



The Lodge,  
Lochranza,  
Isle Of Arran,  
KA27 8JF



**Arran**  
ESTATE AGENTS   
ISLAND OWNED & RUN SINCE 1990

Detached six bedroom  
former hunting lodge  
located in Lochranza



On a prime site on Lochranza's Newton Shore, at the Head of the Loch, this beautifully proportioned historic property was originally designed in 1750 as a hunting lodge. A new wing was added in Victorian times, its bay window offering splendid views out to sea, across to the main part of Lochranza, and even up to the heights of the "Sleeping Warrior". Until 1960 the whole was a single household, with a long corridor leading from the front door of what is now No 1 The Lodge to the original back door, now serving as the front door of No 2 The Lodge.

After a period of neglect substantial remedial work was done in 1962-65, including the insertion of a wall across the corridor so that the two wings could function independently. Two houses in one.

Accommodation in 1 The Lodge comprises entrance hall, elegant lounge/dining room, kitchen, bathroom and two spacious king size bedrooms.

No 2 The Lodge has its own entrance hall, large kitchen, office and comfortable living room on the ground floor. On the first floor are two king size bedrooms, bathroom and a staircase leading to a further two good size attic bedrooms.

A new owner could potentially unblock the original interconnecting corridor to merge No 1 and No 2 back into one

household.

In The Lodge grounds on the east side the outbuildings, now dilapidated, at one time housed living quarters for the staff as well as dairy, carriage house and stables for the horses. Only the woodshed is currently in use. With significant investment a beautiful and very comfortable, roomy dwelling could be developed inside the original stone walls with sandstone lintels over doors and windows. A joyful project for today's architect!

**One, The Lodge, Entrance Hall**  
7'8" x 14'8"

**Inner Hallway**  
7'8" x 17'7" overall

**Living /Dining Room**  
21'7" x 20'0" overall

**Bedroom 1**  
14'1" x 17'8"

**Bedroom 2**  
13'5" x 16'9"

**Kitchen**  
7'10" x 10'6"

**Bathroom**  
14'0" x 8'5"

**Two, The Lodge, Entrance Hall**  
4'11" x 7'3"

**Inner Hallway**  
3'8" x 8'8"

**Staircase with storage**  
11'2" x 10'2" overall

**Lounge**  
12'9" x 15'3"

**Dining Room**  
8'8" x 11'2"

**Kitchen/Breakfast Room**  
14'10" x 15'3"

**First Floor Upper Hallway**  
8'9" x 10'7" overall

**Stairs to Second Floor**  
4'2" x 5'1"

**Bedroom 1**  
13'11" x 16'2"

**Bedroom 2**  
13'3" x 14'9"

**Bathroom**  
8'9" x 11'10"

**Second Floor Upper Hall**  
5'6" x 10'9" overall

**Bedroom 3**  
10'8" x 9'8"

**Bedroom 4**  
14'6" x 10'11"

**Eaves Cupboards**  
6'2" x 6'4" overall

### A little more information

In the tranquil village of Lochranza on the northwest side of the Isle of Arran, the Newton Shore is the most exclusive location. On a branch road looking across to the main part of the village it is still close to the ancient castle, distillery and pier where a small car ferry crosses to



Kintyre on the mainland.

An energetic village community supports facilities such as the Lochranza Country Inn (with public bar/meals); sports clubs, activities and entertainment at the Village Hall; and a small shop and restaurant at the golf course. The distillery too has a restaurant. The local primary school is at Pirnmill, some 7 miles to the south where there is a village shop/post office.

Lochranza is also very popular with yachtsmen who enjoy the many moorings, floating pontoon and launch slip by the pier.

Often described as "Scotland in Miniature" the Isle of Arran has everything you could ever want from a Scottish island: an ever-changing coastline, dramatic mountain peaks, sheltered beaches, opportunities for outdoor activities galore, great cultural festivals and a wealth of tasty local produce.

#### Floor Plan

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

#### Garden

The property sits in around of a third of acre with views towards Lochranza Castle. There is a driveway for each entrance, east and west wing, and several outbuildings to the rear.

With the relevant permissions, the outbuildings also have development potential to create further accommodation.

#### Services

The Lodge is connected to mains electricity and water supply for each house and can be switched off separately - all the wastewater drains into a shared septic tank.





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### Council Tax

One the Lodge is rated 'C' for Council tax paying £1628.16 including water.

Two the Lodge is rated 'E' for Council tax paying £1831.69 including water.

### 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///apple.helpful.recliner

### 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](http://www.calmac.co.uk)

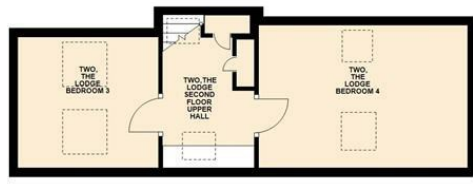




GROUND FLOOR



FIRST FLOOR



Second Floor

TOTAL AREA: APPROX. 306.8 SQ. METRES (3302.5 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		56
(39-54) <b>E</b>		
(21-38) <b>F</b>	21	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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 and over to Lochranza. Enter the village passing the distillery on the left hand side, proceed for a quarter of a mile and turn right, opposite the Field Study Centre. Follow the road across the golf course and bear left along the Newton shore, where The Lodge is on the right, past the semi-detached whitewashed Bridgend Cottages. The Lodge is the third property on the right hand side. What3words:///apple.helpful.recliner

**CONTACT**

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