



The Grange, Whiting Bay



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Imposing, 'Arts and Crafts Movement' inspired villa with integrated apartment in an elevated, central shorefront location within the village of Whiting Bay. Accommodation on the ground floor within the main house comprises entrance hall, kitchen, dining room, study, lounge, toilet and on the first floor four principal bedrooms with ensuite facilities plus a further single bedroom. On the second floor a further three bedrooms with ensuite bathroom, toilet and family bathroom with spa bath and sauna. The accommodation within the apartment comprises entrance hallway, double bedroom and bathroom on the ground floor and on the upper floor an open plan kitchen/living room. Extensive grounds with laundry room, garage, log store, greenhouse and parking for several cars. Oil fired central heating.

Directions: From Brodick Pier turn left and travel through Lamlash to Whiting Bay. As you continue through the village, The Grange is on the right in the centre of the village immediately before the Arran Art Gallery.

ACCOMMODATION

The sweeping gravel driveway leads to the substantial panelled door which has an attractive inlaid period stained glass panel. Multi paned fanlight over.

ENTRANCE HALL: 3.49m x 1.91m (11'5" x 6'3")

The entrance hall with original tiled floor has doorways through to both the kitchen and reception hallway.

BREAKFASTING KITCHEN: 6.18m x 4.30m (20'3" x 14'1") overall

Fully fitted kitchen with solid oak fronted base and wall units and oak flooring. The timber worktop incorporates a porcelain Belfast sink. There is a 'Leisure' range cooker with five gas burners and two electric ovens and grill. Windows to both the rear and side and ample room for dining. Connecting doorway through to Peacock Cottage.

A passageway with windows to the side and two built cupboards leads to the dining room.

DINING ROOM: 5.57m x 4.30m (18'3" x 14'1")

The impressive dining room has a polished timber floor and an open fireplace with white marble surround and dark marble hearth. Windows to both the front and side overlooking the garden to the sea beyond.

RECEPTION HALLWAY: 6.71m x 2.40m (22'0" x 7'10") overall

The hallway gives access to all downstairs apartments, with window to the rear and wide staircase leading to the first and second floors.

STUDY: 3.62m x 4.27m (11'11" x 14'0")

Good sized room with window to the front giving superb beach and sea views.

LOUNGE: 4.31m x 5.61m (14'2" x 18'5") plus 2.87m x 2.23m (9'5" x 7'4") overall

This main public room retains many original features including ceiling rose, cornicing and decorative plasterwork together with moulded architraves and skirting. The elevated bay window seating area overlooks the garden and is large enough to accommodate armchairs to relax in and enjoy the breathtaking sea views to Holy Isle and beyond. There is an impressive open fireplace with a high timber period mantelpiece, surround and overmantle.

TOILET:**2.58m x 1.59m (8'6" x 5'3")**

The small toilet has been refurbished in an elegant, contemporary style with floor to ceiling tiling throughout and a Italian designer white suite. Illuminated mirror over the wash basin.

The staircase leads from the reception hallway to the half landings, with windows to the side garden.

FIRST FLOOR :**BEDROOM 1: 4.30m x 5.62m (14'1" x 18'5") plus ensuite 2.31m x 1.41m (7'7" x 4'8")**

Master bedroom with windows to the side and rear and glazed door to the private decked balcony. This spacious room has polished timber flooring and an ensuite shower room with white suite comprising w.c., washbasin and shower cubicle. Chrome plated heated towel rail and window to the rear.

BEDROOM 2: 3.68m x 4.26m (12'1" x 14'0") plus ensuite 1.99m x 1.46m (6'6" x 4'9")

Double room with window to the front. The ensuite shower room has a white suite comprising w.c. washbasin and shower, and has vinyl flooring and window to the front.

**BEDROOM 3: 3.38m x 4.27m (11'1" x 14'0") plus ensuite 1.97m x 1.50m (6'6" x 4'11")**

Double bedroom with windows to both the side and front giving marvellous garden and sea views. Ensuite shower room with white w.c., washbasin, shower cubicle and vinyl flooring.

BEDROOM 4:

Single bedroom with window to the side.

BEDROOM 5: 4.13m x 4.36m (13'7" x 14'4")

Large double or twin room with window to the rear and ensuite bathroom.

ENSUITE BATHROOM:**2.15m x 2.86m (7'1" x 9'5")**

Family bathroom which also has access to bedroom 5, thereby also giving ensuite facilities. Delightful room with marble monochrome floor tiles and walls which are partially tiled. White suite comprising double ended freestanding bath with central taps, washbasin and w.c. Window to the rear and roof window over.

**SHOWER ROOM:****0.83m x 2.81m (2'9" x 9'3")**

Small shower room with white w.c. Window to the side.

The gable staircase continues to the top floor.

SECOND FLOOR:**BEDROOM 6: 3.15m x 4.70m (10'4" x 15'5") plus ensuite 3.17m x 1.54m (10'5" x 5'1")**

Double or twin room with window to the side and ensuite bathroom with white suite comprising bath, washbasin and w.c. Roof window over.

BEDROOM 8:**3.67m x 3.91m (12'0" x 12'10")**

Charming twin or double bedroom with camcile ceilings, washbasin and window to the front with superb sea views.

BEDROOM 9: 3.15m x 4.31m (10'4" x 14'2")

Double or twin bedroom with window to the side and white washbasin.

TOILET: 1.06m x 0.93m (3'6" x 3'1")

Situated between bedrooms 8 and 9 is a small toilet with w.c. and washbasin. Roof window over.

BATHROOM: 2.86m x 3.10m (9'5" x 10'2") plus sauna 1.05m x 2.51m (3'5" x 8'3")

Formerly Bedroom 7 and now converted to accommodate the family bathroom with coloured spa bath, washbasin, shower and sauna. Window to the rear.

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Peacock Cottage



Entrance to the appended apartment known as Peacock Cottage is gained at the rear of the main house.

PEACOCK COTTAGE

ENTRANCE HALLWAY: 1.93m x 3.61m (6'4" x 11'10") overall

The wide entrance door leads to the hallway with access to the bedroom, bathroom and a connecting door through to the main house.

The staircase leads to upper floor and has a build linen cupboard at the half landing and roof window over.

KITCHEN / LIVING ROOM: 4.87m x 4.22m (16'0" x 13'10") overall

At the upper level, the kitchen/living room has laminated wood flooring and an open fire. There are fitted base and wall units with a circular basin incorporated into the worktop. There is space for a freestanding electric cooker, dishwasher and fridge. Window to the side.

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LAUNDRY ROOM:

Appended to the side is the laundry room with window to the side. It is fitted with a commercial Primus stainless steel washing machine and a Fabricare industrial quality drier. There are fitted base units and pine shelf units.

GARAGE/WORKSHOP:

Garage with doors to front and rear.

Joint Selling Agents:

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LOG STORE:

Former summerhouse now used to store fuel.

SERVICES:

The property is connected to mains electricity, water and drainage. Central heating is by radiators from the oil fired boiler.

COUNCIL TAX:

The Grange and Peacock Cottage are currently commercially rated at £2650 RV. If the property is purchased for residential purposes, it will be re-assessed for Council Tax.

GARDEN:

The extensive enclosed grounds are mainly laid to lawn with flower beds, trees and mature shrubs. The ornamental pond is in a shady, secluded corner, and there is a sheltered lawned area to the side that is suitable for garden seating and al fresco dining.

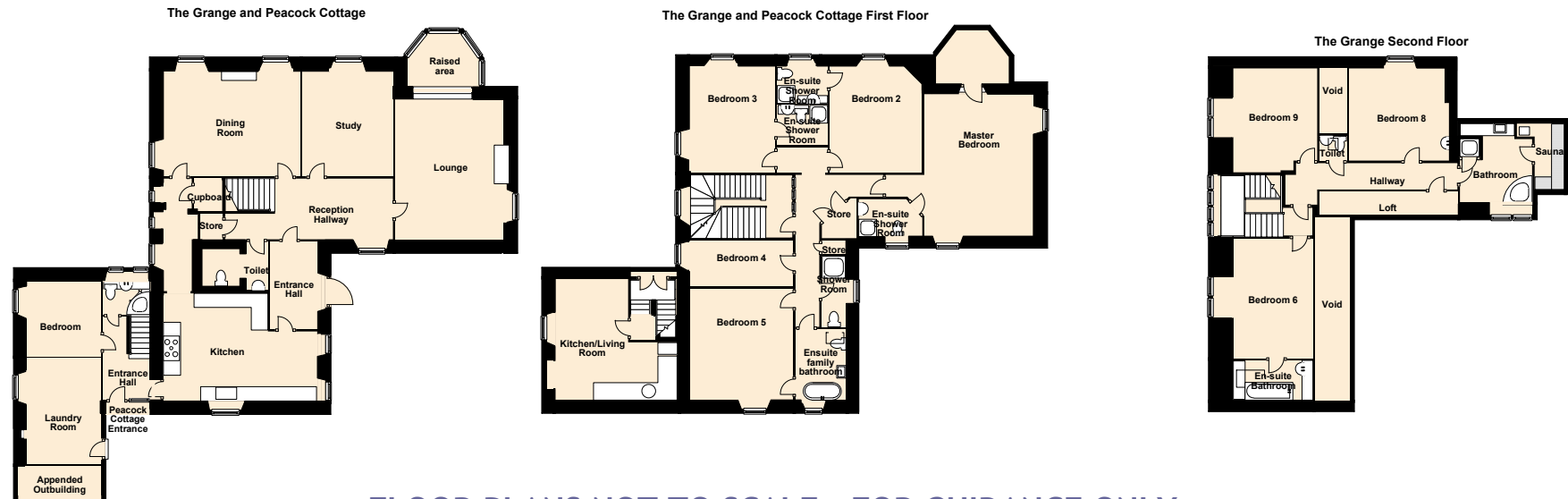
OTHER INFORMATION:

The Grange presently operates as a successful self catering letting property commanding high rentals reflecting the quality of the property and standard of finish. It would make an excellent large family home and has in the past been a popular guest house.

It has arguably the best location in Whiting Bay with easy access to the beautiful beach, local shops and other amenities including restaurants, pub, golf course and bowling green. Whiting Bay has its own Primary School, the Secondary being at Lamlash to which pupils are conveyed daily by bus.

The Grange and its boundary walls are 'B' listed by Historic Scotland and was built in 1896 in the Arts and Crafts style of that period.

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.



FLOOR PLANS NOT TO SCALE : FOR GUIDANCE ONLY





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