



Stone Cottage,
Newton Shore,
Lochranza,
Isle of Arran,
KA27 8JF



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

1 Bed

Cottage - Semi Detached located in Lochranza



**** SOLD ****

Welcome to this charming stone cottage located in the desirable Newton Shore area of Lochranza.

Stone Cottage boasts a cosy reception room, a spacious kitchen which is open plan to to a dining/study/bedroom and bathroom on the ground floor. On the upper floor there is an attic bedroom with built in storage as well as a cupboard housing the water tanks and emersion heater.

One of the highlights of this property is the lovely summer house included in the sale, providing extra space for hobbies, relaxation, or entertaining guests. This newly built summer house enjoys an impressive sea views across to Lochranza.

Although requiring some tlc, an idyllic life in Stone Cottage is very easy to imagine!

Set amidst rolling farmland with beautiful unspoiled shore and forest walks, Lochranza is the most northerly village on Arran with its famous castle and sheltered anchorage. It is from here that the ferry leaves to the Kintyre peninsula. Lochranza is also the home of the Arran Distillery, 9 hole golf course and campsite with Stags restaurant. At the heart of Lochranza is a vibrant community and village hall which hosts events throughout the year, as well as the community owned Lochranza Country Inn, with accommodation and public bar serving a selection of food local whisky and beers

The local primary school with Early Years classes is located 6 miles away in Pirnmill and the high school is in Lamlash to which all pupils are transported daily by bus. Pirnmill has a general store with post office counter and a well used village hall.

Don't miss out on the chance to own a piece of this picturesque location. Book a viewing today and envision the possibilities that this property holds for you.

Porch

4'4" x 3'10"

Entrance to the cottage, providing a welcome place to store outdoor gear, also with a bright window to the front offering natural light within.

Kitchen

14'2" x 7'2"

Generously proportioned kitchen with plenty of fitted cupboards and worktop space, there is an electric oven / hob, undercounter fridge, freezer and washing machine.

Bright corner windows to the front as well as a large window to the side ensure that this room is bright and airy.

Open Plan Dining / Bedroom

10'5" x 7'2"

This versatile room is currently set up as a bedroom however could easily be reinstated as an open plan dining area or study.

Lounge

14'10" x 11'6" overall

Through from the kitchen the timber and groove panelled lounge is cosy and featuring an open fire and small window to the front.

Shower Room

12'2" x 4'11"

The shower room is accessed by a few steps to the rear of the lounge. Dual aspect windows are a feature of this good sized room.

Attic Bedroom

9'8" x 7'5" overall

Reached via a quaint narrow staircase, the attic bedroom features built in storage and a roof window to the front.

Services

Stone Cottage is connected to mains electricity, water. For heating there is a coal fire with back boiler within the lounge, housed within a stone fireplace which supplies a single radiator and heats the water.

Additional hot water is via electric and immersion heater. Drainage is to a shared septic tank.



Garden

Stone Cottage enjoys substantial flat gardens which are bound by fencing and boast mature plants and shrubs. The views are breathtaking!

Floor Plan

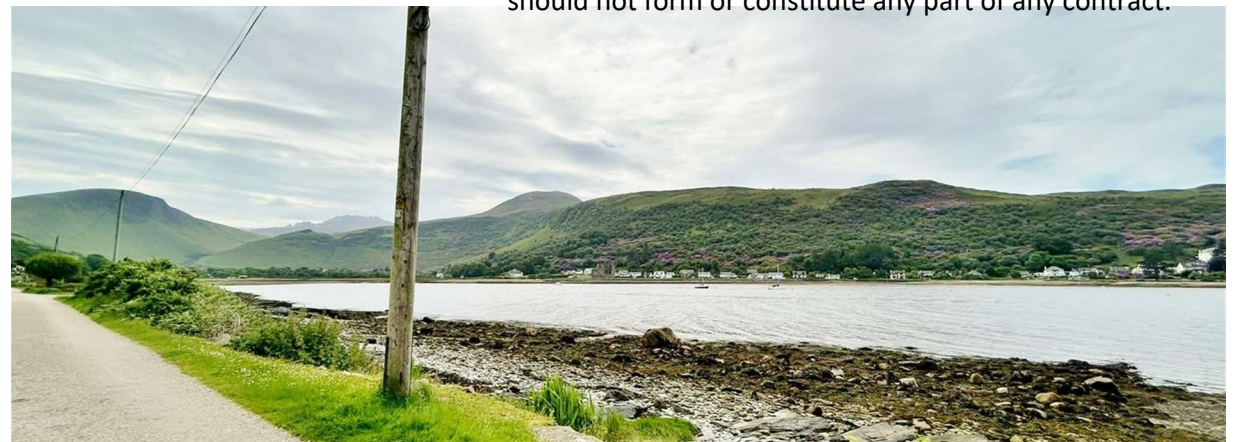
Floor plan is not to scale and is to be used for guidance only.

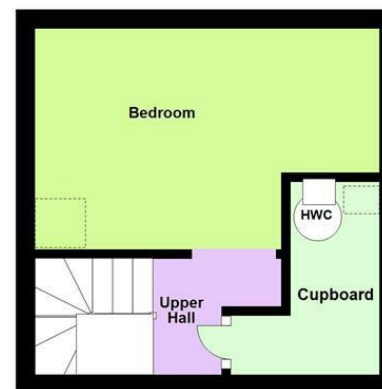
Cal Mac travel details

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

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.






Upper Floor

Stone Cottage

Total area: approx. 52.7 sq. metres (567.4 sq. feet)

FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		12
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick pier turn right and proceed through the village taking the coastal road north through Corrie and Sannox to Lochranza. Enter the village passing the golf club house on the right hand side and take the first narrow road on the right. Follow the road as it takes a sharp left turn and pass the car park on the left and continue on for a few hundred yards - look out for our For Sale sign!

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