



Auchenwhin,
Kildonan,
Isle Of Arran,
KA27 8RR



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

3 Bed Villa located in Kildonan



Auchenwin enjoys an elevated location in the rural and picturesque area of High Kildonan - this remarkable detached home and grounds offer an exceptional living experience - a generous villa with extensive grounds, taking in the wonderful southerly views across Kildonan towards Ailsa Craig and beyond. The property boasts a flexible living arrangement, with three reception rooms, three spacious bedrooms and three well-appointed bathrooms, making it an ideal family home or a serene retreat.

As you enter, you are greeted by a stunning galleried reception hall with timber staircase that sets the tone found throughout the residence. The versatile accommodation is perfect for working from home, entertaining guests or enjoying quiet evenings with family. Each room is designed to maximise the breath taking views, allowing natural light to flood the space and create a warm, welcoming atmosphere.

The private drive provides ample parking for multiple vehicles, ensuring convenience for both residents and visitors. The expansive grounds encompass approximately two acres of land, complemented by beautiful forestry, offering a perfect blend of outdoor space for leisure and relaxation.

This wonderful property is not just a home; it is a lifestyle choice, with scope for further development, providing a unique opportunity to enjoy the tranquillity of nature while being close to the stunning coastline. With its impressive features and idyllic elevated rural location, this property is a rare find that promises to deliver comfort, business opportunity and luxury in equal measure. Do not miss the chance to make this extraordinary residence your own.

Entrance porch

8'3" x 8'9"

Double doors open into the the spacious entrance hallway accessing all the accommodation within. There is plenty of space for hanging coats and storing outdoor gear.

Reception hall

18'0" x 12'4"

The wide reception hallway accesses all the accommodation within, with the focal point of timber staircase leading up to the upper floor.

Beside the staircase there is space for a large dining table or study and seating area.

Lounge / dining room

23'8" x 21'4"

The expansive formal lounge enjoys a triple aspect across the front, side and rear gardens from the multiple windows flooding the room with natural light. French doors to the rear open out to the gravel patio and take in the panoramic sea views.

Kitchen

10'11" x 16'0"

The kitchen is to the rear of the property, fitted with wall and base units, integrated oven and grill with a gas inset hob, as well as a dishwasher and washing machine. The picture window takes in the lovely view out to sea and a partially glazed door opens into the sun porch.

Sun porch

6'9" x 8'4"

Appended to the rear of the property the sun porch takes in the panoramic southerly views across the gardens and Firth of Clyde to Ailsa Craig and beyond.

Sitting room / dining room

10'11" x 18'0"

The second, more informal, sitting room could equally be a dining room, study or even an additional bedroom. To the rear of the property it enjoys a dual aspect and south facing French doors opening on the gardens, taking in the wonderful views.

Bedroom 1

12'4" x 11'10"

Ground floor double bedroom to the front of the house with access to the Jack and Jill shower room.

Jack and Jill shower room

7'5" x 3'9"

Ground floor shower room with access from the reception hallway and bedroom. The shower room is fitted with a white suite and separate shower cubicle.

Upper hallway

13'3" x 13'2"

The timber stair case leads up to the upper floor and onto a spacious galleried hallway overlooking the reception hallway. It further benefits from a roof window to the rear taking in the views.

This spacious hallway offers further versatile space to create a seating and relaxing area or even a study space.

Bedroom 2

13'2" x 21'1"

Spacious double bedroom with built in storage and roof windows for natural light. Glazed French doors to the gable end taking in the wonderful views across to Pladda.

Ensuite bathroom

6'10" x 6'3"

The ensuite bathroom is fitted with a white scalloped suite and has a roof window taking in the wonderful views.

Bedroom 3

13'2" x 21'4"

Large double bedroom which is also filled with natural light enjoying a dual aspect to the side overlooking the forest and roof window to the rear taking in the wonderful views.

Ensuite shower room

5'7" x 6'10"

The ensuite shower room has a roof window to the rear, taking in the impressive views and is fitted with a white suite and shower cubicle.

Garden and land

The gardens and grounds surrounding this amazing property are extensive, securely bounded with fencing following the natural geology of the rural location. A sweeping gravel driveways leads down from the main road, allowing parking and turning for several vehicles. There is a timber open store and three timber sheds. To the side of the property there is approximately half an acre of forestry. To the front of the property is a fenced-in field of approximately 1.5 acres.

Directly surrounding the home is a large fenced garden that is mostly laid to lawn and relatively flat, taking in the southerly aspect and enjoys panoramic stunning views across the Firth of Clyde.

Council Tax

Auchenwin is rated "F" band paying £2926.31 including water in 2025/26.

Services

Auchenwin is connected to mains electricity and water. Drainage is to a septic tank located within the grounds. Hot water and heating is by electric with storage and panel heaters throughout. This is supplemented by an electric fire in the lounge and electric stove in the sitting room.

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///teaching.richer.ideals



A little more information

Auchenwhin is being sold as seen with all the contents, furniture and moveables included.

This unique property is located in High Kildonan which is approximately 20 miles from the Brodick ferry terminal. Set amidst rolling farmland with beautiful unspoiled shore and forest walks of High Kildonan, Auchenwhin enjoys the friendly communities and some of Arran’s most spectacular scenery. The village of Kildonan is approximately 1 mile away and home to some of Arran’s many beautiful sandy beaches and the Kildonan hotel. There are primary schools in the neighbouring Kilmory and Whiting Bay, and the secondary school is situated in Lamash, to which pupils travel daily. The award-winning Isle of Arran Lagg Distillery, the Lagg Hotel are just a short drive away. High Kildonan is a few miles south of the village of Whiting Bay, where there are a selection of shops and restaurants including, general store, post office, newsagent, DIY store, petrol station and garage and Golf Course.

The Isle of Arran is a place where you can find a little bit of everything you could ever want from a Scottish island; an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce. With excellent facilities around the island to cater for almost every pastime it is an incredible place to live and work.

Floor Plan

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

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

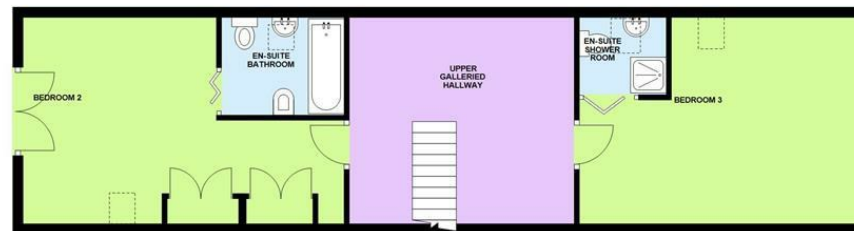
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk



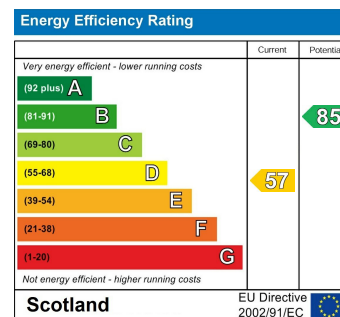


AUCHENWHIN GROUND FLOOR



AUCHENWHIN FIRST FLOOR

TOTAL AREA: APPROX. 198.6 SQ. METRES (2138.1 SQ. FEET)



DIRECTIONS

From Brodick Pier, turn left and proceed for approximately 20 miles south through Lamlash, Whiting Bay, and Dippin, passing the first turning to Kildonan. Continue along the road, where the driveway to Auchenwhin is on the left handside, as you reach the forest.

[What3words///teaching.richer.ideals](https://www.what3words.com/teaching.richer.ideals)

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

E: sales@arranestateagents.co.uk
T: 01770 302310
www.arranestateagents.co.uk

Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990