

Arran Estate Agents



Mill Cottage, Pirnmill

Mill Cottage, Pirnmill, Isle of Arran.

Recently constructed family home of innovative design in unique location in the centre of the village with views over the adjacent river and across the Kilbrannan Sound to Kintyre beyond. Accommodation includes entrance vestibule with cloaks area and toilet, beautifully fitted kitchen open plan to a dining/sitting area with open fire place, separate dining room, hallway, 2 ground floor bedrooms with en-suite shower and bathroom and on the upper floor further double bedroom with bathroom and roof terrace. Beautiful location with off road parking, sloping garden extending up to the hills beyond. Fully double glazed and electric central heating. This is a totally unique property in a very attractive location and viewing is highly recommended.

Directions: From Brodick pier turn right and travel through the village taking the coastal road north through Corrie, Sannox, Lochranza and Catacol to Pirnmill. Travel to the centre of the village and take the narrow track on the left hand side immediately past the village shop where Mill Cottage is the first property on the right hand side.

ACCOMMODATION:

MAIN ENTRANCE:

The main entrance to the property is to the side from the parking area, and a glazed screen leads to the inner hallway with cloaks area and door to the rear courtyard and access to the kitchen at the front.

CLOAKROOM:

Also off the cloaks hallway there is a toilet with W.C. and wash hand basin, heated towel rail and window to the rear.

KITCHEN/LIVING AREA: 7.49m x 5.78m (24'7" x 19'0") overall

Large L-shaped kitchen/dining area has windows to 3 sides, patio doors leading to the side garden and comprises a well proportioned kitchen with patterned vinyl flooring and fitted with timber fronted base and wall units and beech work surface housing the 1½ bowl stainless steel sink. The kitchen is open to the living area with natural pine flooring and open fireplace housing the solid fuel stove set on a slate hearth and surround. The living area has picture window and patio doors to the side garden overlooking the fast flowing river and doorway through to the dining area.

DINING/HALL: 4.97m x 1.98m (16'4" x 6'6") plus
1.40m x 1.94m (4'7" x 6'4")

This spacious dining area has a glazed screen overlooking the internal courtyard as well as doorway to the side garden. There is a window to the rear and a good sized walk-in cupboard with open access to the rear hallway leading to the bedrooms and staircase.

BEDROOM 1: 3.89m x 2.91m (12'9" x 9'7")

Good sized double or twin bedroom with built wardrobe and cupboard, patio doors to the side garden and window to the front.

EN-SUITE SHOWER ROOM: 1.93m x 1.81m (6'4" x 5'11")

Beautifully finished shower room with tiled floor and walls and corner shower with glazed panels, W.C., wash hand basin and heated electric towel rail.

BEDROOM 2: 4.51m x 2.90m (14'10" x 9'6")

Also off the rear hallway is bedroom 2 with picture window to the side and rear window. It has an en-suite bathroom with bath, W.C., wash hand basin and heated towel rail as well as a good sized walk in cupboard suitable for use as a wardrobe and other storage.

From the rear hallway the winding staircase leads to the small top hall with window to the side.

BEDROOM 3: 4.63m x 3.08m (15'2" x 10'1")

Further double room with window to the side and dormer window to the front. Access through to small hallway and thereafter to the roof terrace.

BATHROOM: 1.91m x 1.81m (6'3" x 5'11")

Fitted with 3 piece suite including bath, W.C. and wash hand basin. The walls are fully tiled and there is fitted vinyl flooring. Electric heated towel rail and window to the side.

ROOF TERRACE:

From the small hallway a doorway leads through to the slabbed roof terrace with spectacular views across the Kilbrannan Sound and the adjacent woodland.

SERVICES:

This property is connected to mains electricity and water. Drainage is to a communal septic tank maintained by the local authority. Central heating is by electric storage heaters and convectors on an "off-peak" tariff.

GARDEN:

Mill Cottage has a unique garden bounded by the river and extending into the woodland beyond. There are several outbuildings including hen huts, workshops and sheds. There is a large gravel parking area and concrete hard standing suitable for car or boat storage.

COUNCIL TAX:

The property is banded "D" paying £1,152 in 2009/10.

OTHER INFORMATION:

Mill Cottage has a secluded location and it has been run as a 'Bed and Breakfast' but would equally make an ideal holiday home. It enjoys a westerly aspect across the Kilbrannan Sound and benefits from the privacy of the wooded garden areas.

The property is close to the small village shop and restaurant and the local primary school is a short walk from the property, the secondary school being at Lamlash to which pupils are conveyed daily.

Further information from the owners is available at <http://arran.net/pirnmill/millcottage>

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 If you would like us to collect you at the pier we will be pleased to do so and to transport you to and from the property.



FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY



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 a contract.

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