

*Arran Estate Agents*



*Craegard Back Cottage, Corrie*

# Craegard Back Cottage, Corrie

Very attractive red sandstone cottage located on the outskirts of Corrie. Accommodation comprises sheltered entrance to hallway, ground floor bedroom, dining/ living / kitchen area and on the upper floor three attic bedrooms. Appended to the cottage is a former stable suitable for development if required. Small garden mainly to the rear enjoying views of the mountains. A very attractive property requiring a degree of refurbishment.

**Directions:** From Brodick Pier turn right and proceed through the village taking the coast road north to Corrie. On entering the village, turn first left up the driveway to the large red sandstone house Craegard where Craegard Cottage is located to the rear.

## ACCOMMODATION:

### FRONT ENTRANCE:

The entrance to the property is sheltered by a canopy and leads to a small hallway with a staircase to the upper accommodation.

### BEDROOM 1:

Double bedroom with window to the side and having open fireplace to the rear.

### LIVING/DINING/KITCHEN AREA:

Open plan living/dining/kitchen area with fireplace to the rear and small kitchen area with basic units.

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From the hallway the winding staircase leads to the small top hall with deep cupboard.

### BEDROOM 2:

Double or twin bedded room with skylight window to the north.

### BEDROOM 3:

Single or twin bedded room with skylight window to the west.

### BEDROOM 4:

Nursery bedroom or dressing room also with window to the west and accessed from bedroom 3.

### OUTBUILDINGS:

Appended to the cottage is the former stable with cobbled floor and to the side is an appended red sandstone building with timber lean-to extension to the rear.

### SERVICES:

The property is connected to mains electricity and water. At present there are no internal bathroom or toilet facilities. Drainage is to a septic tank.

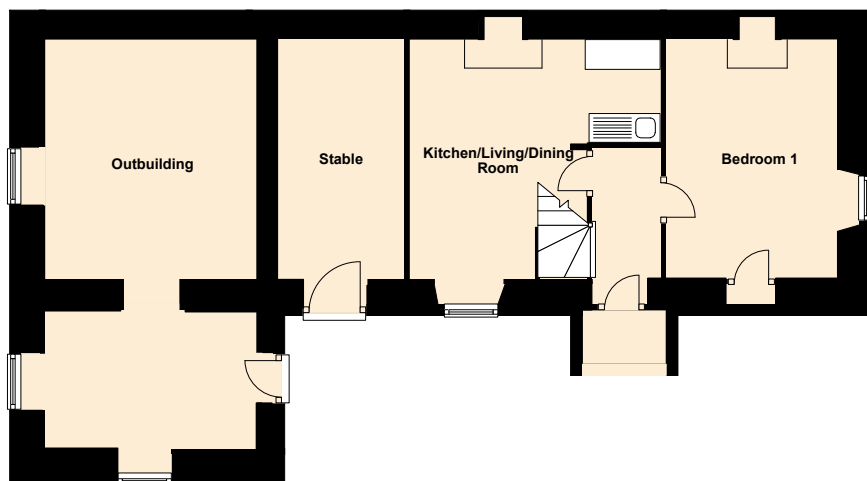
### COUNCIL TAX:

The cottage is presently banded 'A' for council tax, paying £768.00 plus £121.44 water charges.

### OTHER INFORMATION:

Craegard Cottage is located to the rear of the larger house Craegard and is accessed by a shared driveway and parking area. The Cottage also has its own dedicated parking space. Despite being located to the rear it enjoys spectacular views to the hills to the rear. The small garden to the rear is bounded by the fast flowing burn and to the side of the cottage the present parking area offers excellent development potential from which views of the sea would be enjoyed.

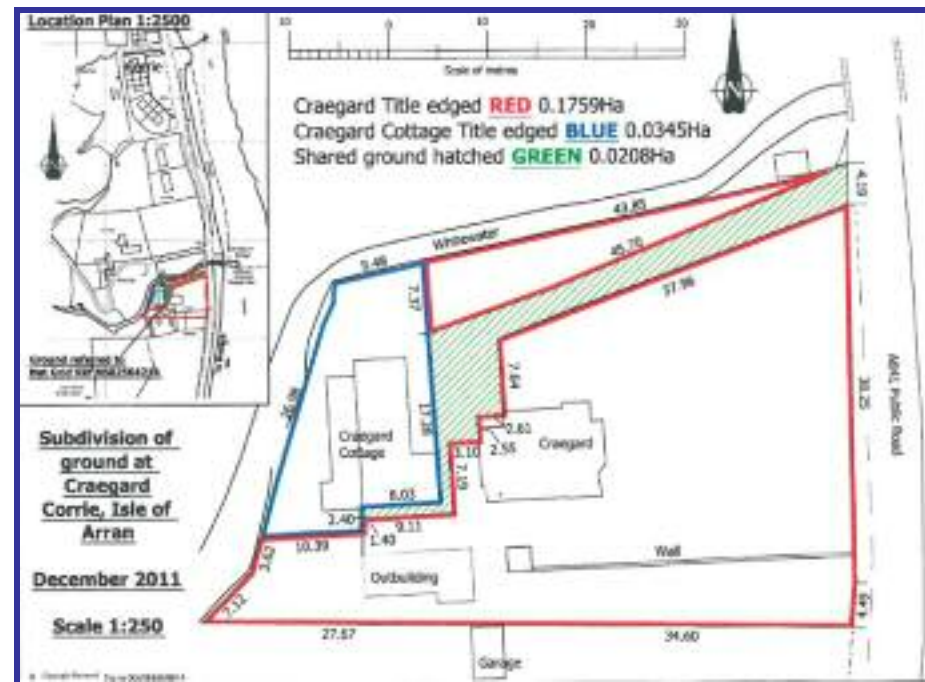
*Craegard Cottage is listed by Historic Scotland as a 'B' category building of historical interest.*



Craegard Cottage Ground Floor



Craegard Cottage Upper Floor



## TITLE PLAN

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](http://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 PLANS • 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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