



Grouse Lodge, Dippin



Grouse Lodge, Dippin, Isle of Arran.

Substantial sandstone villa set in approximately 7 acres of grounds in prominent elevated location at the south of Arran, enjoying spectacular views across the Firth of Clyde to Ailsa Craig and beyond. Accommodation comprises side entrance to covered courtyard/conservatory, den/bedroom 4, spacious central reception/morning room, large kitchen, open plan dining and lounge area, shower room and ground floor bedroom with adjacent bathroom and on the upper floor a further 2 bedrooms and bathroom. Substantial appended workshop/boiler room and several outbuildings. Attractive property in much sought after location.

Directions: From Brodick pier turn left and proceed south through Lamlash and Whiting Bay, continue on the main road for 3 miles passing the Kildonan turn off and Grouse Lodge is the first house on the right hand side.

ACCOMMODATION:

COURTYARD/CONSERVATORY: 5.08m x 6.53m [16'8" x 21'5"] OVERALL

The most frequently used entrance to the property is at the side to the conservatory/covered courtyard with stone floor and translucent sheeted pitched roof, large glazed screen to the side and internal windows to hallway. Feature stone built fish pond and access to the den and shower room.

DEN/BEDROOM 4: 4.13m x 3.33m [13'7" x 10'11"]

Very attractive quiet sitting room located to the rear with windows overlooking the adjacent fields. There is a skylight window in the high ceiling with exposed beams and a purpose built storage unit below the glazed screen leading to the conservatory.

SHOWER ROOM: 2.90m x 2.09m [9'6" x 6'10"]

Also leading from the conservatory is a shower room with good sized shower with shower seat, wash hand basin and W.C. There is a built cupboard which is plumbed for automatic washing machine and tumble drier.

RECEPTION/MORNING ROOM: 5.65m x 4.59m [18'6" x 15'1"] OVERALL

Glazed door leads from the conservatory through to the spacious reception hallway with recessed cloakroom area and ample space for seating or dining. Open plan to kitchen.

KITCHEN: 6.83m x 3.39m [22'5" x 11'1"]

Large kitchen outshot to the side of the main house with hand built pine base and wall units incorporating twin bowl sinks, and built small industrial dishwasher. There are two windows to the front, one to the rear, one to the gable with small fitted wash basin and a separate side entrance with glazed screen vestibule.

LOUNGE/DINING ROOM: 8.33m x 4.27m [27'4" x 14'0"]

To the front of the property is the large open plan lounge and dining area with its feature open stone built fireplace with hearth, mantle and surround, two double windows to the front and a multi-pane door leading towards the front terrace. There is extensive built library shelving and an open tread staircase leading to bedrooms above.

The ambience of the room is enhanced by the exposed natural stone walling above the fireplace and to the rear in the dining area.

MASTER BEDROOM: 4.72m x 4.90m [15'6" x 16'1"] **OVERALL**

From the reception hallway the small passage leads to the master bedroom which is located to the rear of the property with substantial purpose built wardrobes and a storage unit located below the window.

BATHROOM: 2.38m x 3.26m [7'10" x 10'8"] **OVERALL**

Adjacent to the bedroom is the bathroom with coloured suite including wash hand basin set into a purpose built vanity unit, close coupled W.C., bath with tiled splash back and separate shower with tiled surround. There is a purpose built dressing cupboard with shelving, rail and mirrored tiles. A heated, shelved cupboard accommodates linen and towels. In the adjacent corridor the glazed door leads to the central courtyard.

From the open plan dining/lounge area the feature open tread staircase leads to a small mezzanine hallway.

BATHROOM: 2.32m x 1.73m [7'7" x 5'8"]

Upper floor bathroom with bath, pedestal wash hand basin and W.C. There is a tiled splash back around the bath and a purpose built bathroom cabinet.

From the rear mezzanine hall a further three stairs leads to the top landing with substantial built shelved cupboard accommodating the hot water cylinder.

BEDROOM 2: 3.01m x 4.23m [9'11" x 13'11"]

Double or twin bedded room with dormer window to the front and wardrobe with shelving built into the recess.

BEDROOM 3: 4.29m x 2.43m [14'1" x 8'0"]

Further double room also to the front with purpose built wardrobe with shelving.

COURTYARD AND WORKSHOP: 7.05m x 4.36m (23'2" x 14'4")
+ 1.60m x 2.67m (5'3" x 8'9")

In the centre of the building is a pleasant open courtyard with access to the substantial workshop and boiler room with window to the courtyard, roof window and doorway to the rear garden.

OUTBUILDINGS:

To the rear of the property are several functional outbuildings including an extensively glazed potting shed, greenhouse/tool shed, stone built workshop with pine lined ceiling and double glazed windows, substantial kennel building and summer house with translucent sheeted roof. All of the outbuildings have lighting and power.

GARDEN AND GROUNDS:

The approach to the property is by a sweeping driveway which leads to a large terrace at the front with parking areas to the side and rear. There are several raised flower beds to the rear and a sweeping lawn extending down to the public road at the front. To the side and rear of the property are fields extending to approximately 4.18 acres and bounded by mature trees with a further 2.79 acres located across the public road at the front.

SERVICES:

The property is connected to mains electricity. There is mains water and also a private water supply, drainage is to a septic tank located in the grounds. Central heating is by radiators heated by the oil fired boiler and supplemented by storage heaters on an off-peak tariff.

COUNCIL TAX:

The property is banded "E" paying £1408.00 in 2011/12 excluding water charges.

OTHER INFORMATION:

Grouse Lodge was originally built as the Kennels and Game Keepers House for Dippin Lodge which is located nearby. It was extensively refurbished by the present owners 29 years ago and some of the small outbuildings were added subsequently.

The property has a much admired elevated location approximately 3 miles from Whiting Bay and 2 miles from Kildonan.

The local primary school is at Whiting Bay, the secondary school being at Lamlash to which pupils are conveyed daily by bus.

PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

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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Grouse Lodge Ground Floor



**FLOOR PLAN
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FOR GUIDANCE
ONLY**

Grouse Lodge First Floor





