

Arran Estate Agents



The Old Manse, Lochranza

The Old Manse, Lochranza, Isle of Arran

One of the oldest cottages on Arran, the Old Manse has a quiet location by the golf course in Lochranza. Accommodation now includes entrance hallway, lounge, bathroom, large dining kitchen and on the upper floor two double bedrooms. Fenced garden to the rear and private parking to the front. Very attractive setting with views across the hills and golf course. Extensively refurbished to a very high standard and furnished for letting if required. Central heating by electric boiler and radiators, double glazing and insulated to a high standard.



LOCHRANZA CASTLE AND BAY

Directions: From Brodick pier turn right and proceed through the village taking the coast road north through Corrie, Sannox and over to Lochranza. On entering the village, pass the distillery on the left hand side and The Old Manse is one of a group of three cottages on the right accessed by a narrow track.

ACCOMMODATION:

Double glazed front entrance leads to the entrance hallway which is finished with hardwood flooring and multi-pane doors to the lounge and dining kitchen. Good size understair cupboard.

DINING KITCHEN: 3.78m x 4.80m [12'5" x 15'9"]

Beautifully appointed kitchen with integrated fridge, freezer, washing machine and dishwasher. Light coloured base and wall units with display units and electric hob and oven with extractor hood over. The dining area is also finished with hardwood flooring and has patio doors to the gable, window to the front and the double doors to the hallway and lounge can be opened up to give an open plan effect.

LOUNGE: 2.99m x 4.81m [9'10" x 15'9"]

Full depth lounge with windows to the front and gable. There is an open fire with tiled hearth and hardwood surround and mantle. Large walk in cupboard to the rear.

BATHROOM: 2.15m x 2.71m [7'1" x 8'11"]

The bathroom is finished with fully tiled floor and walls fitted with contemporary suite including shower bath, pedestal wash hand basin and low level WC. There is an electric towel rail, shaver light, extractor fan and recessed down lighters.

From the hallway the staircase leads to the top hall with roof window to the front.

BEDROOM 1: 3.08m x 3.30m [10'1" x 10'10"]

Good sized double or twin bedded room with dormer window to the front, roof window to the rear and gable window to the side. Hardwood flooring throughout.

BEDROOM 2: 4.92m x 3.30m [16'2" x 10'10"] overall

Further double room also with dormer and roof windows and hardwood flooring.

TOP HALL:

At the top of the stairs the spacious top hall has an access hatch to the eaves for storage.

GARDEN:

Access to the property is by the shared track from the public road to a common courtyard area with dedicated parking for The Old Manse. The garden to the rear is fully fenced and finished with lawn and gravel path.

SERVICES:

The property is connected to mains electricity and water. Drainage is to a septic tank. Central heating is by radiators heated throughout by the electric boiler located in the cupboard at the rear of the lounge.

COUNCIL TAX:

The property is currently commercially rated paying £1050 in 2010/11 and would need to be re-assessed for Council Tax if being purchased for full time habitation.

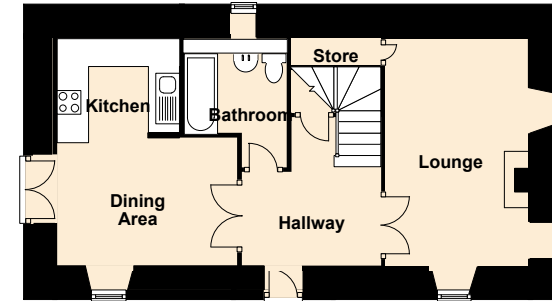
OTHER INFORMATION:

The Old Manse was extensively refurbished over the last few years including provision of a new roof, new windows, floors and upgrading insulation throughout to comply with current regulations but retaining many of the original features including the gable skews and fenestration. It is beautifully finished with hardwood doors and finishings as well as hardwood flooring and carpets.

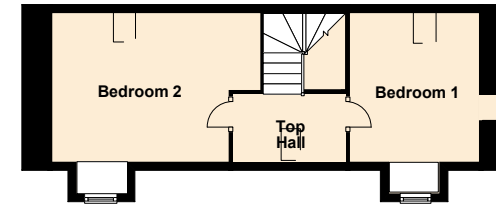
The property is presently a very successful holiday letting cottage and is within a short distance of the centre of the village, the golf course, distillery and other local amenities.

Lochranza is a very popular holiday village and this cottage has proven very popular with much repeat business. It is offered for sale fully furnished and equipped for letting, if so required.

The local primary school is at Pirnmill some six miles to the south and the secondary is at Lamlash to which pupils are conveyed daily by bus.



Old Manse, Lochranza, ground floor



Old Manse, Lochranza, first floor

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 a contract.

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