10 The Row,
Catacol,
Lochranza,
Isle Of Arran,
KA27 8HN

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

3 Bedroom Terraced Cottage with 1 Bedroom 'Back Cottage' located in Catacol

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Situated in the picturesque village of Catacol, just past Lochranza village on the enchanting Isle of Arran, this historically significant terraced house offers a unique blend of charm and modern living. With its striking open aspect, the property boasts a delightful enclosed front garden, providing beautiful views over the Kilbrannan sound towards the Mull of Kintyre.

Inside, the house features a spacious reception room, perfect for entertaining guests or enjoying quiet family evenings. The warmth of a wood burning stove adds a touch of comfort and character, making this home inviting throughout the year. The property comprises three well-appointed bedrooms, ensuring ample space for family or guests.

One of the standout features of this residence is the additional cottage located to the rear, which presents a myriad of possibilities, whether as a guest suite, a home office, or a creative studio.

This property is not just a home; it is a piece of history, situated in a location that is both tranquil and breath taking. The Isle of Arran is renowned for its natural beauty, and this house provides an ideal base to explore the island's stunning landscapes and rich heritage. Whether you are seeking a permanent residence or a holiday retreat, this charming terraced house in Catacol is a rare find that promises a delightful lifestyle in one of Scotland's most beautiful settings.

Vestibule
4'5" x 3'6"
Ideal for storing outerwear and shoes before entering this delightful cottage.

Lounge
13'9" x 12'1"
A contemporary yet cosy sea facing lounge with a feature wood burning stove.

Kitchen / Dining
16'5" x 13'10"
Spacious kitchen / diner with feature brick fireplace and inset electric fire effect stove.
The kitchen is fitted with cream base and wall units with complementary solid wood worktop with space for electric oven, fridge freezer and it still retains the traditional Arran kitchen dresser.

Utility room
4'7" x 7'3"
The separate and handy utility space has space to accommodate dishwasher, washing machine, tumble dryer - ensuring peace and quiet in the social spaces!
A door here opens to the rear lane with access to the 'back house', 10a.

Bedroom 1
11'3" x 13'10"
Large double bedroom with rear views and plenty of built-in storage, and convenient ensuite w.c..

Bedroom 2
15'0" x 6'9"
Bright front double bedroom with sea views.

Bedroom3
11'10" x 6'8"
Third single bedroom, again with a roof window.

Shower room
6'0" x 6'9" overall
Stylish shower room with low-level w.c. and electric shower.

Living room No. 10a
9'1" x 12'11" overall
Welcoming lounge with dining area.

Shower room No. 10a
5'1" x 4'8"
Compact shower room with low-level w.c.

Bedroom No. 10a
11'4" x 12'11" overall
Large twin bedroom with built in storage

Kitchen No. 10a
4'9" x 12'11"
Galley kitchen with window and door to rear garden.

Council Tax
Both cottages are currently holiday letting properties, with STL licences and non domestic business rates.
Please contact North Ayrshire council for further information.

Floor Plan
Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

Garden
Enclosed iron fenced front garden laid to lawn with shrub beds and gravel path to the side. Separate cottage garden at the rear. The front garden enjoys magnificent views over the Kilbrannan Sound.

Planning
Any enquiries with regard to planning permission should be directed to North Ayrshire Council planning department on 01294 324319 or online at www.north-ayrshire.gov.uk

Services
No 10 & 10a are connected to mains electricity, water and share a septic with the other properties on The Row which is maintained by North Ayrshire council.
Both properties are fitted with electric panel radiators. This is supplemented in the main house by a log burning stove in the lounge.

Short term let holiday license
No 10 & No 10a comes with a short-term let license, presenting a unique opportunity for those considering rental options. Although not being sold as a business, the property could be offered as a turnkey solution, with all fixtures, fittings, furniture, and equipment available by separate negotiation.
* The STL License is issued by North Ayrshire Council and if the new buyer wishes to continue operating the cottage as a STL, our seller (Host) will apply for a Variation of the licence, inviting North Ayrshire Council to substitute the new buyer as the Host.

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///cabbies.superhero.apart

A little more information

10 The Row is a deceptively spacious, mid terrace, stone built cottage with a cosy back cottage, forming part of the historically famous Twelve Apostles set in the heart of the pretty west coast village of Catacol. The Apostles enjoy an uninterrupted westerly aspect with spectacular sunsets over the Kintyre Peninsular. The entire row was upgraded in 1992. At that time all the row were refurbished including re-slating the roofs, dry lined, rewiring and replumbing internally.

The Twelve Apostles terrace is one of the Arran's most iconic landmarks, which are "B" listed by Historic Scotland. Further information on this can be accessed on the Historic Environment Scotland website. www.historic-scotland .gov.uk /index/heritage.htm.

Viewings by appointment

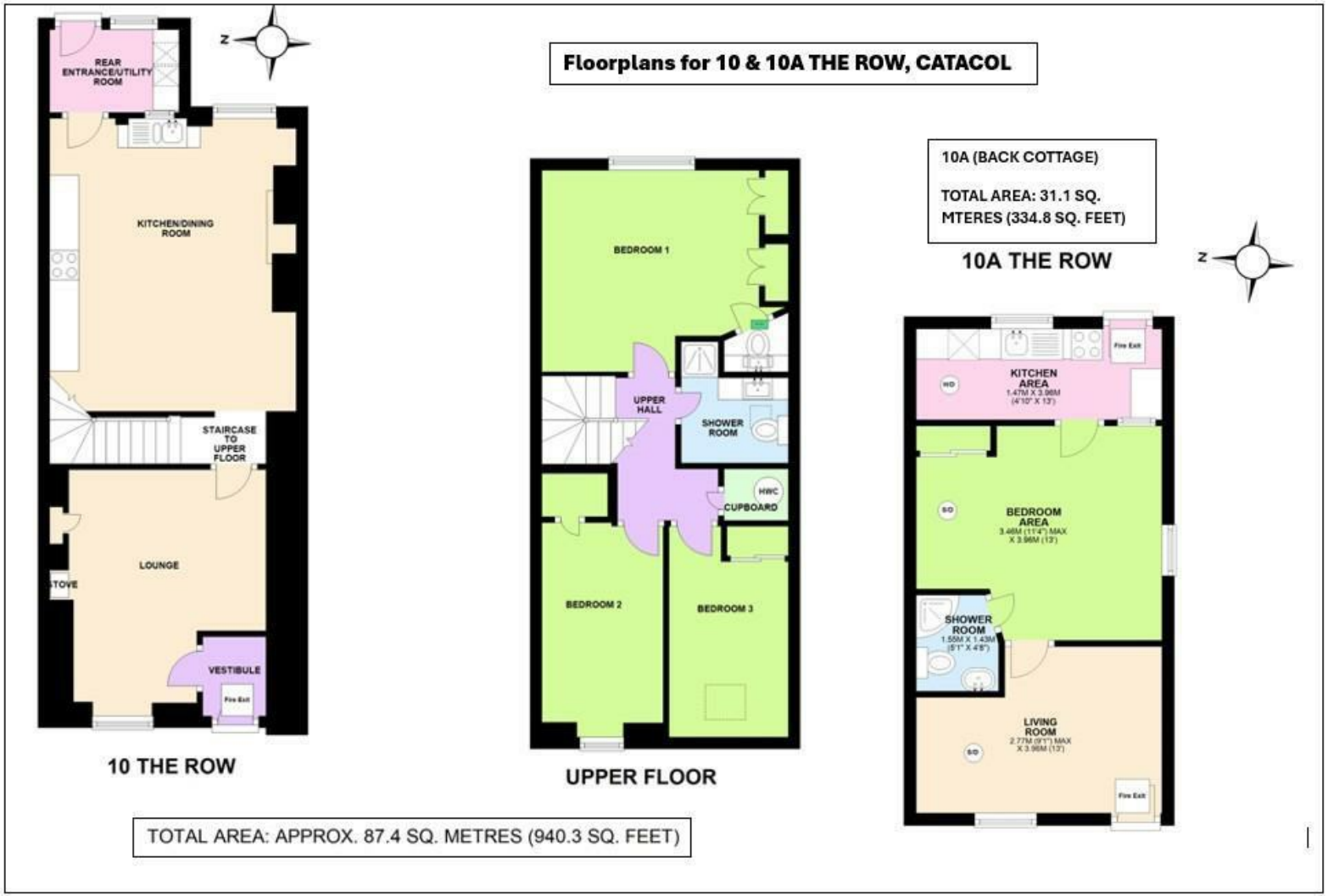
Please note that viewings are strictly by appointment.

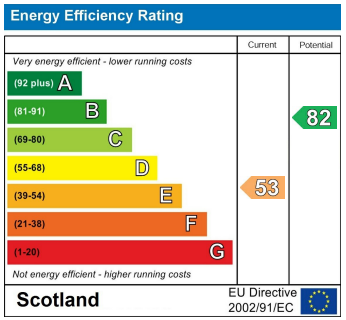
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be 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





DIRECTIONS

From Brodick pier turn right and proceed north via the coastal road passing through Corrie and Sannox, over to Lochranza and thereafter round to Catacol. On entering Catacol, the Twelve Apostles buildings are on the left hand side.
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