



CAIRNDHU HOUSE & ESTATE

RHU ROAD LOWER | HELENSBURGH | G84 8PL

PANACEA homes



PANACEA homes

WELCOME TO HELENSBURGH

CAIRNDHU HOUSE & ESTATE ENJOYS UNRIVALED WATERFRONT VIEWS JUST A SHORT WALKING DISTANCE FROM THE CENTRE OF HELENSBURGH, A PICTURESQUE TOWN ON THE SHORES OF THE CLYDE ESTUARY. WITH STUNNING VIEWS OF THE WATER, RHU MARINA AND FRUIN HILLS, IT IS SURROUNDED BY BEAUTIFUL ROLLING COUNTRYSIDE AND IS CLOSE TO LOCH LOMOND & THE TROSSACHS NATIONAL PARK.

There is also a wide variety of recreational facilities, with good sports clubs and outdoor pursuits such as the sailing clubs in Helensburgh and nearby Rhu.

In Helensburgh there is excellent primary and secondary schooling, both state and private. Glasgow is within easy commuting distance, being only forty minutes by car. Glasgow International Airport is conveniently reached via the Erskine Bridge.

With easy access to the Firth of Clyde and River Clyde, Cairndhu House is also 10 minutes drive from the Gare Loch and 1 mile from Helensburgh Golf Course.

Helensburgh provides a wide selection of excellent shops, delicatessens and supermarkets along with bars, restaurants and a cinema. Train stations service Glasgow, Edinburgh and London.

PANACEA homes

CAIRNDHU HOUSE & ESTATE

AWARD-WINNING PANACEA HOMES
PRESENT 'CAIRNDHU HOUSE & ESTATE'
- THE STUNNING REIMAGINING OF THE
ORIGINAL GRADE-A LISTED PROPERTY INTO A
COLLECTION OF SPECTACULAR APARTMENTS
AND GARDEN HOMES.

The bespoke refurbishment of Cairndhu House
itself contrasts wonderfully with the contemporary
apartments, mews home and semi-detached properties
within the estate grounds.

Nestled within a highly sought after pocket of
Helensburgh, Cairndhu House offers residents a truly
unique lifestyle in a popular and dynamic community.



THE HISTORY

CAIRNDHU HOUSE - HOME TO LORD AND BARON

Cairndhu House has rich and fascinating history that originates from its 19th century roots, it has become widely regarded as an important architectural marvel and one of the most esteemed properties on the West Coast of Scotland.

Designed by a son of Glasgow, and one the worlds foremost architects of his era, William Leiper, in the late 19th century, Cairndhu House has lived a life that ranges from being a stately residence for The Lord Provost of Glasgow, a war time era Navy headquarters, luxury hotel and even a much loved nursing home.

Leiper, whose most famous work would be the Templeton Green building in the heart of Glasgow, is known for his Gothic Revival style and being a bastion of the Arts & Crafts movement in which Cairndhu House is presented as something of a muse for his artistic talents.

Stunning architecture meets elegant art in this mesmerising period property; Anglo-Japanese ceilings with delicately ornate gold leaf balance against bold timber panelling and entrancing cornicing.

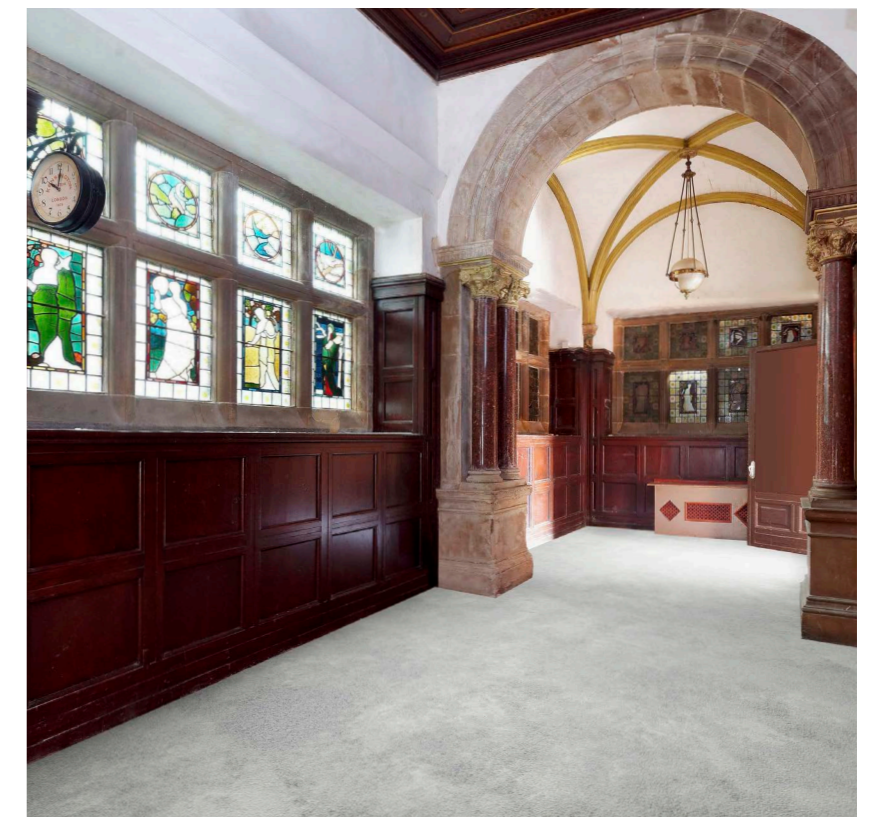
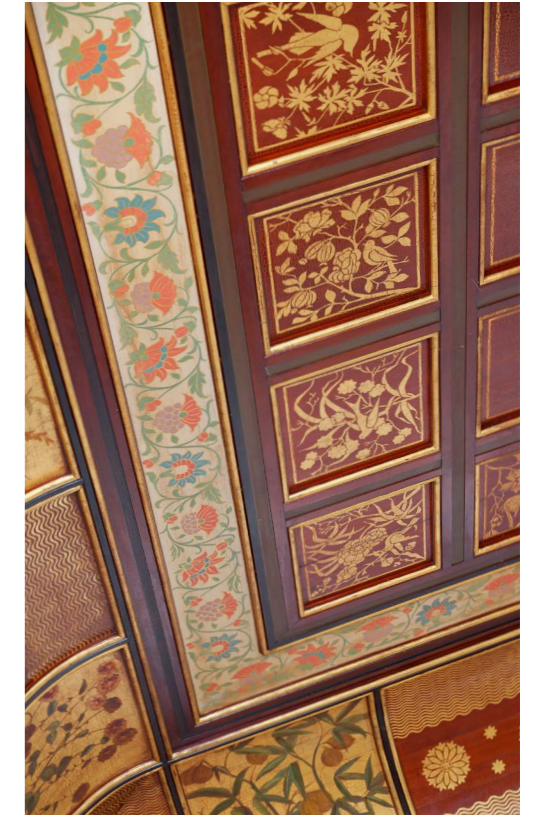
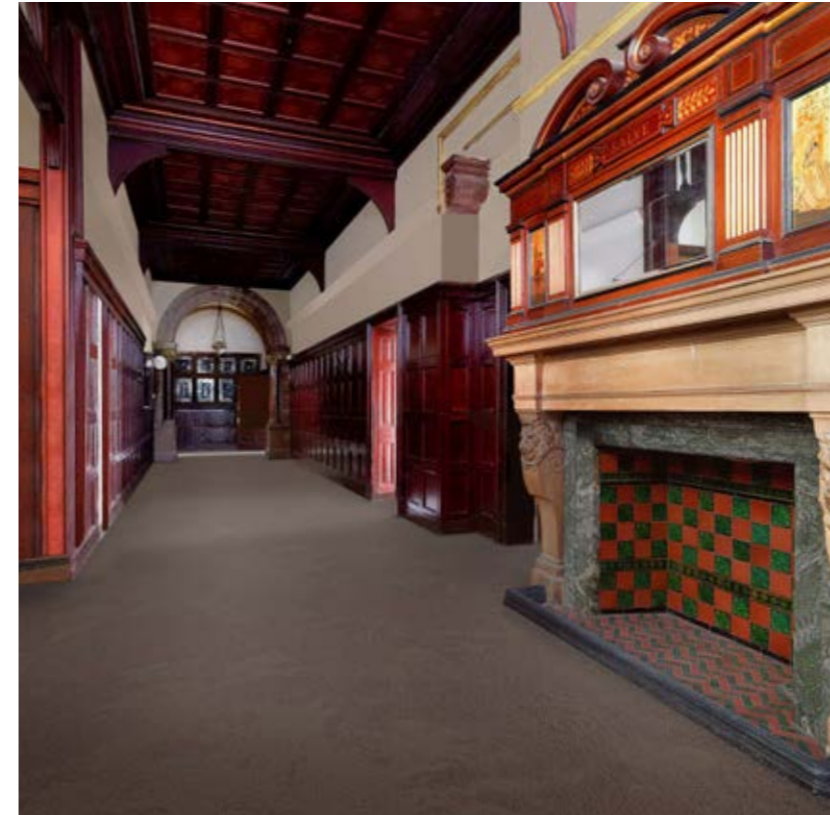
PANACEA homes are proud to be leading Cairndhu House toward its next chapter, transforming this wondrous building with its rich history into an elegant collection of modern residences, each sympathetically designed to retain the original features whilst creating beautiful, contemporary accommodation. A French Renaissance style villa, Cairndhu House consists of a mixture of coursed grey sandstone and cream ashlar sandstone with decorative cornices and frieze to the south elevation.



WILLIAM LEIPER



DANIEL COTTIER



THE DEVELOPMENT

CAIRNDHU HOUSE HAS BEEN PAINSTAKINGLY RESTORED, DELIVERING 9 STUNNING CONTEMPORARY APARTMENTS IN THE ORIGINAL MANSION HOUSE, 4 GARDEN APARTMENTS AND 3 NEW BUILD HOMES, IN AN ENVIABLE WATERFRONT POSITION.

Originally designed by renowned architect, William Leiper, this historic property has been utterly reimagined by Panacea Homes to create 9 stunning apartments and a collection of garden homes within the grounds. The original decorative panelled entrance hall showcasing highly elaborate ceilings, mirrored stone and timber fireplace as well as ornate stained glass windows created by the renowned artist Daniel Cottier provides access to this spectacular building.

The apartments within Cairndhu House itself have each been individually designed to retain original distinguishing features that include an Anglo-Japanese ceiling by the esteemed Daniel Cottier, coffered timber panelling, skylights and corncing. Unique circular reading rooms/snugs will be formed inside the column turret.

Each aspect of the house will be sympathetically addressed in accordance with Historic Environment Scotland standards to preserve and protect the stunning unique features held within Cairndhu House, creating homes with truly fascinating back stories.

The modern Garden apartments and homes are designed with a contemporary open-plan layout inside and externally feature mono-bloc driveways, landscaped gardens and smart charging infrastructure.

All plots at Cairndhu House will be finished to an exceptional standard including designer German kitchens with integrated Bosch appliances while bathrooms and en-suites boast an exclusive collection of Porcelanosa tiling and luxury sanitary ware.



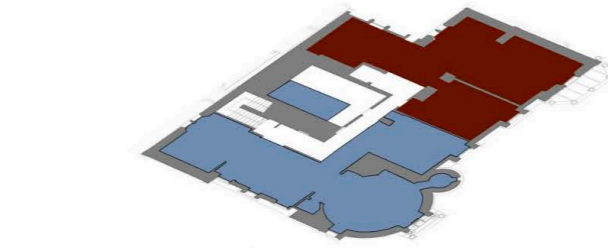
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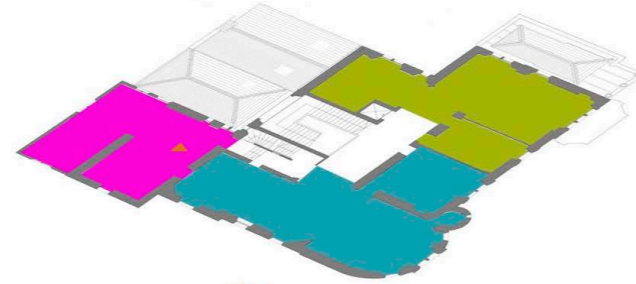


PLOT KEY

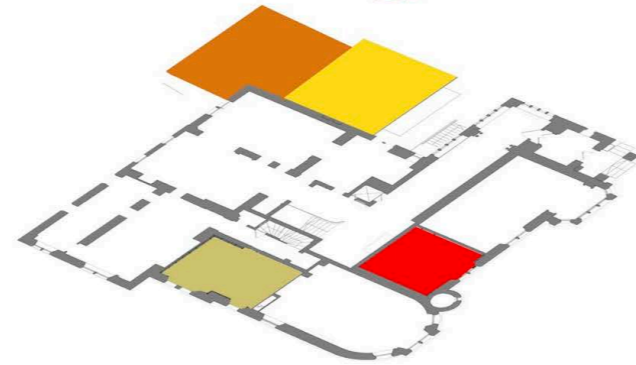
- THE JOHN URE
- THE DOME
- THE ARDENCAPLE
- THE LEIPER
- THE ARTS & CRAFTS
- SEMI - DETACHED 2
- SEMI - DETACHED 1
- HMS VERNON (DUPLEX)
- THE FRUIN (DUPLEX)
- THE LORD PROVOST (TRIPLEX)
- THE COTTIER (TRIPLEX)



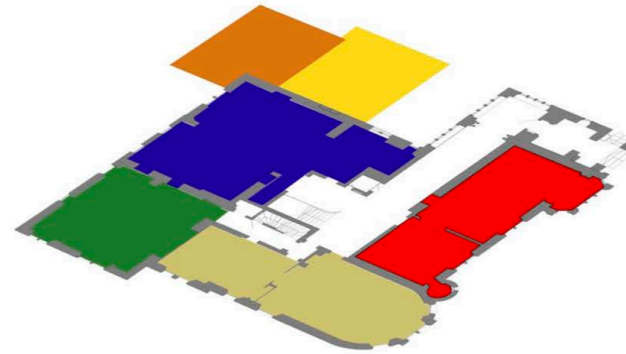
SECOND FLOOR



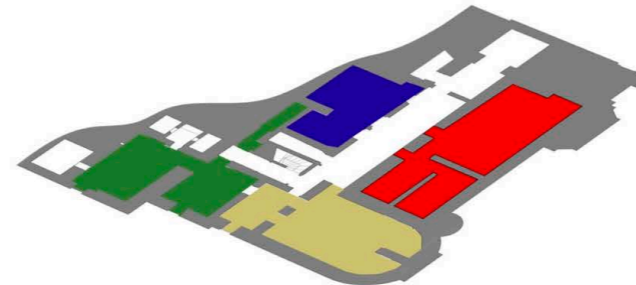
FIRST FLOOR



MEZZANINE FLOOR



GROUND FLOOR



BASEMENT



SITE LAYOUT

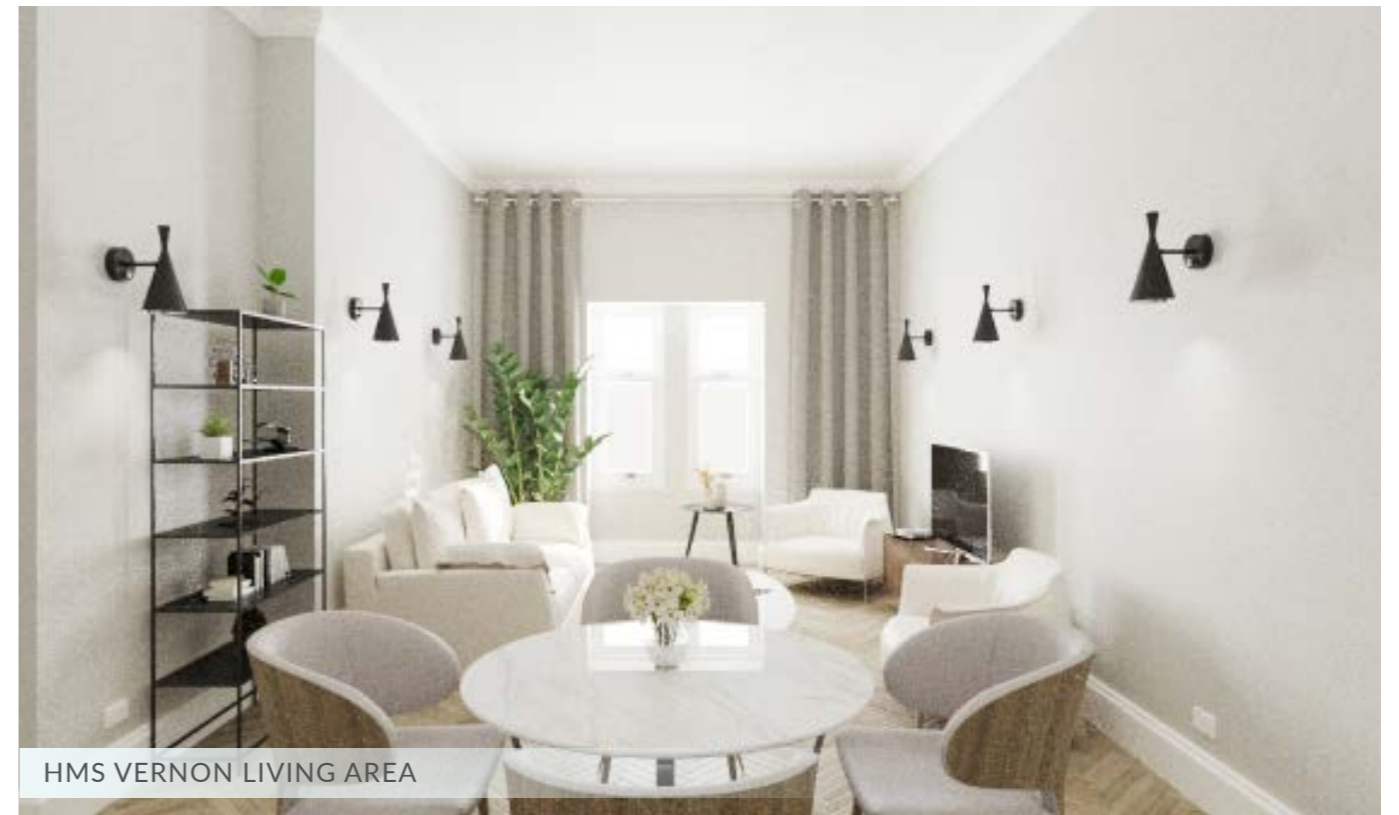
CAIRNDHU HOUSE AND ESTATE OFFERS A RANGE OF LUXURY 2 AND 3 BEDROOM APARTMENTS, WITH STUNNING SOUTH-FACING WATERSIDE VIEWS.



THE COTTIER LIVING AREA



THE LORD PROVOST MASTER BEDROOM



HMS VERNON LIVING AREA



THE LORD PROVOST LIVING AREA



THE FRUIN LIVING AREA



THE COTTIER MASTER BEDROOM

THE COTTIER

2 Bedrooms | Triplex | 177m² | 1905 sq ft total

FLOORPLANS

BASEMENT



GROUND FLOOR



MEZZANINE



Space	Metres	Feet
Living / Dining	7.49m x 8.86m	24'7" x 29'1"
Bedroom 1	3.49m x 3.28m	11'5" x 10'9"
En Suite	2.20m x 1.5m	7'3" x 10'9"
Bedroom 2	2.71m x 5.05m	8'11" x 16'7"
Snug	1.472m diam	4'10" diam
Kitchen	4.75m x 5.61m	15'7" x 18'5"
Shower Room	1.45m x 2.20m	4'9" x 7'9"
Utility Room	1.93m x 2.35m	6'4" x 7'11"
WC	0.90m x 2.35m	2'11" x 7'11"
Upper Store	0.90m x 2.40m	2'11" x 7'11"
Undercroft Store (Limited head height)	3.72m x 4.63m	12'3" x 15'2"

THE LORD PROVOST

2 Bedrooms | Triplex | 176m² | 1894 sq ft total

BASEMENT



GROUND FLOOR



MEZZANINE



Space	Metres	Feet
Living/Dining	10.53m x 6.07m	34'7" x 19' 11"
Bedroom 1	3.22m x 3.61m	10' 7" x 11'10"
En Suite	1.50m x 2.10m	4' 11" x 6' 11"
Bedroom 2	3.67m x 4.48m	12' 1" x 14' 9"
Kitchen	4.59m x 5.19m	15' 1" x 17'0"
Shower Room	2.08m x 1.97m	6' 10" x 6' 6"
Utility Room	2.10m x 1.79m	6' 11" x 5' 11"
WC	2.10m x 0.92m	6' 11" x 3'0"
Undercroft Store (Limited head height)	2.61m x 2.86m	8' 7" x 9'0"

THE FRUIN

2 Bedrooms | Duplex | 127m² | 1367 sq ft total

GROUND FLOOR



BASEMENT



Space	Metres	Feet
Living / Dining	5.46m x 5.71m	17' 11" x 18' 9"
Bedroom 1	2.70m x 3.98m	8' 11" x 13' 1"
Bedroom 2	2.94m x 4.48m	8' 11" x 12' 6"
En suite	1.55m x 1.95m	5' 1" x 6' 5"
Kitchen	2.91m x 5.41m	9' 7" x 17' 9"
Shower Room	1.65m x 1.95m	5' 5" x 6' 5"
Upper Store	1.63m x 0.90 m	5' 4" x 2' 11"
Lower Store	0.85m x 5.29m	2' 10" x 17' 5"
Undercroft Store (Limited head height)	3.64m x 4.33 m	11' 11" x 11' 3"

HMS VERNON

2 Bedrooms | Duplex | 146m² | 1572 sq ft total

GROUND FLOOR



BASEMENT



Space	Metres	Feet
Living / Dining	8.14m x 4.67m	26' 9" x 15' 4"
Bedroom 1	5.15m x 2.80m	15' 11" x 9' 2"
En suite	1.70m x 2.33m	5' 7" x 7' 8"
Bedroom 2	3.99m x 2.75m	13' 1" x 9' 0"
Shower Room	3.12m x 2.00m	10' 3" x 6' 7"
Kitchen	2.72m x 3.77m	8' 11" x 12' 5"
Store	1.10m x 2.83m	3' 7" x 9' 3"
Cinema Room	3.69m x 2.14m	12' 2" x 7' 0"
Entrance Hall	3.86m x 4.60m	12' 8" x 15' 1"
Upper Hall	6.21m x 1.97m	20' 5" x 6' 6"
Lower Hall	3.25m x 3.96m	10' 8" x 13' 0"

THE ARDENCAPLE

2 Bedrooms | 103m² | 1109 sq ft total

FIRST FLOOR



Space	Metres	Feet
Living / Dining	5.20m x 5.49m	17'1" x 17'11"
Bedroom 1	3.00m x 3.31m	9'10" x 10'10"
En suite	2.15m x 1.52m	7'1" x 5'0"
Bedroom 2	3.15m x 4.63m	10'4" x 15'2"
Kitchen	3.04m x 3.97m	9'11" x 13'0"
Hall	3.10m x 2.92m	10'2" x 9'7"
Shower Room	2.31m x 1.80m	7'7" x 5'11"

THE LEIPER

2 Bedrooms | 105m² | 1130 sq ft total

FIRST FLOOR



Space	Metres	Feet
Living / Dining	6.83m x 6.05m	22' 5" x 19' 10"
Reading Room	1.47m dia.	4' 10" dia.
Bedroom 1	3.36m x 4.67m	11' 0" x 15' 4"
En-Suite	1.90m x 2.22m	6' 3" x 7' 3"
Dressing Area	1.90m x 2.34m	6' 3" x 7' 8"
Bedroom 2	3.45m x 2.75m	11' 4" x 9' 0"
Kitchen	3.08m x 3.22m	10' 1" x 10' 7"
Hall	3.10m x 2.65m	10' 2" x 8' 9"
Shower Room	2.31m x 1.47m	7' 7" x 5' 0"

THE ARTS & CRAFTS

2 Bedrooms | Split Level | 101m² | 1087 sq ft total

FIRST FLOOR



Space	Metres	Feet
Living / Dining	4.80m x 6.00m	15'9" x 19'9"
Bedroom 1	3.85m x 3.25m	12'8" x 10'8"
En suite	2.70m x 1.26m	8'11" x 4'2"
Bedroom 2	3.85m x 3.84m	12'7" x 12'8"
Kitchen	3.84m x 4.43m	12'7" x 14'7"
Entrance Hall	1.65m x 1.90m	5'5" x 6'3"
Bedroom Hall	1.03m x 2.61m	3'5" x 8'7"
Bathroom	2.95m x 1.70m	9'8" x 5'7"

THE JOHN URE

2 Bedrooms | 100m² | 1076 sq ft total

SECOND FLOOR



Space	Metres	Feet
Living Room	5.51m x 5.27m	18'1" x 17'3"
Bedroom 1	2.86m x 4.13m	9'5" x 13'7"
En Suite	2.42m x 1.91m	7'11" x 6'3"
Bedroom 2	3.67m x 5.90m	12'1" x 12'10"
Kitchen	2.97m x 3.82m	9'9" x 12'7"
Hall	2.33m x 2.94m	7'8" x 9'8"
Shower Room	2.40m x 1.95m	7'11" x 6'5"

THE DOME

2 Bedrooms | 113m² | 1216 sq ft total

SECOND FLOOR



Space	Metres	Feet
Living Room	6.91 x 6.37	22'8" x 20'11"
Reading Room	1.47 diam	4'10 diam
Bedroom 1	3.10m x 3.92m	10'2" x 12'10"
En suite	1.90m x 1.76m	6'3" x 5'9"
Bedroom 2	4.03m x 4.58m	13'3" x 15'1"
Kitchen / Dining	4.46m x 2.95m	14'8" x 9'8"
Hall	6.46m x 2.85m	21'3" x 9'4"
Shower Room	1.90m x 2.87m	6'3" x 9'5"

KITCHENS & BATHROOMS

ALL HOMES INCLUDE BEAUTIFUL BESPOKE FITTED KITCHENS WITH LUXURIOUS CABINETRY IN A RANGE OF FINISHES. DESIGNED WITH BOTH STYLE & FUNCTIONALITY IN MIND. APPLIANCES BY BOSCH AND OTHER HIGH QUALITY BRANDS. BATHROOMS AND EN-SUITES BOAST DESIGNER SANITARYWARE. CERAMIC/PORCELAIN TILING PROVIDES A STRIKING, CONTEMPORARY FINISH.

KITCHENS

We fully understand that the kitchen is the heartbeat of every home, and we encourage each client to tailor their kitchen to their individual needs and requirements.

Each and every kitchen in Cairndhu is bespoke, carefully crafted and may be further tailored to individual needs (depending on build program). Chrome sockets with USB ports, combined with LED downlights complete the most modern of kitchens.

All homes include beautifully fully integrated kitchens with cabinetry in a wide range of finishes. Appliances include a washer/dryer, dishwasher, oven, fridge freezer and induction hob.

Prospective purchasers are encouraged to reserve early to take advantage of the “Bespoke” option and truly tailor their new home.

The sleek contemporary kitchens include countertops with complementary full height splashbacks. SILESTONE solid countertops are available as an upgrade option.

Once reserved, clients will be invited to meet their own specific customer liaison and begin their personal selections.

The luxurious cabinetry is finished with soft close doors and handleless wall units. Cutlery inserts & under cabinet LED lights complete the designer feel.

Please contact the estate agent for a full technical pack specific to each house which includes floor, kitchen, bathroom and tiling plans.



BATHROOMS

The sumptuous bathrooms and en suites will feature luxury ceramic or porcelain wall & floor tiling paired with beautiful sanitaryware from PORCELANOSA.

Within the bathrooms basins will be wall hung with chrome bottle traps. Separate glazed showering areas utilise low profile shower trays and sliding screens with stylish CITY exposed thermostatic valves. SMART baths will include mixer showers. Chrome NOKEN brassware paired with polished tile trim and chrome towel warmers create contemporary rooms to unwind and relax in.

The wet areas of each bathroom will have full height tiling, with the areas behind sanitaryware tiled to half height. In addition, bath panels will also be fully tiled.

PORCELANOSA have an extensive range of luxury ceramic and porcelain tiles to choose from.

We encourage purchasers to reserve early to enjoy the PORCELANOSA showroom experience and review all available options and upgrades in order to finish their home to their own, unique specifications.

Please check individual plot listings at the rear of the brochure.

BESPOKE SERVICE

PANACEA HOMES RECOGNISES THE IMPORTANCE OF HAVING YOUR HOME EXACTLY HOW YOU WANT IT – THE DAY YOU MOVE IN.

From upgrading kitchen cabinetry to fitted hardwood flooring and solid surface worktops, early reservees have a multitude of exciting choices. Bathrooms can also be enhanced with upgraded tiles and vanity furniture.

We are happy to work with clients to ensure their home is absolutely ready for them on the day they move in and can facilitate the fitting of blinds, curtains, carpets, TV & sound system etc. through our recognised installers.

Our aim is to create homes that truly fulfil our customer's desires.

Further options are presented later in this brochure.

Bathrooms feature sanitaryware & tiling from

PORCELANOSA

SPECIFICATIONS

DESIGNER GERMAN KITCHENS /
BRANDED INTEGRATED APPLIANCES

THE COTTIER
THE LORD PROVOST
THE FRUIN
HMS VERNON
THE ARDENCAPLE
THE LEIPER
THE ARTS & CRAFTS
THE JOHN URE
THE DOME

KITCHENS

SILESTONE solid surface worktops with complimentary upstand	●	●	●	●	●	●	●	●	●
RESOPAL worktops with complimentary splashback	●	●	●	●	●	●	●	●	●
PORCELANOSA fully tiled splashback	●	●	●	●	●	●	●	●	●
Island with breakfast bar	●	●	●	●	●	●	●	●	●
Peninsula with breakfast bar	●	●	●	●	●	●	●	●	●
Cabinet furniture in a range of choices	●	●	●	●	●	●	●	●	●
Handled cabinetry	●	●	●	●	●	●	●	●	●
Handless cabinetry	●	●	●	●	●	●	●	●	●
Upgraded cabinetry	●	●	●	●	●	●	●	●	●
BOSCH integrated appliances	●	●	●	●	●	●	●	●	●
BOSCH integrated microwave with grill	●	●	●	●	●	●	●	●	●
ELICA inbuilt extraction hob	●	●	●	●	●	●	●	●	●
SIEMENS upgraded single oven & microwave/oven	●	●	●	●	●	●	●	●	●
BOSCH free standing washing machine in utility room	●	●	●	●	●	●	●	●	●
Modern open, colour coordinated shelving units	●	●	●	●	●	●	●	●	●
Cutlery insert, soft close cabinetry & under cabinet LED lights	●	●	●	●	●	●	●	●	●
Handle lights	●	●	●	●	●	●	●	●	●
AMTICO luxury flooring	●	●	●	●	●	●	●	●	●
Ceramic floor tiles	●	●	●	●	●	●	●	●	●
Pantry / Additional kitchen storage	●	●	●	●	●	●	●	●	●

BATHROOMS

Full height tiling at bath & shower	●	●	●	●	●	●	●	●	●
Full height feature wall tiling in main bathroom	●	●	●	●	●	●	●	●	●
Half height tiling on all walls to WC	●	●	●	●	●	●	●	●	●
Fully tiled floors to bathrooms, WC & en suite	●	●	●	●	●	●	●	●	●
PORCELANOSA vanity unit to master en suite	●	●	●	●	●	●	●	●	●
PORCELANOSA vanity unit to main bathroom	●	●	●	●	●	●	●	●	●
Tiled bath panel	●	●	●	●	●	●	●	●	●
PORCELANOSA large format tiling	●	●	●	●	●	●	●	●	●
PORCELANOSA tiling (25 x 44.3 cm)	●	●	●	●	●	●	●	●	●
NOKEN by PORCELANOSA wall mounted bath shower mixer	●	●	●	●	●	●	●	●	●
WORK by PORCELANOSA low profile shower tray with sliding screen	●	●	●	●	●	●	●	●	●
Heated towel rail (excluding WC)	●	●	●	●	●	●	●	●	●
PORCELANOSA branded mirror to main bathroom & WC	●	●	●	●	●	●	●	●	●

● = Included ● = Not Included ● = Option

THE COTTIER
THE LORD PROVOST
THE FRUIN
HMS VERNON
THE ARDENCAPLE
THE LEIPER
THE ARTS & CRAFTS
THE JOHN URE
THE DOME

BEDROOMS

Stylish fitted wardrobes with pre-finished doors to master bedroom	●	●	●	●	●	●	●	●	●
Stylish fitted wardrobes with pre-finished doors to all bedrooms	●	●	●	●	●	●	●	●	●

LIGHTING

A mixture of spotlights & pendants throughout	●	●	●	●	●	●	●	●	●
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DECORATION & FINISHES

Period style 4 panel oak effect doors traditional curved chrome handles	●	●	●	●	●	●	●	●	●
Traditional deep profile moulded skirtings, fascia & architraves	●	●	●	●	●	●	●	●	●
Chrome switches & sockets in kitchen, lounge & hall. White elsewhere	●	●	●	●	●	●	●	●	●
Chrome switches & sockets throughout	●	●	●	●	●	●	●	●	●
USB sockets in kitchen and bedrooms	●	●	●	●	●	●	●	●	●
Architraves, fascia, woodwork, walls & ceilings finished in white	●	●	●	●	●	●	●	●	●
AMTICO luxury LVT flooring to kitchen & living areas	●	●	●	●	●	●	●	●	●
Luxury carpets and underlay to hallways, stairs and bedrooms	●	●	●	●	●	●	●	●	●
Deluxe upgraded wool carpets	●	●	●	●	●	●	●	●	●

HEATING & INSULATION

High efficiency electric system with individual zone & thermostat controls	●	●	●	●	●	●	●	●	●
Hot Water Cylinder	●	●	●	●	●	●	●	●	●
Insulated loft with hatch access	●	●	●	●	●	●	●	●	●
Hatch with ladder	●	●	●	●	●	●	●	●	●

AUDIO / VISUAL

Fibre cabled for high speed broadband internet	●	●	●	●	●	●	●	●	●
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EXTERNAL

Access to communal grounds	●	●	●	●	●	●	●	●	●
BLAIRS double glazed traditional sash & case timber windows	●	●	●	●	●	●	●	●	●
Secure common door entry system for visitor access	●	●	●	●	●	●	●	●	●
Doorbell	●	●	●	●	●	●	●	●	●
Video doorbell	●	●	●	●	●	●	●	●	●
Monoblocked allocated parking for 2 cars	●	●	●	●	●	●	●	●	●
Access to visitor parking	●	●	●	●	●	●	●	●	●
Access to electronic vehicle charging infrastructure	●	●	●	●	●	●	●	●	●

● = Included ● = Not Included ● = Option





ABOUT THE DEVELOPER

PANACEA HOMES - PASSIONATE ABOUT PROPERTY. PASSIONATE ABOUT YOU.



Creators of award winning unique luxury homes throughout Scotland.

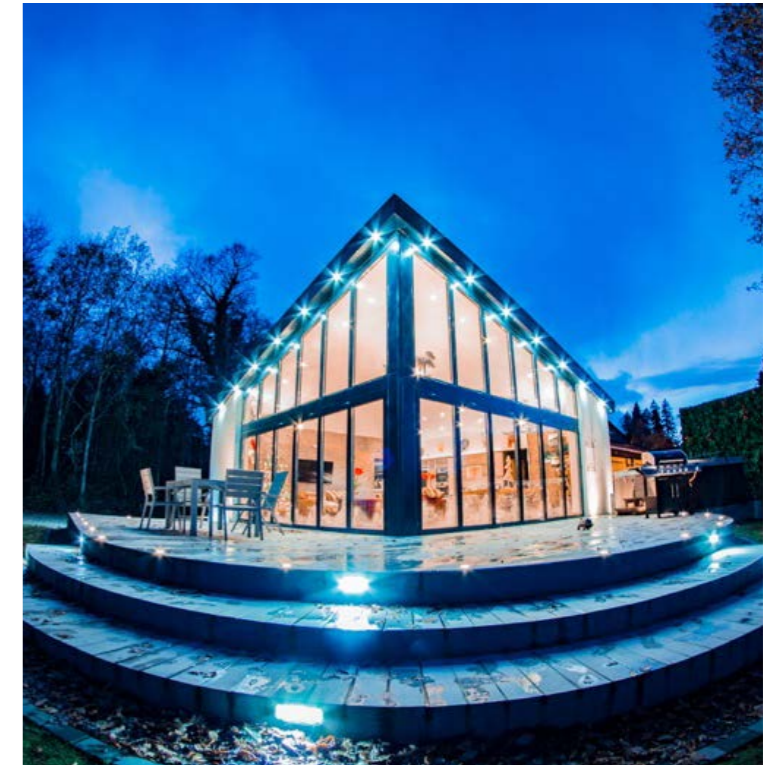
Experience creates knowledge, knowledge creates confidence, confidence creates success...

The past three years has seen PANACEA reach the finalist's shortlist in The Herald Property Awards for Scotland, as well as being awarded with a special commendation for best renovation/modernisation of Cameron North Lodge, sitting proudly on the shores of Loch Lomond.

Creating beautiful homes is our passion. Working with clients to make homes as bespoke as possible is our aim. We believe that detail is everything. The highest customer service is our promise.

All our homes can be tailored to fulfill our client's dreams and aspirations.

Every new development provides a unique opportunity for our customersto express themselves and to create something truly special.



PANACEA homes

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Brochure Disclaimer

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