Clisham,
Pirnmill,
Isle Of Arran,
KA27 8HP

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

Four Bedroom Detached Villa located in Pirnmill

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Set in the heart of the much-loved coastal village of Pirnmill on the Isle of Arran, this substantial detached villa is a truly special home. Dating from 1933, it is bursting with character, charm and original features, with a wonderful sense of history and plenty of space for family and friends. With a history of use as a bed and breakfast, property offers flexibility for a range of lifestyle needs.

With four generous double bedrooms, three bathrooms and beautiful sea views, this is a home that really makes the most of its spectacular island setting. From the garden and many of the rooms, you can enjoy ever-changing views across the Kilbrannan Sound with incredible sunsets providing a breathtaking backdrop at the end of the day.

Outside, the generous lawned garden extends to approximately ¼ acre, with plenty of space to relax, entertain and simply enjoy the peace and beauty of Pirnmill. There is also off-road parking and a useful workshop and a timber shed.

For anyone looking for a home with genuine character, wonderful views and that special feeling of being somewhere quite removed from the everyday, this could be a very lovely place to call home.

Entrance Vestibule
7'1" x 2'7"
Double doors lead into the vestibule with original ornate tiled floor, and plenty of space to hang coats.

Reception Hall
7'4" x 18'4" overall
Glazed doors lead into a spacious hall with the elegantly detailed wooden staircase leading to the upper floor.

Dining Room
14'0" x 14'2" overall
Beautiful, dual-aspect dining room with open fire and unrivalled views towards the Kilbrannan Sound.

Living / Family Room
13'8" x 17'3" overall
Stunning lounge with bay window and side window. This is a cosy room with a wood burning stove inset into the original timber surround fireplace and slabbed hearth.

Kitchen
10'6" x 13'0"
Fitted kitchen with plenty of timber base and wall mounted units, a large range cooker, space and plumbing for a washing machine and of course, a traditional drying pulley.
The partially panelled glass door leads to the rear porch, with a window towards the rear garden.

Rear Entrance Porch
4'0" x 4'11"
Rear porch, which sits to the side of the kitchen, has a door to rear garden and is large enough to house the fridge freezer.

Bedroom 4
10'10" x 12'5"
Good sized double bedroom with view over rear garden and wash hand basin, retained from Clisham's former use as a bed and breakfast property.

Shower Room
3'1" x 8'6"
A charming Victorian style ground floor shower room.

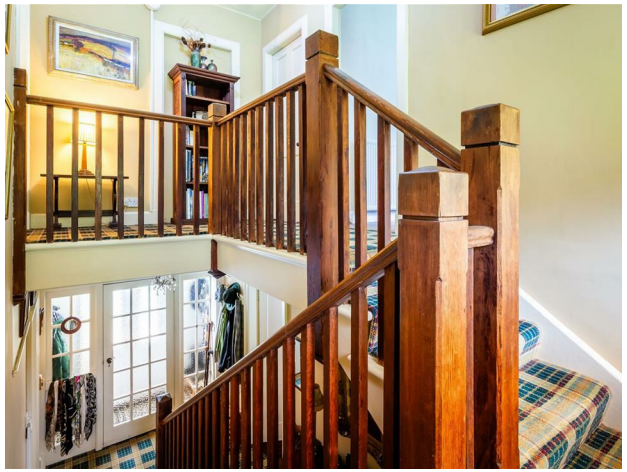
Upper Floor
5'9" x 15'8" overall
Beautifully crafted timber staircase with intricate detailing leading to landing area with access to all rooms.

Bedroom 1
13'6" x 13'10" overall
A beautiful, large double bedroom with sea views and door to ensuite shower room.

Ensuite Shower Room
7'1" x8'2"
Stylish ensuite with window to front, quadrant shower cubicle, w.c. and sink.

Bedroom 2
13'6" x 14'2" overall
Another stunning large double, currently a twin, bedroom with amazing views to the sea.
The configuration from the hallway, means that this room and adjacent bathroom can be utilised as a separate accommodation suite.

Bathroom
8'7" x 10'0"
Fitted white suite with with electric shower over the bath and window to rear.



Bedroom 3

13'7" x 9'6"

Another large double bedroom with wash hand basin and window to rear.

Floor Plan

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

Garden

Clisham enjoys substantial grounds, with amazing uninterrupted sea views.

The garden is mature, mostly laid to lawn to the front, with substantial gravelled parking for several cars and there is also a timber workshop and shed.

To the rear and side of the property is more parking and a rear lawned area including drying green.

A decorative front stone patio creates a welcoming focal point and a comfortable spot to take in your outdoor surroundings and wonderful views.

Services

Clisham is connected to mains electricity and water, with drainage to a SEPA registered septic tank which is located to the side of the property. Central heating is by the external oil fired boiler supplying radiators to most of the rooms. This is supplemented by the log burning stove in the living/family room (which also has a back boiler feeding two further radiators) and an open fire in the dining room.

Council tax

The property is rated band E paying £2584.05 in 2026 / 2027.

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A little more information

Clisham is located in the peaceful coastal village of Pirnmill on the west coast of the Isle of Arran, a wonderfully unspoilt part of the island known for its spectacular views, beautiful sunsets and relaxed pace of life. The village retains a well stocked village shop and post office along with a seasonal restaurant.

Life here is all about enjoying the outdoors and making the most of Arran's natural beauty. The west coast offers a wonderful mix of rugged coastline, quiet beaches, woodland walks and open countryside, while the island itself has everything you could want from island life – dramatic mountain scenery, ever-changing coastal views, great places to eat, local produce and a lively calendar of events and festivals.

Pirnmill has a real community feel and is a lovely base for exploring the island, with the beach and coastline right on your doorstep. Whether it's a morning walk, watching the sun disappear over the water, heading into the hills or simply enjoying the peace and fresh sea air, it's easy to see why this part of Arran is so special.

Cal Mac travel details

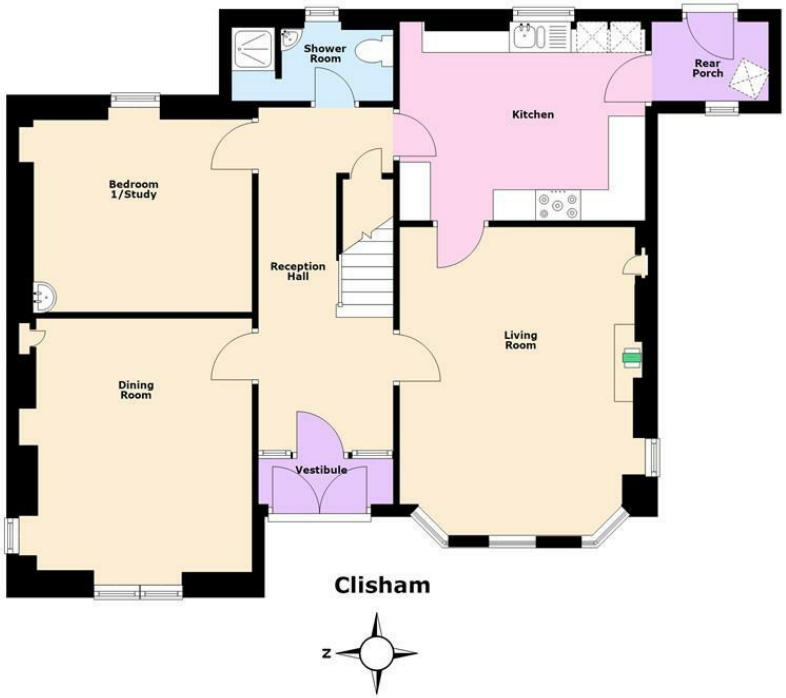
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.
Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk

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.

What3words///

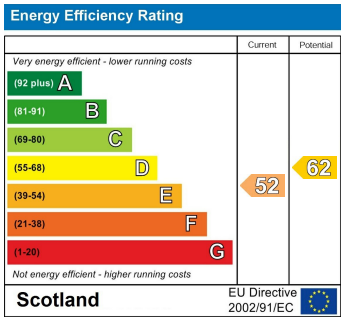
Every 3 metre square of the world has been given a unique combination of three words.
Used for navigation, here are the words for this property:
What3words///handbook.refer.traded



Clisham

Upper Floor

Total area: approx. 141.1 sq. metres (1518.7 sq. feet)



DIRECTIONS

From Brodick pier turn right and proceed through the village taking the B880 String Road towards Blackwaterfoot. After about 6 miles turn right towards Machrie and on reaching the coast turn right and proceed north through Machrie, Dougarie, Immacher and Whitefarland to Pirnmill. Travel to the centre of the village where Clisham is on the right about 100 metres past the village shop.

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

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

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