

Arran Estate Agents



Ashbrook, Corriegills, Brodick



Ashbrook, Corriegills, Brodick, Isle of Arran

Characterful stone built detached villa in unique elevated location at Corriegills enjoying a spectacular open aspect across the Firth of Clyde. Accommodation comprises sun lounge, kitchen, lounge, sitting room, dining room, conservatory and on the upper floor 4 bedrooms, bathroom and en-suite bathroom. Beautifully maintained gardens with gravel driveway and parking, attractive lawns, mature trees, summer house, workshop and prominent flagpole. A very attractive property in unique location with unrivalled views.

Directions: from Brodick pier turn left and proceed up the hill for approximately ¼ mile taking the second turning to the left signposted “Corriegills”. Travel up to Corriegills for approximately 1 mile and proceed through the village, over the bridge and on to the unfinished track. Bear left and proceed for a further 200 yards where Ashbrook is the first house on the left hand side.

ACCOMMODATION:

SUN LOUNGE:

2.98m x 2.95m [9'9" x 9'8"]

The main entrance to the property is to the rear by the sheltered double doors leading to the timber framed sun lounge with windows to three sides, doors front and rear and inner door to kitchen.

KITCHEN:

4.73m x 2.75m [15'6" x 9'0"]

Well appointed kitchen with bespoke pine units accommodating double wall oven, gas hob and 1 ½ bowl stainless steel sink. There is a serving hatch through to the dining area and inner door to the lounge.

LOUNGE:

4.66m x 4.69m [15'3" x 15'5"]

Characterful room with exposed beam ceiling and open fire with raised stone hearth and surround. There is a window to the front and to the rear the open tread staircase leads to the bedroom accommodation. Glazed door to conservatory.



CONSERVATORY: 2.87m x 3.56m [9'5" x 11'8"]

Modern double glazed conservatory creating a magnificent viewing point across the Firth of Clyde. Double doors to the patio and gardens.



SITTING ROOM:

3.03m x 4.55m [9'11" x 14'11"]

Double sliding doors lead from the lounge through to the sitting room with windows to the side and front. There is an attractive arched open fireplace and opening through to the dining room.



DINING ROOM:

3.82m x 2.78m [12'6" x 9'1"]

Located to the rear of the property the dining room still enjoys beautiful views across the gardens to the Firth beyond. Serving hatch through to the kitchen.

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From the living room, the piranna pine staircase leads to the top hall with roof window above.



BEDROOM 1:

2.89m x 5.22m [9'6" x 17'2"]

Spacious double bedroom with large window to the front and built wardrobes to the rear. Cupboard accommodating the boiler and hot water tank. Doorway through to en-suite bathroom.

EN-SUITE BATHROOM:

1.81m x 3.19m [5'11" x 10'6"]

Generously proportioned en-suite fitted with bath with shower over, WC and wash basin and partially tiled walls. There is an electric heated towel rail and a deep walk in cupboard and window to the side.

BEDROOM 2:

1.65m x 2.44m [5'5" x 8'0"]

Small single bedroom with window to the front.

BEDROOM 3:

**2.93m x 2.47m [9'7" x 8'1"]
Plus 2.05m x 2.69m [6'9" x 8'10"]**

Further large L-shaped double room with windows front and side and having built wardrobe.

BEDROOM 4:

3.75m x 3.19m [12'4" x 10'6"] overall

Corner bedroom with windows to two sides and having built wardrobe.

**BATHROOM:**

2.85m x 2.22m [9'4" x 7'3"]

Family bathroom with 3 piece coloured suite and electric heated towel rail. Pine dado and shaver light and point.

STORE ROOM:

0.87m x 0.83m [2'10" x 2'9"]

Off the rear of the hallway is a good sized walk in cupboard.

GARDEN:

Ashbrook has a very attractive sloping garden leading down from the track to Dunfion. The property enjoys spectacular views across adjacent fields to the Clyde beyond.

There is a rotating summer house and adjacent timber workshop as well as flagpole in a slightly raised position. The garden is screened to the rear by hedging and some mature trees and extends in total to almost half an acre.

SERVICES:

The property is connected to mains electricity, drainage is to a private septic tank and there is a private supply of spring water from the land to the rear.

Central heating is by the oil fired boiler located located in Bedroom 1.

COUNCIL TAX:

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

OTHER INFORMATION:

Ashbrook is an old stone built property which has been significantly extended over the years creating spacious accommodation. It is well maintained and is in a much admired elevated location. It is approximately 1½ miles from the property to Brodick, the main shopping centre and port for the island.

Ashbrook is set within this friendly rural community centred around Corriegills and extending round to Dunfion and down to the shore at Dhunan.

**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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