

Arran Estate Agents



Dhunan Orchard, Corriegills

Dhunan Orchard, Corriegills, Brodick

Spectacular detached villa in unique, quiet, coastal location at Dhunan approximately two miles from Brodick. Accommodation comprises entrance hallway, breakfasting kitchen, lounge, dining sun lounge, bathroom and on the upper floor, boiler room, 3 bedrooms and toilet. Separate summerhouse with double bedroom, living room, bathroom and kitchen. Potting shed, workshop and garage all set in beautiful gardens extending to 1.13 acres with uninterrupted views across the Firth to Bute, The Cumbraes and the Ayrshire coast. The property forms part of the small clachan of Dhunan and is accessed by an unfinished track shared by several neighbouring properties.

A unique opportunity to acquire a beautiful home in an absolutely spectacular location.

Directions: From Brodick Pier turn left and proceed for approximately 400 metres turning left up the road to Corriegills. Travel for about 1 mile to the centre of the village and turn left at the small red post box, down the unfinished track for approximately ½ mile towards Dhunan shore and on approaching the seafront Dhunan Orchard is the third property on the right.

ACCOMMODATION:

MAIN ENTRANCE:

The main entrance to the property is sheltered and bounded by a glass screen affording an outdoor storage facility for footwear. Stable door to an entrance hall.

BATHROOM:

2.64m x 1.70m [8'8" x 5'7"]

The bathroom is fitted with a three piece white suite incorporating a shower over the bath and white tiled walls and good sized built cupboard and windows to two sides.

BREAKFASTING KITCHEN:

2.86m x 2.90m [9'5" x 9'6"]

The kitchen is fitted with bespoke pine units and has a walk in pantry and recess for the fridge and freezer. There is a cream Leisure range cooker with five ring gas hob and main oven set within a recess with pine surround and soffit lighting. The kitchen has a window to the side and a large front picture window overlooking the sea with a breakfasting peninsula unit providing dining space. There is a white porcelain Belfast sink set into the pine worksurface.



Lounge

LOUNGE: 4.54m x 4.53m [14'11" x 14'10"]
Well proportioned lounge with feature fireplace with tiled insert fire and pine surround and mantelpiece. The lounge also has a large picture window towards the sea and glazed screen leading through to the dining sun lounge.

DINING SUN LOUNGE: 2.71m x 4.58m [8'11" x 15'0"]
This rather unique room has windows front and rear and large patio doors and windows to the gable capitalising on the spectacular views to all sides. There is a red sandstone paved floor and the patio doors lead on to a decked area giving access to the gardens.

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From the entrance hall a winding staircase leads to the upper hall and there is a window to the rear garden over the stair.



BOILER ROOM: 1.71m x 1.80m [5'7" x 5'11"]
From the top hall a small door leads into the boiler room with its wall mounted combination gas fired boiler and hot water cylinder. The boiler feeds radiators to all rooms.

BEDROOM 1: 3.30m x 3.30m (10'10" x 10'10")
Beautiful bright double bedroom with windows to two sides and period open fireplace.

BEDROOM 2: 2.85m x 3.30m [9'4" x 10'10"]
Large single room with dormer window towards the sea and having shelved recess.

TOILET: 1.19m x 1.52m [3'11" x 5'0"]
From the rear upper hallway there is a toilet with WC and wash hand basin.



BEDROOM 3: 3.79m x 4.55m [12'5" x 14'11"]
Master bedroom with large dormer window towards the sea and feature sliding patio door to the gable. There is a walk in wardrobe store room which could be suitable for conversion to en-suite accommodation.



GARDEN COTTAGE:

A few yards from the house sits a small garden cottage located close to the riverside and enjoying views across the bay.

Accommodation within the cottage includes a dining area with patio doors to the front and an open plan to the kitchen, lounge with window to the side, double bedroom and bathroom which has bath with shower over, WC and wash basin.

The cottage offers excellent visitor accommodation in this quiet tranquil location.

GARDEN:

The gardens slope up to the rear of the house to a woodland backdrop and to the front is a low flat green planted with a profusion of flowering shrubs, constantly changing with the seasons. It also attracts a wide variety of wildlife including red squirrels. There is a carpet of bluebells in the spring and the garden has many attractive features including a brick built potting shed/workshop and a substantial timber garage.



SERVICES:

The property is connected to mains electricity and central heating is by the liquid propane gas boiler fed from the substantial tank located in the garden. The mains water is supplied through a private pipe from Corriegills and drainage is to a septic tank located within the garden.

COUNCIL TAX:

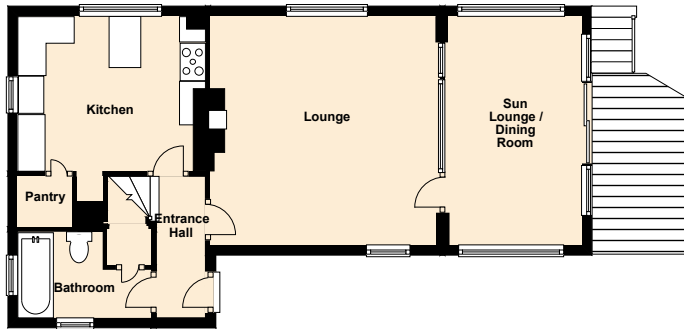
The property is banded "D" paying £1,152 in 2011/12.

OTHER INFORMATION:

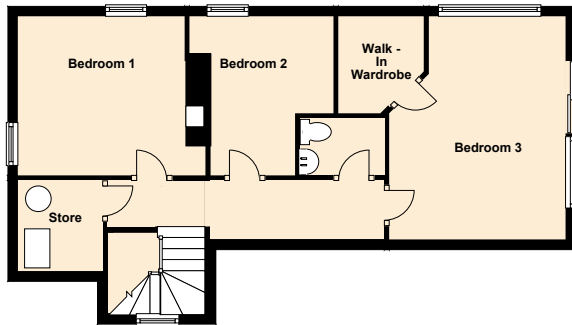
Dhunan is a quiet clachan nestling down by the foreshore at north Corriegills point and is accessed by an unfinished track leading from the village of Corriegills shared with several other neighboring properties.

Dhunan Orchard enjoys views across the Firth of Clyde from the attractive garden and the beautiful river which separates Dhunan Orchard from its neighbours.

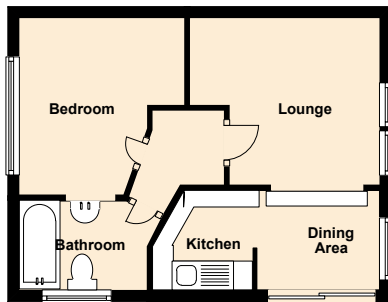
Most of the neighbouring property owners use 4x4 vehicles, although this is not essential - but recommended.



Dhunan Orchard Ground Floor



Dhunan Orchard First Floor



Dhunan Orchard Cottage

FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

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.



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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