

Arran Estate Agents



Rose Cottage, Auchencairn

Rose Cottage, Auchencairn, Whiting Bay, Isle of Arran.

Located a short distance from Whiting Bay, this is a unique 18th Century Grade B Listed lime washed stone built cottage. It has been sympathetically renovated creating a delightful home in a beautiful rural location maintaining the charm of its original character. Accommodation comprises of a large open plan, split level entrance to lounge with gallery bedroom, kitchen, bathroom and double bedroom. Easily maintained garden to rear with grassed area and patio with parking and turning area to the front. There is detailed planning permission and listed building consent for a rear extension comprising dining area and a further double bedroom with en-suite.

Directions:

From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. On approaching the village turn right up the road marked Auchencairn and proceed for a quarter of a mile passing the house Ashbank. Thereafter turn right and Rose Cottage is located on the roadside on the right hand side.

ACCOMMODATION:

FRONT ENTRANCE:

The property is entered through an attractive oak stable door leading to the entrance area with built in cupboard accommodating the service controls and access to all apartments.

LOUNGE: 3.92m x 3.72m (12'10" x 12'2") approximately

The entire ground floor is finished with slate flagstone tiles with a recessed doormat at the stable door. Steps lead up to open plan lounge area with an open fire set in to the natural stone wall. There is a French door to the rear patio and steps lead up to the kitchen. Window to the front.

KITCHEN: 3.84m x 2.26m (12'7" x 7'5")

Sitting at a higher level the beautifully finished kitchen is equipped with integrated dishwasher, fridge, freezer and washing machine all set in country cream base units with solid oak worktops. There is a white Belfast sink with swan neck mixer tap and a gas hob over electric oven with extract hood. A large built in cupboard houses the electric boiler which provides the under floor heating throughout the ground floor. There is space for a small dining table and chairs.



GALLERY:

From the lounge area an oak staircase leads to the small balustraded gallery which is presently used as additional sleeping space where there is room for a single bed or futon.

BATHROOM:

2.17m x 2.63m (7'1" x 8'8")

At the lower level the bathroom is fitted with freestanding roll top bath, low level WC and pedestal washbasin. There is a wall mounted heated towel rail and window to the rear. The bathroom features oak wainscot panelling and handmade ceramic tiles.

BEDROOM:

3.83m x 3.15m (12'7" x 10'4")

Beautifully finished double bedroom with tall door/window to the front and small floor level window to the gable. The sleeping area is up one step and the exposed sloping ceiling beams create a pleasing effect with tastefully decorated walls and wall lighting.

SERVICES:

The property is connected to mains water and electricity and drainage is to a septic tank. There is under floor heating throughout provided by pipes heated by the electric boiler.

COUNCIL TAX:

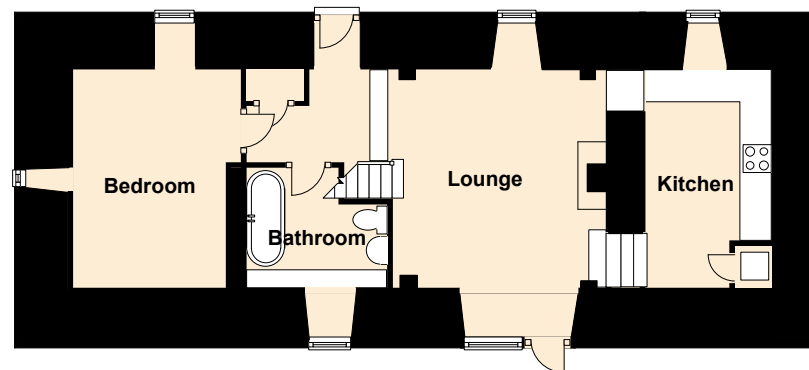
The property is banded "B" paying £896.00 in 2010/2011 excluding water charges.

GENERAL INFORMATION:

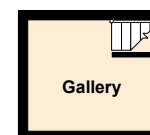
Rose Cottage is a Category B listed building of architectural and historic interest and it is believed it was "built in the 18th century as a long house typical of the Western Isles built on falling ground with a sloping roof ridge."

The present owners have gone to considerable care to renovate the cottage incorporating green-oak framed trusses which support the turfed roof offering high levels of insulation. The stone walls which are up to a metre thick in places are built with lime mortar and are finished with white limewash. The turfed roof requires no ongoing maintenance and will mature with the deep grass and wild flowers giving a unique pleasing effect. Internally the cottage has been finished sensitively, combined with modern levels of comfort and amenity.

This is a truly unique property with south facing aspect in a wonderful rural location with surrounding country and sea views.



Rose Cottage



Gallery

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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