

S

SPION KOP

LAMEASH  
ISLE OF ABBAN  
NORTH AyrSHIRE  
KA27 5IS





“... SITUATED IN AN ELEVATED POSITION ON THE OUTSKIRTS OF THE RELAXED, COASTAL VILLAGE OF LAMLASH ...”



**B**RODICK (ARRAN'S MAIN TOWN) HAS TWO LARGER CO-OP SUPERMARKETS AND A FULL RANGE OF PROFESSIONAL SERVICES. BRODICK IS THE PORT FROM WHICH REGULAR SAILINGS THROUGHOUT THE DAY, SERVICED BY CALEDONIAN MACBRAYNE, LEAD TO THE MAINLAND AT ARDROSSAN. COMMUTERS AND TRAVELLERS NOW BENEFIT FROM ROAD EQUIVALENT TARIFF (RET) FERRY FARES, WHICH ARE SUBSTANTIALLY LOWER THAN BEFORE.

ardrossan has a mainline rail station, with trains to Glasgow that connect with the ferry times, and is approximately thirty miles from Glasgow City Centre. Prestwick International Airport is sixteen miles to the south of Ardrossan, with Glasgow International Airport twenty-four miles east of Ardrossan. The primary school, nursery and the only high school and gym campus are close-by and further primary schooling is available in Corrie, Brodick and Whiting Bay. A frequent bus service runs around and across the island and, at Lochranza, there is the ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come.

The Location  
**LAMLASH**

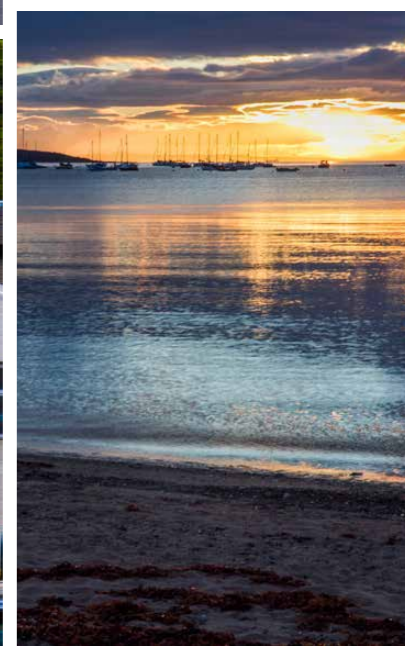
**T**his unique villa is situated in an elevated position on the outskirts of the relaxed, coastal village of Lamlash, which lies on the eastern aspect of the Isle of Arran, a popular island off the west coast of Scotland. The village of Lamlash has two hotels (The Glenisle and Lamlash Bay Hotel), two pubs (The Pierhead Tavern and The Drift Inn), a local church, a newsagent, a chemist, medical centre, the only hospital on the island and a refurbished Co-op.















A STRIKING, (FOUR BEDROOM), DETACHED VILLA, CONVENIENTLY POSITIONED WITHIN AN ELEVATED AND PRIVATE POSITION ON THE OUTSKIRTS OF LAMLASH, THAT BENEFITS FROM A DETACHED WORKSHOP IN THE GROUNDS, WHICH WOULD BE IDEAL FOR THOSE WHO WISH TO PURSUE A HOME LIFESTYLE BUSINESS.

The main accommodation is currently divided into two self-contained, two-bedroom cottages (ideal for holiday lets or independent living, but could easily be converted back into one dwelling if desired). The house offers flexible and versatile accommodation, formed over a two-storey layout. In essence, the front of the property belies the spacious accommodation internally. Although the house is very much a traditional home, it has a comfortable feel and benefits from outstanding views towards the Holy Isle and the Firth of Clyde. With mature trees and shrubs in the garden, red squirrels and a host of wild birds, this is a secluded haven.

The traditional building offers fantastic and flexible accommodation, which only a viewing will qualify. The interior offers flexible living space, which is inherent with a home of this age and character. The property is surrounded by grounds of (circa) **three-quarters of an acre**, with a wide variety of mature plants and trees and offers views of the ever-changing waters and the Holy Isle, which is the perfect spot to spend a lazy summer's day entertaining friends and family and has been used for this purpose on many an occasion. The gardens provide seasonal colour and allow for access to amazing woodland walks. The gardens come complete with a detached workshop, poly-tunnels, greenhouse and various other outbuildings. There is also the welcome addition of a private driveway providing off-road parking for numerous vehicles.

**The property requires a considerable level of internal and external re-decoration, modernisation and upgrading, but has been very competitively priced to realise an early sale. A prospective purchaser has a blank canvas to design and re-configure the villa to their own taste and style and add immediate value. Once completed, the property will offer well-proportioned room sizes with an abundance of living space, making this a super acquisition for a variety of buyers.**









# SPION KOP HOUSE

THE LARGER OF THE TWO SELF-CONTAINED SUBJECTS ARE ENTERED VIA A PRIVATE ENTRANCE VESTIBULE. A DOOR OPENS FROM HERE INTO A WELCOMING KITCHEN/DINER, WHICH HAS BEEN FITTED TO INCLUDE A GOOD RANGE OF FLOOR AND WALL MOUNTED UNITS WITH A STRIKING WORKTOP, PROVIDING A FASHIONABLE AND EFFICIENT WORKSPACE.

It further benefits from a Rayburn cooker, oven, hob and extractor hood. There is further space for a washing machine. Open-plan access is gained from here to the dining area which has ample space for a large table and chairs for more informal social gatherings. An arch opens into the impressive lounge, with twin picture windows to the front aspect, flooding the room with natural light and providing stunning views towards the Holy Isle. The feature wood-burning stove is the key focal point of this room. A door opens from here into the useful utility/sun-room, which is separated into three sections and offers a variety of uses. All of the sections have plenty of invaluable storage facilities and offer the perfect spot to hang jackets and store wellingtons. Access can be gained into the garden from either two sets of patio doors or a personal door. A cloakroom is located off the inner hallway, which allows access into 'Spion Kop Cottage'. A family bathroom completes the ground floor accommodation.







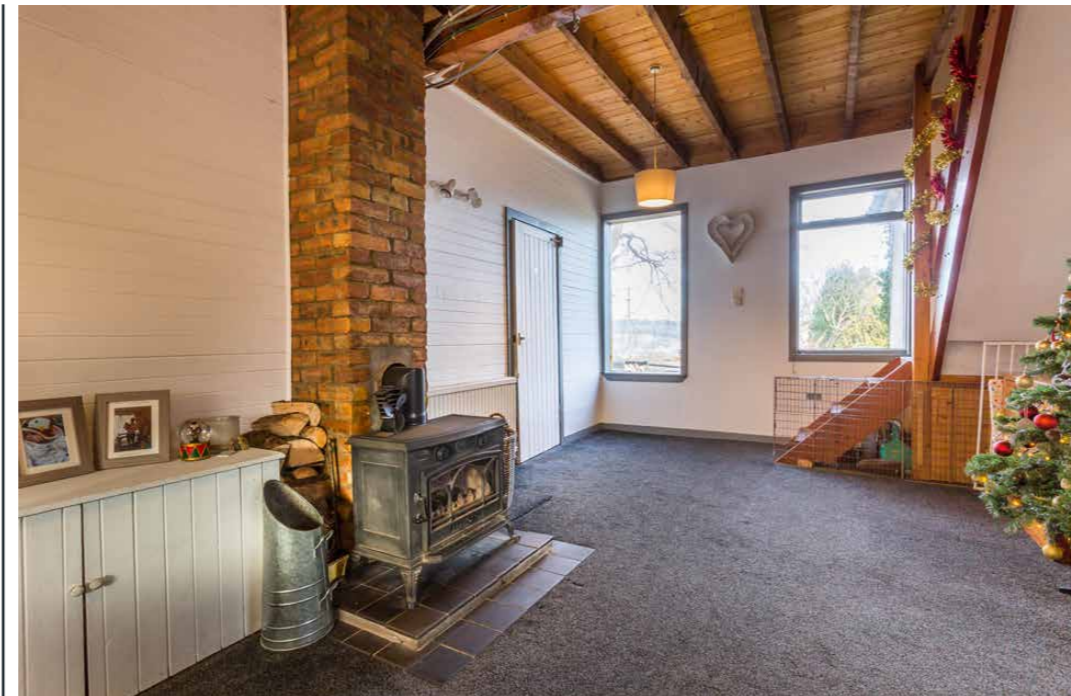
Kitchen/Diner





The staircase rises to first floor level (from the lounge), revealing two, well-proportioned bedrooms. Both of the bedrooms have twin Velux windows to the front and rear, storage facilities and space for additional free standing furniture if required. Both have views towards the Holy Isle and beyond.

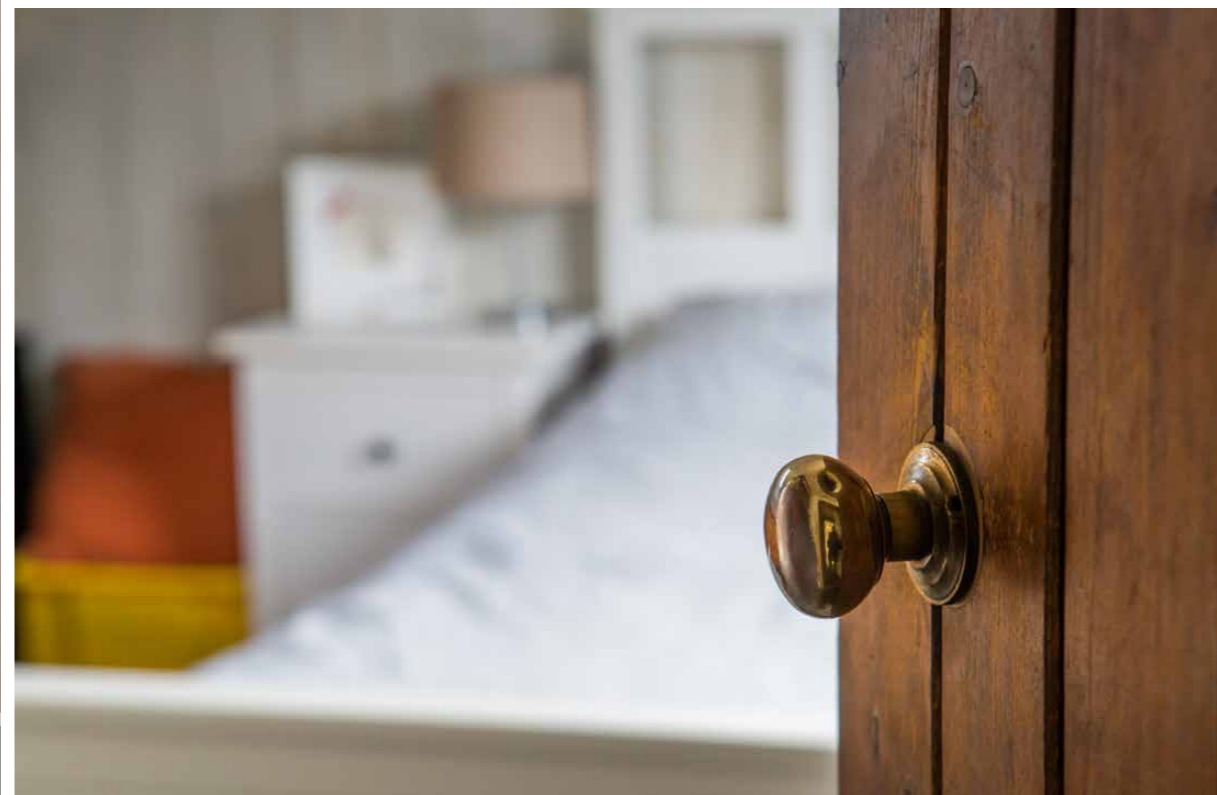
The specification includes independent electric central heating and some double glazing for additional comfort and convenience.



Lounge











Bathroom



Utility/Sun-room



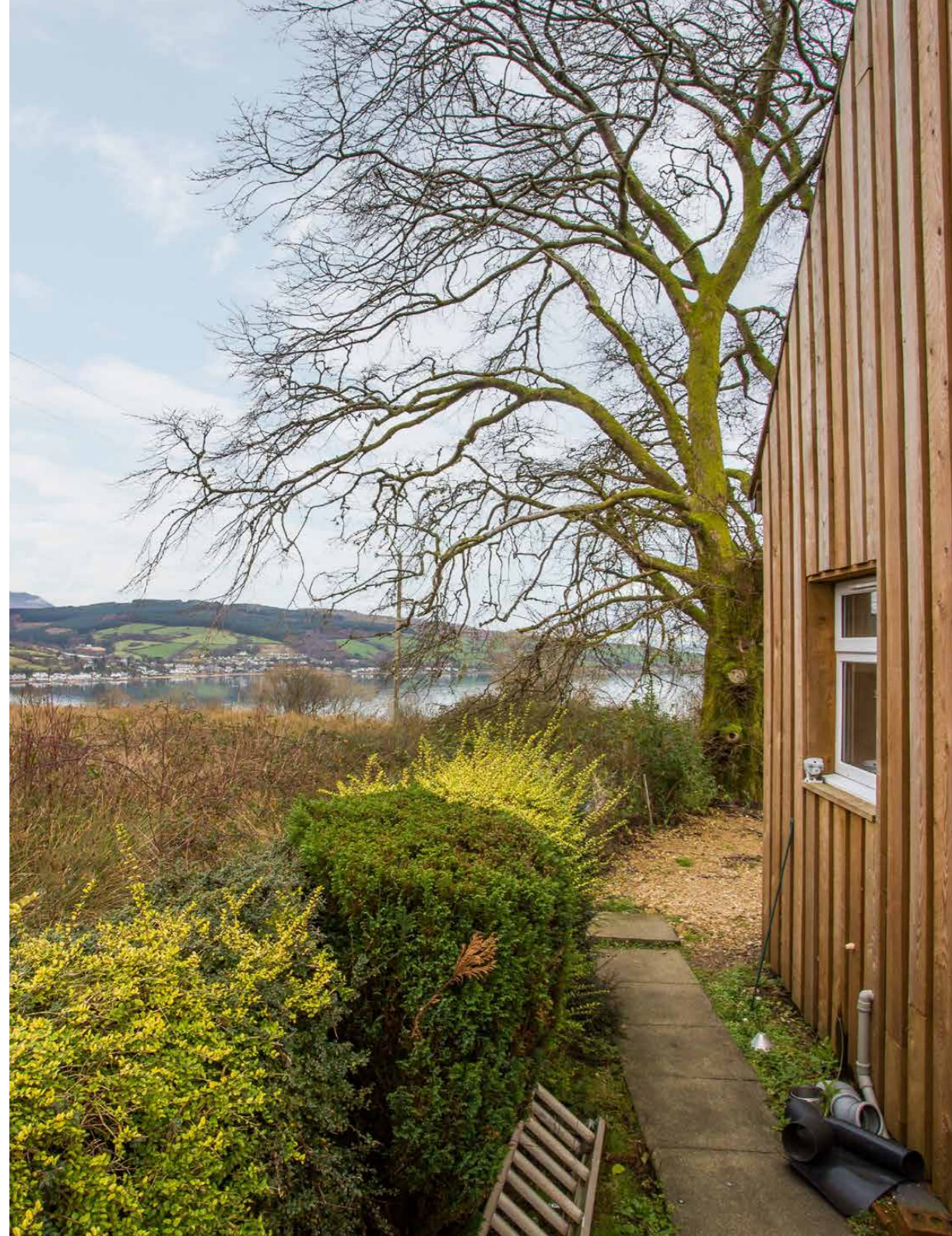
# SPION KOP COTTAGE

A SELF-CONTAINED (PRIVATE) REAR SUN PORCH (WITH PLUMBING FOR WASHING MACHINE) ALLOWS ACCESS INTO THE NEW COTTAGE, WHICH WOULD BE PERFECT FOR HOLIDAY LETS OR FOR AN ELDERLY RELATIVE OR TEENAGE REQUIRING A LEVEL OF INDEPENDENCE. KTOP, PROVIDING A FASHIONABLE AND EFFICIENT WORKSPACE.

In more detail, the accommodation comprises; The open-plan lounge/diner/kitchen is well proportioned and is both bright and airy and features a wood burning stove. The kitchen has been fitted to include an excellent range of contemporary floor and wall mounted units, with a striking worktop and benefits from an integrated oven, hob, extractor, fridge freezer and dishwasher. A bathroom completes the ground floor accommodation. The two bedrooms on the first floor both offer excellent views of the surrounding area.

The specification includes independent electric heating (we understand that this is not connected) and some double glazing for additional comfort and convenience.

Internal access can be gained into 'Spion Kop House' via the inner hallway.



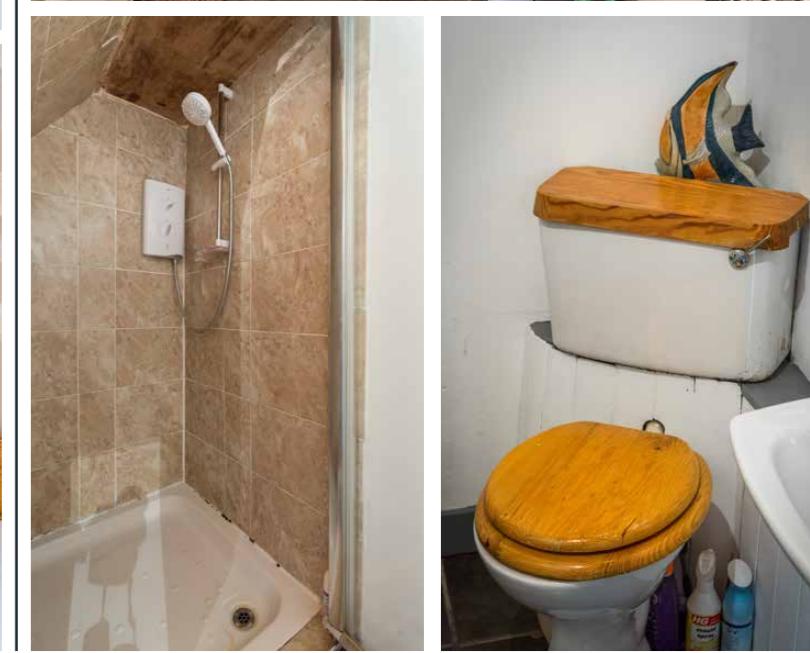
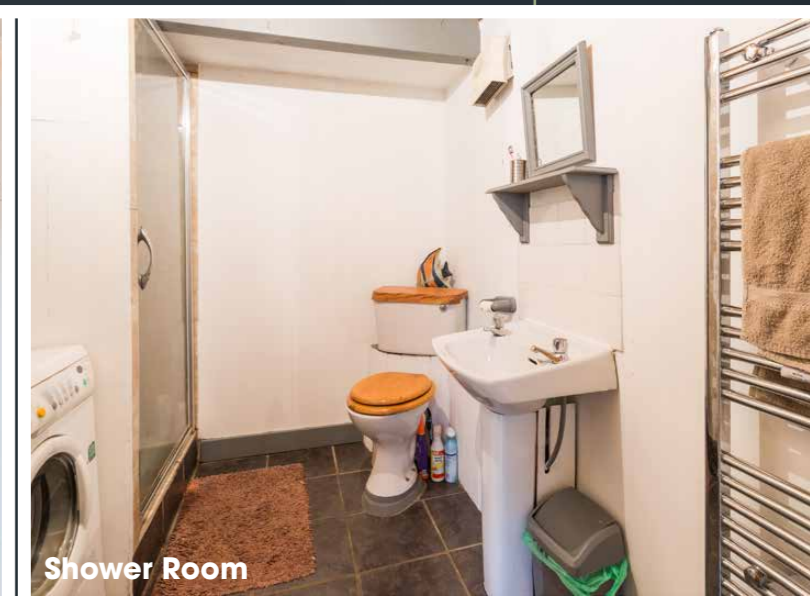




Lounge/Diner/Kitchen









# SPION KOP HOUSE



# SPION KOP COTTAGE



Approximate Dimensions (Taken from the widest point)

### House

Ground Floor	
Lounge	6.00m (19'8") x 3.50m (11'6")
Kitchen/Diner	6.00m (19'8") x 3.60m (11'10")
Bathroom	2.40m (7'10") x 1.70m (5'7")
Utility/Sun Room	4.90m (16'1") x 3.50m (11'6")
Utility/Sun Room 2	3.50m (11'6") x 2.20m (7'3")
Store	3.50m (11'6") x 2.90m (9'6")

### First Floor

Master Bedroom	4.30m (14'1") x 3.60m (11'10")
Bedroom 2	4.30m (14'1") x 2.70m (8'10")

### Cottage

Ground Floor	
Cottage Lounge/Diner/Kitchen	5.30m (17'5") x 3.60m (11'10")
Cottage Shower Room	2.60m (8'6") x 2.40m (7'10")

### First Floor

Cottage Master Bedroom	5.30m (17'5") x 3.50m (11'6")
Cottage Bedroom 2	5.30m (17'5") x 2.50m (8'2")

Gross internal floor area (m<sup>2</sup>): 143m<sup>2</sup> | EPC Rating: G



# SPION KOP HOUSE & COTTAGE





# SPION KOP WORKSHOP

THE ADJACENT DETACHED WORKSHOP (CONSTRUCTED CIRCA 1988) HAS PREVIOUSLY BEEN USED AS A CANDLE-MAKERS WORKSHOP AND OFFERS A VAST RANGE OF EXCITING OPPORTUNITIES AND COULD ALSO BE CONVERTED INTO RESIDENTIAL ACCOMMODATION (STPP). POWER AND LIGHT ARE PRESENT.

**This property has a quite unique setting. It not only offers potential purchasers a wonderful family/ holiday home, but it also provides an unparalleled opportunity to create a home-based lifestyle business. The interior of the house is very adaptable and would lend itself perfectly to be used as a bed and breakfast or as two, self-contained cottages. The detached workshop also offers a variety of uses.**

**DISCLAIMER:** Spion Kop and the workshop are being sold in their present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other systems within either property. We also understand that the log cabin in the grounds is excluded from the sale.





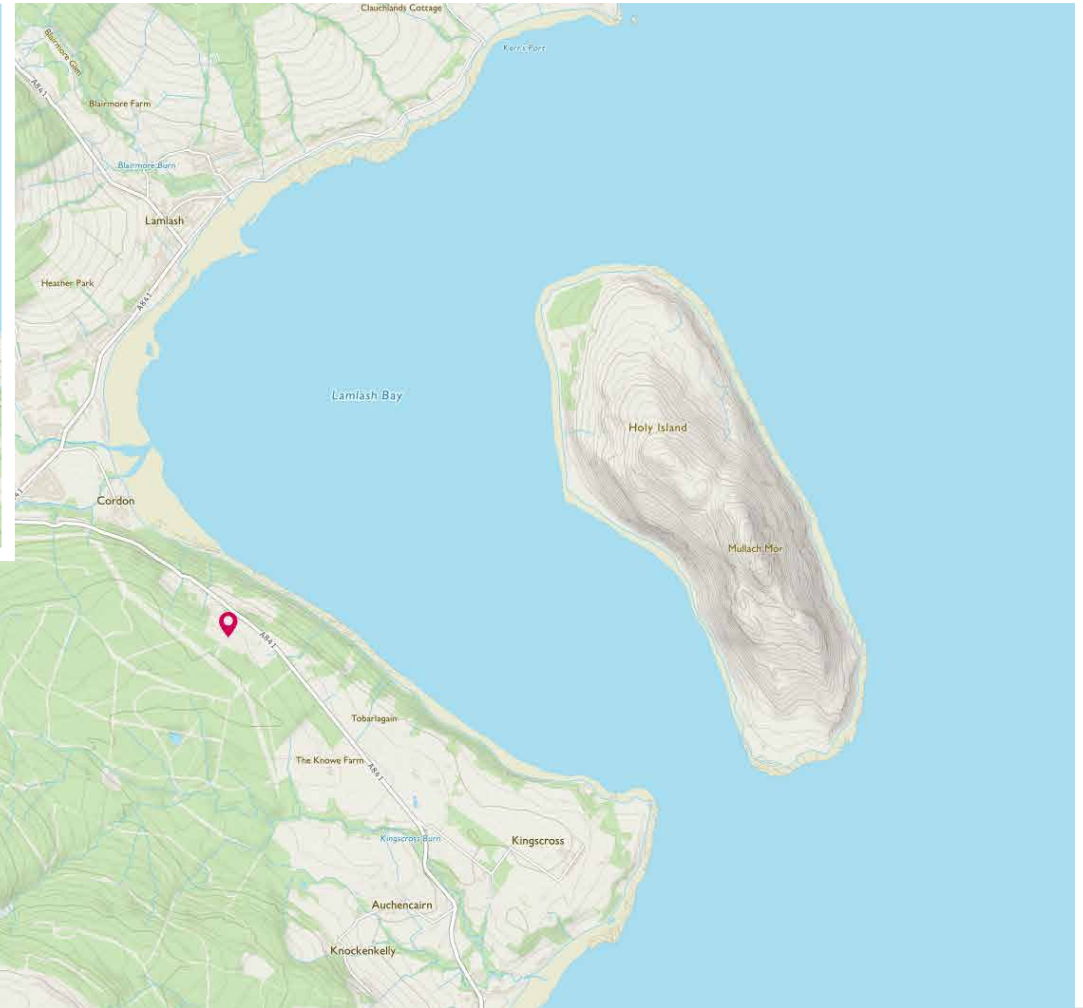
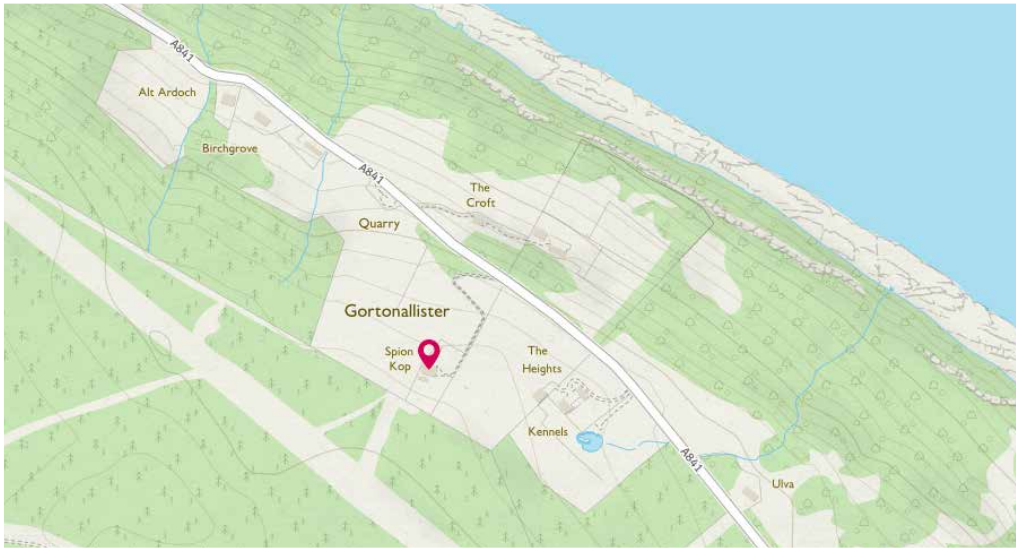


Image credit: <https://www.tandemsurvey.co.uk/comps/>

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