The Croft,
Lamlash,
Isle Of Arran,
KA27 8NL

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

2 bedroom detached cottage located in stunning elevated position above Lamlash

Nestled in rich woodland, above the village of Lamlash on the Isle of Arran, The Croft is a charming detached two-bedroom cottage that offers a unique blend of comfort and breath-taking natural beauty.

This delightful property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The cottage is designed to provide a warm and inviting atmosphere, making it an ideal island home.

In addition to the cottage, we are also marketing an impressive 20 acres of land, presenting an incredible and rare opportunity for those looking to expand their horizons. Furthermore, this land comes with approved planning permission to build a magnificent four-bedroom home, allowing you to realise your dream of a larger residence while still enjoying the stunning surroundings.

The locations have the most stunning sea views, which encompass the tranquil waters and the enchanting Holy Isle. The elevated position of the cottage ensures that you can enjoy these views from the comfort of your home, creating a serene backdrop for everyday living.

The Croft

The Croft is a lovely detached 2 bedroom cottage with a bright conservatory to the side.

Please note that there is adjacent land, which we are also selling, on a separate title extending to just over 20 acres of grazing and woodland which slopes down to the Lamlash bay foreshore.
Of this land, 5 acres of this has approved planning permission to build a stunning 4 bedroom detached home.

Conservatory

18'0" x 8'9"
French doors open from the gardens in to the spacious conservatory taking in the panoramic sea views across Lamlash Bay, Holy Isle and beyond to the Ayrshire Coastline. A door opens from the conservatory in to the lounge to the front of the cottage, with a second door into the kitchen. This lovely sunny spacious room is the perfect spot to absorb the heavenly tranquillity of the Lamlash bay.

Kitchen

11'9" x 6'4"
To the rear of the cottage, the kitchen is fitted with wall and base units, with integrated undercounter fridge, freezer, washer / dryer, dishwasher and double oven / grill with electric hob.

Lounge

15'5" x 9'10"
The spacious lounge to the front has a door off into the conservatory and a second door to the hallway. The picture window to the front enjoys the wonderful sea views across the gardens and Lamlash Bay. There is a brick built fire surround inset with a wood burning stove for those cosy nights in.

Hallway

4'5" x 11'1"
Off the lounge, the hallway gives access to the bedrooms and bathroom. There is a ceiling hatch to the loft area above.

Bedroom 1

11'1" x 7'11"
To the front of the cottage, a good sized single / small double bedroom with a built in wardrobe.

Bedroom 2

11'1" x 8'6"
Double bedroom to the rear of the cottage with a built in wardrobe.

Bathroom

7'11" x 5'8" overall
Off the hallway the family bathroom is fitted with a white suite with an electric shower over the bath.

Garden

The Croft has very attractive sloping gardens extending to approximately 0.95 acre and has a backdrop of mature trees and a timber garage located close to the house. Access to the property is by a driveway shared with the property beyond.

Option to purchase additional land

The Land, which is on a separate title, but which can be offered on at the same time, extends to just over 20 acres and is a mixture of grazing and woodland and slopes down to the Lamlash bay foreshore.
Of this land, 5 acres does have detailed planning permission to build a stunning 4 bedroom detached home.
Full details can be found on North Ayrshire Council planning portal - quoting reference '23/00055/PP'

Services

The property is connected to mains electricity, water and drainage is to a private septic tank located close by. Hot water and heating is by electric with storage heaters and wall mounted convectors heaters and is supplemented by the wood burning stove within the lounge.

Council Tax

The property is banded “B” paying £1,424.64 in 2025/26 including water charges.

A little more information

The Croft is a short distance of local shops and other amenities in Lamlash. Arran High School is in Lamlash which also has a primary school with early years classes. It is home to the cottage hospital, medical centre as well as police, fire and coastguard stations and a selection of restaurants, bars, hotels and shops including a co-op with post office in store. Lamlash is approximately 4 miles from the ferry terminal at Brodick.

What3words///

Every 3 metre square of the world has been given a unique combination of three words.
Used for navigation, here are the words for this property:
What3words///taskbar.crisp.absorbing

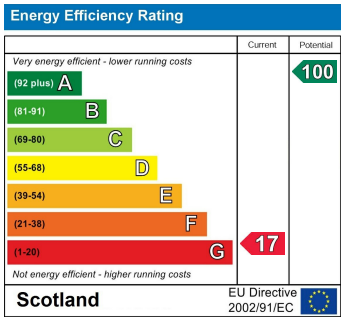
Viewings by appointment

Please note that viewings are strictly by appointment.
The vendor or their 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.

Cal Mac travel details

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 460 361 www.calmac.co.uk

The Croft Ground Floor



DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash towards Whiting Bay, approximately one mile from Lamlash, The Croft is located on the left hand side approximately 75 metres from the road.
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