

Arran Estate Agents



Broombank, Lochranza

Broombank, Lochranza, Isle of Arran

Deceptively large detached cottage villa in an elevated rural location on the outskirts of Lochranza enjoying a southerly aspect across Glen Chalmadale and the village. Accommodation within the subjects comprises kitchen, utility room, shower room, large lounge, bathroom, double bedroom and conservatory and on the upper floor shower room and 4 attic bedrooms with views across the valley. Central heating and double glazing, mature fenced garden with sheds, vegetable plots, greenhouse and lawns. A most attractive family home accessed by the narrow track leading to North Narachan and shared by several other properties.

Directions: From Brodick pier turn right and proceed through the village taking the coastal road north through Corrie and Sannox and over to Lochranza. On entering the village pass the distillery on the left hand side and proceed for ¼ mile and turn right towards the Newton Shore. Travel for approximately 300 metres to the T-junction and turn right again up the narrow unfinished track, passing Butt Lodge and proceed for a further 200 metres where the access to Broombank is on the right leading down its own private track with parking area adjacent to the house.

ACCOMMODATION:

CONSERVATORY:

To the front of the property is a spacious conservatory with access doors to the garden and integral door to the kitchen and hallway.

HALLWAY:

Centrally located reception hallway with large walk-in cupboard and storage area below the stairs.

KITCHEN:

3.11m x 4.70m (10'2" x 15'5")

The kitchen has been recently refurbished with new units installed including 1½ bowl stainless steel sink, ceramic hob and double wall oven. Window to the rear and adequate space for dining. Doorway through to the side hall.

SIDE HALL:

1.69m x 1.63m (5'7" x 5'4")

Small entrance hallway with separate external door to the front garden and staircase to the attic bedroom over.

SHOWER ROOM:

1.62m x 1.50m (5'4" x 4'11")

The shower room has been recently installed and has fully tiled walls and floor, there is a corner shower cubicle, WC and washbasin and a wall mounted convector heater.

UTILITY ROOM:

3.30m x 3.17m (10'10" x 10'5") overall

Good sized handy utility room with stainless steel sink and ceramic hob and having large walk-in cupboard below the stairs. Window to the rear.

ATTIC BEDROOM:

3.29m x 5.12m (10'10" x 16'10")

Accessed by the staircase from the small side hall, the attic bedroom has a dormer window to the front and roof window to the rear.

...oOo...

From the reception hallway the multi-pane doorway leads through to the lounge.

LOUNGE:

4.56m x 4.79m (15'0" x 15'9")

Spacious room with exposed beam ceiling and windows to the front and rear. Multi-pane door through to the side hall.

SIDE HALL:

1.63m x 1.08m (5'4" x 3'7")

Further small hallway with window to the front and giving access to the ground floor bedroom and bathroom.

BATHROOM:

1.70m x 3.62m (5'7" x 11'11")

The bathroom is fitted with a coloured suite including washbasin, WC, bidet and bath. There is fitted shelving and window to the rear over the bath.

BEDROOM 1:

3.60m x 4.74m (11'10" x 15'7")

Good size double bedroom with patio doors to the front and gable window to the side. Large ceiling hatch, not presently in use, facilitates access to the room above if so required.

...oOo...

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

BEDROOM 2:

2.72m x 4.52m (8'11" x 14'10")
plus wardrobes

Bright double room with 3 sided dormer window to the front and having substantial cupboards accommodating the hot water cylinder and boiler and built in wardrobe and drawer unit.

SHOWER ROOM:

1.56m x 1.63m (5'1" x 5'4")

Compact shower room with WC, washbasin and shower cubicle and window to the rear.

BEDROOM 3:

5.23m x 4.68m (17'2" x 15'4")

Further large double room with dormer to the front and roof window to the rear.

Small hallway separates bedroom 3 and bedroom 4.

BEDROOM 4:

4.56m x 4.55m (15'0" x 14'11")

Further good sized double room with roof window to the front and gable window at the side.

GARDEN:

To the rear the garden extends the full length of the property and is bounded by the steep embankment leading up to the access track. To the front however, the garden is enclosed with a high deer fence, set out with mature trees and shrubs and flower beds. There are vegetable plots and a greenhouse and a gate leads through to the open fronted store and substantial timber shed. There is a large parking and turning area adjacent to the property.

SERVICES:

The property is connected to mains electricity and water. Central heating is by a recently installed electric boiler heating the radiators throughout. There is also a private water source to the rear and drainage is to a private septic tank adjacent to the greenhouse.

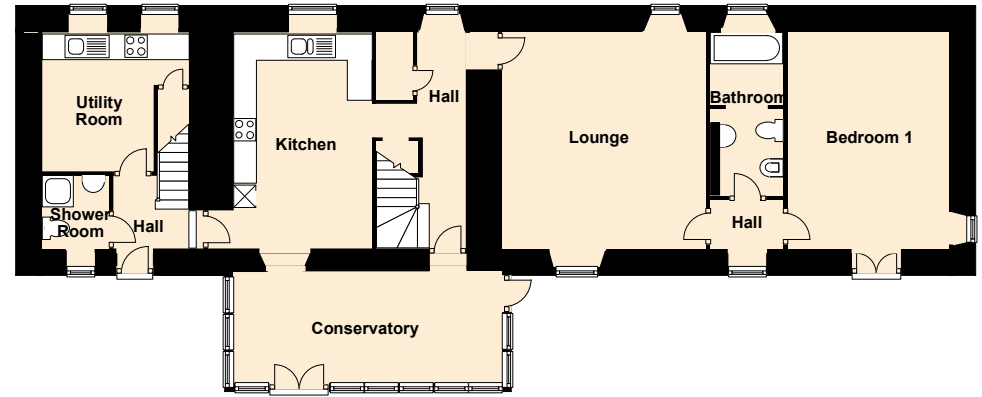
COUNCIL TAX:

The property is banded "C" paying £1024.00 in 2011/12.

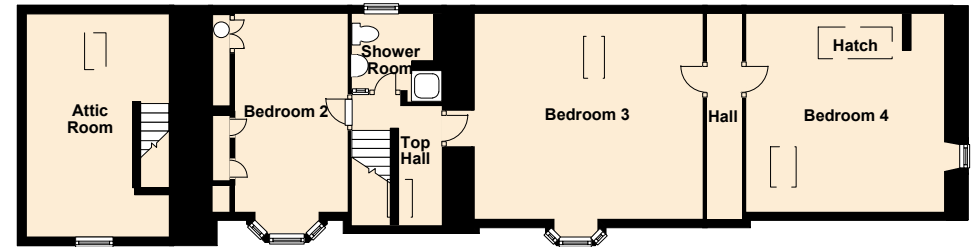
OTHER INFORMATION:

Broombank enjoys a quiet rural location accessed by the narrow unfinished track leading from Lochranza up towards North Narachan shared by several other properties. The property overlooks the golf course and there are views down towards Lochranza village centre and the Castle with Kilbrannan Sound beyond.

Lochranza is a very popular holiday destination and the loch offers a safe refuge from the open water on the nearby Kilbrannan Sound. It is approximately 15 miles from Brodick, the main ferry port and shopping centre of the Island, and is the home for the Island's distillery and has its own 18 hole golf course, hotel and pub as well as the popular village hall. It is from here the north end ferry travels to the Kintyre peninsular. The local primary school is at Pirnmill some six miles to the south and the secondary school is at Lamlash to which pupils are conveyed daily by bus.



Broombank Ground Floor



Broombank 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.



Arran Estate Agents, Invercloy House, Brodick, Isle of Arran KA27 8AJ

01770 302310 | enquiries@arranestateagents.co.uk | www.arranestateagents.co.uk