Castle Levan was taken over by the Shaw Stewarts owners of the neighbouring Ardgowan estate who installed their son into Levan. It was during this era that White Lady assumed to be Marion Montgomery was reported as appearing at the castle.

The castle fell into disrepair on the construction of a new manor house in its gardens, Castle Levan manor itself has recently restored into executive housing. The programme of refurbishment and reconstruction of the property began in 1980 and the full refurbishment was achieved between 1984 and 1987. The property provides comfortable family accommodation albeit within a historical environment and has scope for light commercial applications for banqueting or high quality bed and breakfast.

Further information and a selection of photographs are available on our client web site on [www.castle-levan.com](http://www.castle-levan.com)





# GREAT HALL





# BEDROOMS & BATHROOMS



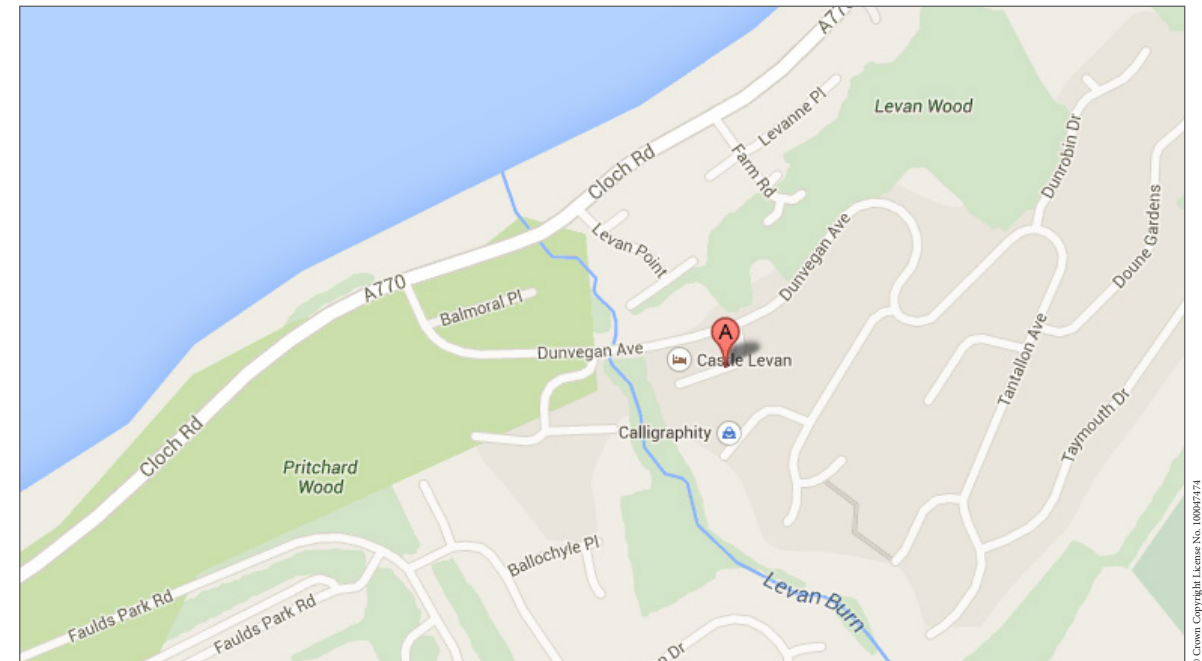
# SPECIFICATIONS



## APPROXIMATE DIMENSIONS

(Taken from the widest point)

Entry Hall	4.12m (13'6") x 3.42m (11'3")	Bathroom 1	3.38m (11'1") x 1.22m (4')
Great Hall	7.46m (24'6") x 4.78m (15'8")	Bathroom 2	3.00m (9'10") x 2.27m (7'5")
Kitchen	5.16m (16'11") x 3.38m (11'1")	WC	1.25m (4'1") x 1.18m (3'11")
Guard Room	5.12m (16'10") x 3.41m (11'2")	Lairds Bed Chamber	7.34m (24'1") x 3.85m
Conservatory	3.00m (9'10") x 2.00m (6'7")	Ladys Bed Chamber	4.87m (16') x 3.39m (11'1")
Store	3.39m (11'1") x 3.29m (10'10")		
Library	4.56m (15') x 3.91m (12'10")	<b>EXTRAS</b>	
Main Bathroom	3.58m (11'9") x 2.90m (9'6")	(Included in the sale)	
		On application.	





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