

Helenslea,
Whiting Bay,
Isle Of Arran,
KA27 8QR



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

6 Bed
Detached Villa
With Sea Views
Located In
Whiting Bay



Helenslea enjoys an elevated location in the heart of the picturesque village of Whiting Bay on the Isle of Arran. This substantial detached villa offers a unique opportunity for those seeking a spacious family home, a tranquil retreat, or scope to develop the existing letting business.

Built around 1926, this attractive property is beautifully presented and bursting with character and period features, while still providing modern comforts.

With six generously sized bedrooms, this home is perfect for larger families or those who enjoy hosting guests, would like to work from home or perhaps develop the current letting business. The flexible and versatile layout provides ample space for relaxation and entertainment, allowing for a variety of living arrangements. Each room is designed to take advantage of the stunning elevated sea views or immaculate and expansive garden views, creating a serene atmosphere that is both inviting and inspiring.

The gardens at Helenslea, spanning approximately half an acre, are a true highlight of this property. These beautifully maintained outdoor spaces offer a perfect setting for outdoor activities, gardening, or simply enjoying the breath taking surroundings and visiting wildlife. They provide a sense of privacy and tranquillity, catching the afternoon sun making it an ideal spot for unwinding after a long day.

Conveniently located close to village amenities, residents will find shops, cafes, and local services just a short distance away. This prime location combines the best of both worlds: the peacefulness of coastal living with easy access to everyday conveniences.

In summary, this remarkable home in Helenslea, Whiting Bay, is a rare find, offering spacious living, stunning views, and beautiful gardens. It is a perfect choice for those looking to embrace the charm of island life while enjoying the comforts of a well-appointed family home.

Entrance porch
12'7" x 6'0"

A spacious entrance porch to the side with a red quarry tiled floor and plenty of space for hanging and storing outdoor gear.

Entrance hallway
11'5" x 14'0"

A partially glazed door to the side from the porch opens into spacious hallway accessing all the accommodation within. It is fitted with an open brick fireplace inset with electric fire and the original timber staircase with understair cupboard, leads up to the upper hallway, which is flooded with natural light from windows to the rear gardens.

Ground floor shower room
6'0" x 6'0"

Just off the hallway this handy groundfloor shower room is fitted with a white suite and walk in shower.

Lounge
26'2" x 14'11"

The extensive lounge is to the front of the villa and takes in the panoramic views across the gardens and beyond to the Ayrshire coastline from the multiple windows flooding this lovely room with natural light. An open fire is the perfect spot to enjoy a cosy night in.

Dining room
11'6" x 6'6"

Off the hallway, the dining room takes in the views across the gardens to the rear of the villa. It features some cleverly converted period features, converted into storage cupboards.

Kitchen
11'6" x 11'10"

Just off the dining room to the side and rear of the villa, the kitchen is fitted with white shaker style wall and base units, with a black marble effect counter top. There is space and plumbing for a freestanding dishwasher and washing machine, along with space for a fridge freezer and freestanding cooker.

A door to the side leads out to the side and driveway.

Upper hallway
15'0" x 8'3"

The stairs lead up to a half landing with window overlooking the rear gardens and flooding the central hallway with light.

Bedroom 1
11'6" x 9'1"

To the rear of the villa a spacious double bedroom with a window to the side.

Bedroom 2
11'8" x 12'0"

A lovely double bedroom to the front of the villa with a corner dual aspect window taking in the window views over Whiting Bay and across the Firth and Clyde

Bedroom 3
13'1" x 8'11"

Double bedroom to the front taking in the wonder views across to the Ayrshire Coastline. A door to the side leads into a second hallway.

Bedroom 4
10'2" x 11'7"

A spacious double bedroom to the rear of the villa with stunning views across the extensive gardens.

Bathroom
9'1" x 8'1"

The family bathroom has a frosted window to the front of and is fitted with a white suite with an electric shower over the bath.



Second upper hallway hallway

3'1" x 2'7"

The second hallway is accessed off bedroom 3, providing access to bedrooms 5 & 6. These two bedrooms can also be accessed from a second staircase.

Ground floor hallway

6'7" x 7'1"

The stairs lead up to bedrooms 5 and 6 and there is an external door out to the side and driveway. This part of the house, offers scope for development into a self contained apartment / granny annex with letting potential.

Bedroom 5

10'2" x 9'11"

Double bedroom with camcile ceiling and window looking across the rear garden.

Bedroom 6

9'8" x 9'11"

Double bedroom with camcile ceiling and window to the front of the villa taking in the sea views.

Sitting room

13'7" x 10'5"

The second cosy lounge is on the ground floor with the focal point of an open fire, takes in the views across the front gardens.

Shower room 2

6'7" x 6'2"

The shower room is on the ground floor and is fitted with a white suite and low profile shower.

Garden

The sweeping gravel driveway to the side, leads to the rear of the property to a garage, which provides ample parking and turning for several cars. The gardens are relatively flat and mostly laid to lawn with borders and flower beds. The extensive enclosed grounds extend to approximately half an acre and the present owners have cultivated and planted with a profusion of shrubs, trees and flowers. The rear garden has a large lawn area and there are mature shrubs, bushes and trees as well as a border filled with flowering foliage. There is a large timber shed with log store and and a small summer house within the grounds and private patio seating areas taking in the wonderful surroundings and afternoon sun.

It truly is a delight!

Services

Helenslea is connected to mains electricity, water and drainage. Central heating is by the oil fired boiler located externally supplying radiators throughout. This is supplemented by the open fires within the lounges and sitting room.





Helenslea Whiting Bay, Isle Of Arran, KA27 8QR

Council Tax

Helenslea is commercially rated as it is currently a holiday let, however it can easily be assessed for council tax to allow conversion back to a residential home. Historically it has been used as a very popular holiday let.

Although not being sold as a business, if required it could be sold as a turnkey property – some of the fixtures and fittings, furniture and equipment are available by separate negotiation.

A little more information

Helenslea enjoys a beautiful location at the end of a quiet cul-de-sac enjoying views over Whiting Bay and the sea beyond. It is a short walk to the centre of the village with its beautiful sandy beach and has easy access to the many forestry and country walks nearby at the picturesque Glenashdale and Fairy Glen. The village primary school is close by and the secondary school is in Lamlash village, just 3 miles to the north. Whiting Bay is a bustling and friendly community with a large village hall, local pub, restaurants, excellent shops, an 18 hole golf course and bowling green amongst many other amenities.

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///double.reverses.somebody

Floor Plan

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

Viewings by appointment

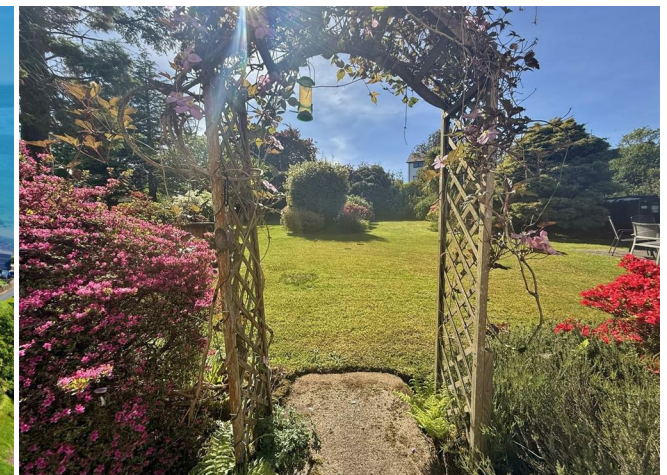
Please note that viewings are strictly by appointment.

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

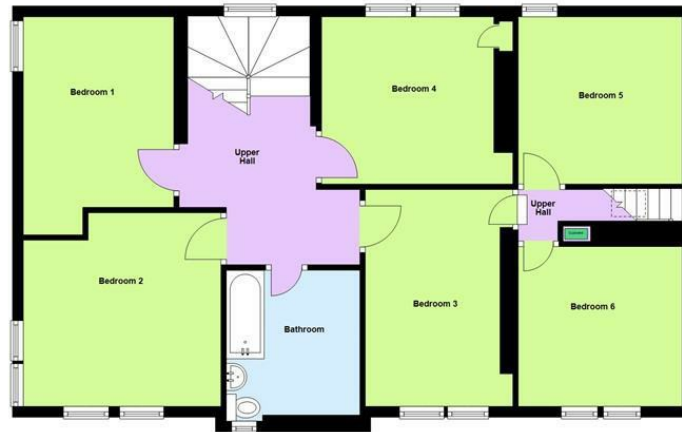
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

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





Helenslea Ground Floor



First Floor

Total area: approx. 203.0 sq. metres (2184.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC

DIRECTIONS

From Brodick Pier, turn left and proceed to Lamlash and then on to Whiting Bay. Turn right at 'The Coffee Pot' and follow the Golf Course Road for approximately 200 metres. Turn left into Mont Stewart Road where Helenslea is the second property on the right hand side. What3words ///double.reverses.somebody

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