

*Arran Estate Agents*



*Ivybank House and Cottage, Lamblash*

# *Ivybank, Lamlash, Isle of Arran.*

Imposing traditional Scottish villa and appended cottage in the heart of the picturesque village of Lamlash. Accommodation in the main house comprises kitchen, cloakroom/toilet, lounge, dining room, study and on the upper floor a family bathroom and four double bedrooms , one of which has an ensuite shower room. The appended cottage comprises an entrance vestibule kitchen/dining room, living room, shower room and two double bedrooms. Small front garden and large garden to the rear with sun patio. Oil fired central heating.

**DIRECTIONS:** From Brodick Pier turn left and proceed to Lamlash, drive to the centre of the village. Passing the “Made in Arran” workshop travel for a further 75 metres where Ivybank is situated on the right hand side opposite the village green.

## **MAIN HOUSE ACCOMMODATION:**

### **ENTRANCE VESTIBULE:**

Double front doors lead to the entrance vestibule with ceramic tile flooring and part glazed inner door leading to the hallway.

### **HALLWAY:**

Central hallway giving access to all ground floor apartments.

**LOUNGE:** 3.94m x 5.42m (12'11" x 17'9")

Spacious, attractive room with double glazed windows to the front giving stunning sea views towards Holy Isle. Feature fireplace with tiled hearth and ornate surround.



**DINING ROOM:** 4.03m x 4.34m (13'3" x 14'3")

Comfortable room with ample space for dining. Windows to the front again giving excellent views.

**STUDY:** 2.88m x 2.81m (9'5" x 9'3")

Useful, partially pine lined room with built book shelves and window to the rear.

**KITCHEN:** 3.49m x 5.64m (11'5" x 18'6") overall

Large kitchen with space for dining and featuring a green oil fired Rayburn. There is a Belfast sink incorporated into the beech timber worktop and it is plumbed for a washing machine and dishwasher. The oil fired central heating boiler is located to the rear. Window and part glazed door to the rear overlooking the sun patio.

**CLOAKROOM/TOILET:** 1.92m x 1.60m (6'4" x 5'3")

White two piece suite comprising wash hand basin and w.c. This small room nevertheless has ample space for coats and gives access to an understair cupboard.

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From the hallway, the staircase winds past a half landing window overlooking the rear of the property to the spacious top hall.

**BATHROOM:** 3.46m x 2.80m (11'4" x 9'2")

This charming room has a white three piece suite comprising a pedestal wash hand basin, w.c and a Victorian style slipper bath. It has practical wood effect vinyl flooring and a shelved recess. Window to the rear.

**BEDROOM 1:** 2.93m x 2.77m (9'7" x 9'1")

Small double bedroom with window to the rear.

**BEDROOM 2:** 3.77m x 5.44m (12'4" x 17'10")

Large double bedroom with window to the front benefitting from spectacular views over Lamlash bay.

**BEDROOM 3:** 2.60m x 3.46m (8'6" x 11'4")

Double bedroom again with window to the front.

**BEDROOM 4:** 2.73m x 4.53m (8'11" x 14'1")  
plus ensuite 2.72m x 1.17m (8'11" x 3'10")

Double bedroom with window to the front and having an ensuite shower room comprising white wash hand basin, w.c. and tiled recessed shower.

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The appended cottage which has a rear entrance accessed from the sun patio is used as holiday accommodation in the summer season and as a long let in the winter months. All the furniture, fixtures and fittings within the cottage are included in the sale of Ivybank.

## COTTAGE ACCOMMODATION:

**ENTRANCE VESTIBULE:** 0.91m x 1.38m (3'0" x 4'6")

Part glazed front door leads into the small entrance vestibule with room for cloaks.

**SHOWER ROOM:** 0.91m x 2.17m (3'0" x 7'1")

The shower room is located to the right of the vestibule and comprises a white wash hand basin, w.c., and tiled shower recess. Window to the front.

**LIVING ROOM:** 3.39m x 3.38m (11'1" x 11'1")

Comfortable room with laminate flooring and window to the front and doorway leading to the kitchen diner.

**KITCHEN/DINING ROOM:** 3.90m x 3.20m (12'10" x 10'6")

The kitchen diner has several white base and wall units and a stainless steel sink incorporated into the worktop. Window to the rear and staircase to the upper floor.

**BEDROOM 1:** 4.09m x 3.49m (13'5" x 11'5")

Deceptively large double bedroom with gable window looking out to the bay and beyond.

**BEDROOM 2:** 4.01m x 2.35m (13'2" x 7'9")

Twin or double bedroom with roof windows.

## GARDEN:

There is a small garden to the front of Ivybank House and a large, sloping lawned garden to the rear accessed by steps from the sun patio shared by the house and cottage. The lawned rear garden gives stunning views across the bay to Holy Isle and beyond and also to the Benlister hills and is planted with mature trees shrubs

There are two stonebuilt outhouses currently used for storage but which could be suitable for development.

## COUNCIL TAX:

Ivybank House is banded 'E' for council tax paying £1408 in 2008/09. Ivybank Cottage is commercially rated paying £59 in 2008/09

## OTHER INFORMATION:

**Ivybank** is a very attractive sandstone villa apparently dating back to the 18<sup>th</sup> Century and at one time accommodating a branch of the City of Glasgow Bank and then a Ship's Chandlery. It has long since been converted to residential use and the current owner has recently sympathetically refurbished the property retaining many of the original features including cornicing, skirtings and doors.

**Ivybank** is conveniently located for the amenities of Lamlash which include a bowling green, tennis courts, local shops, hotels, 18 hole golf course and of course the excellent boating facilities in Lamlash Bay. Lamlash is also home to the local police station, fire and coastguard stations as well as the Island's cottage hospital, secondary school and Lamlash primary school.



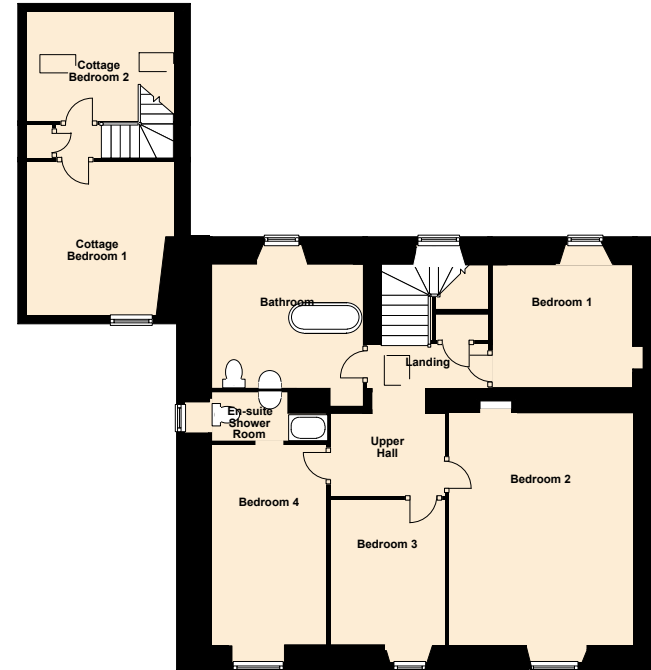
Cottage Kitchen Diner

**Ivybank Ground Floor**  
Approx. 144.7 sq. metres (1557.5 sq. feet)



**FLOOR PLANS NOT TO SCALE: FOR INFORMATION ONLY**

**Ivybank First Floor**  
Approx. 110.4 sq. metres (1188.5 sq. feet)



**FLOOR PLANS NOT TO SCALE: FOR INFORMATION ONLY**



**View from rear garden**

If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

Caledonian MacBrayne Tel: 01770 302166; [www.calmac.co.uk](http://www.calmac.co.uk)



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The vendor or his agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of any contract.

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