



High Glencloy House, Brodick

High Glencloy House, Brodick, Isle of Arran.

High Glencloy House is a traditional Scottish villa which is part of a charming settlement comprising three separate houses in an attractive, tranquil location on the outskirts of Brodick. It has a mainly open plan ground floor with large outshot section to the rear plus two bedrooms and bathroom on the upper floor and an appended workshop/studio. The principal garden area extends to approximately half an acre with a stand of mixed woodland of approximately 1.38 acres to the rear all set in a south facing, slightly elevated location up Glencloy on the outskirts of Brodick with access by a narrow track shared by several other neighbouring properties.

Directions: From Brodick Pier turn right and travel through the village passing Brodick Golf Clubhouse on the right hand side. Proceed for a further 250 metres and turn left up Glencloy road, past the Auchrannie Spa development and continue for a further half mile taking the second farm track on the right where High Glencloy is located to the right of the approach road.

ACCOMMODATION:

HIGH GLENCLOY MAIN HOUSE:

OPEN PLAN KITCHEN/DINING AREA:

The front entrance to the main house leads directly to the open plan ground floor comprising a spacious kitchen area with double drainer white porcelain sink, pine shelving and work surfaces and a red Aga cooker which also provides hot water. Adjacent is the bright dining area with large bay window to the front and link door through the gable to the studio and to the rear a large lounge sitting area.



LOUNGE SITTING ROOM:

12.83m x 3.82m [42'1" x 12'6"]

Substantial outshot section to the rear with large windows overlooking the rear garden and the woodland beyond. There is a freestanding multi-fuel stove and two doors to the rear garden areas. The room is finished with ceramic tile flooring, pine lined ceiling and features spotlighting as well as a door to a small porch shared with the adjacent cottage.

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Exposed pine staircase leads to the top hall with large roof window over.

BEDROOM 1: 4.21m x 4.76m [13'10" x 15'7"]

Good sized double bedroom with large built wardrobes to the rear, dormer window to the front and open fireplace.

BEDROOM 2: 4.23m x 4.79m [13'11" x 15'9"]

Further double bedroom with dormer to the front and having link doorway to the upper floor of the galleried studio.

BATHROOM: 2.38m x 1.88m [7'10" x 6'2"]

Traditional bathroom with three piece white suite, partially tiled walls and cork tiled floor. Dormer window to the front.

STUDIO:

To the side of the main house the substantial studio building has concrete floor, timber framed and lined walls, windows front and rear and large doors to the rear and gable providing vehicular and pedestrian access to the large gable doors. The studio also has galleried upper floor accommodation and roof windows make this bright accommodation suitable for workshop or gallery purposes.

SERVICES:

The property is connected to mains electricity and has water from a private source and drainage to a private septic tank.

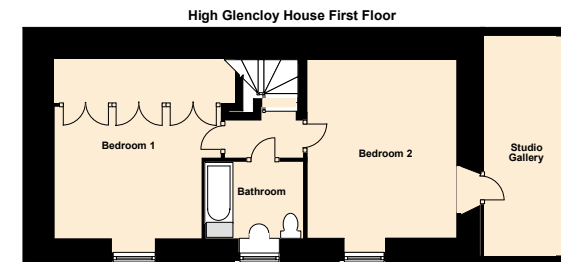
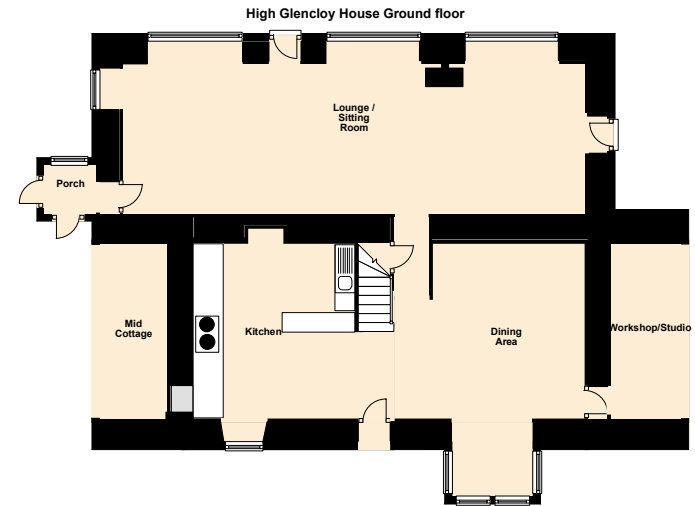
COUNCIL TAX:

High Glencloy House and Cottage together are banded 'E' paying £1408.00 in 2008/09 and the house would need to be reassessed separately. The Workshop is currently commercially rated.

OTHER INFORMATION:

High Glencloy House is part of a unique group of houses in a beautiful setting approximately one mile from the main road in Brodick. It offers excellent potential for commercial use particularly in letting or self-catering plus the substantial studio creates development potential.

It is set amidst agricultural farmland with a working farm nearby and a riding establishment further up the glen. Brodick is the main shopping centre and port of arrival with an excellent selection of hotels and pubs and leisure facilities at Ormidale Park and Auchrannie Country House Hotel and Spa, as well as the 18 hole golf course and tennis courts and excellent boating facilities in Brodick Bay. Brodick also has its own primary school - the secondary school being located at Lamblash to which pupils are conveyed daily. High Glencloy is the setting for a comfortable and tranquil family home with excellent development potential.



FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY



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