

Arnhall

Shore Road, Whiting Bay, Isle of Arran, North Ayrshire, KA27 8PX





Whiting Bay

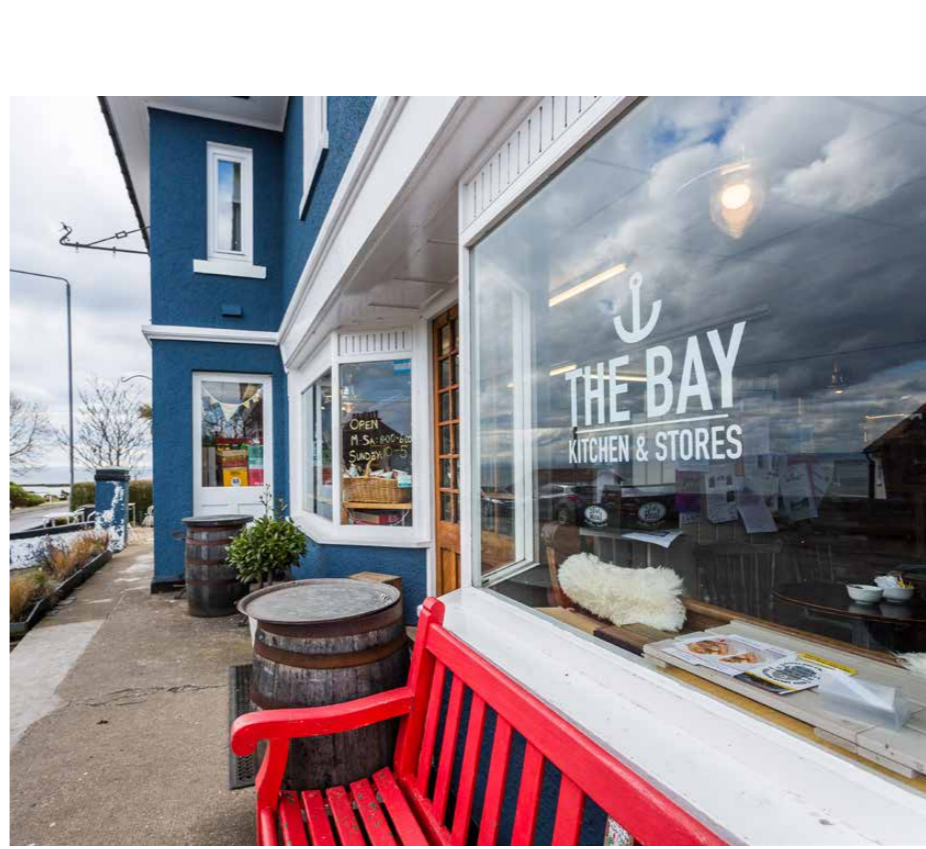
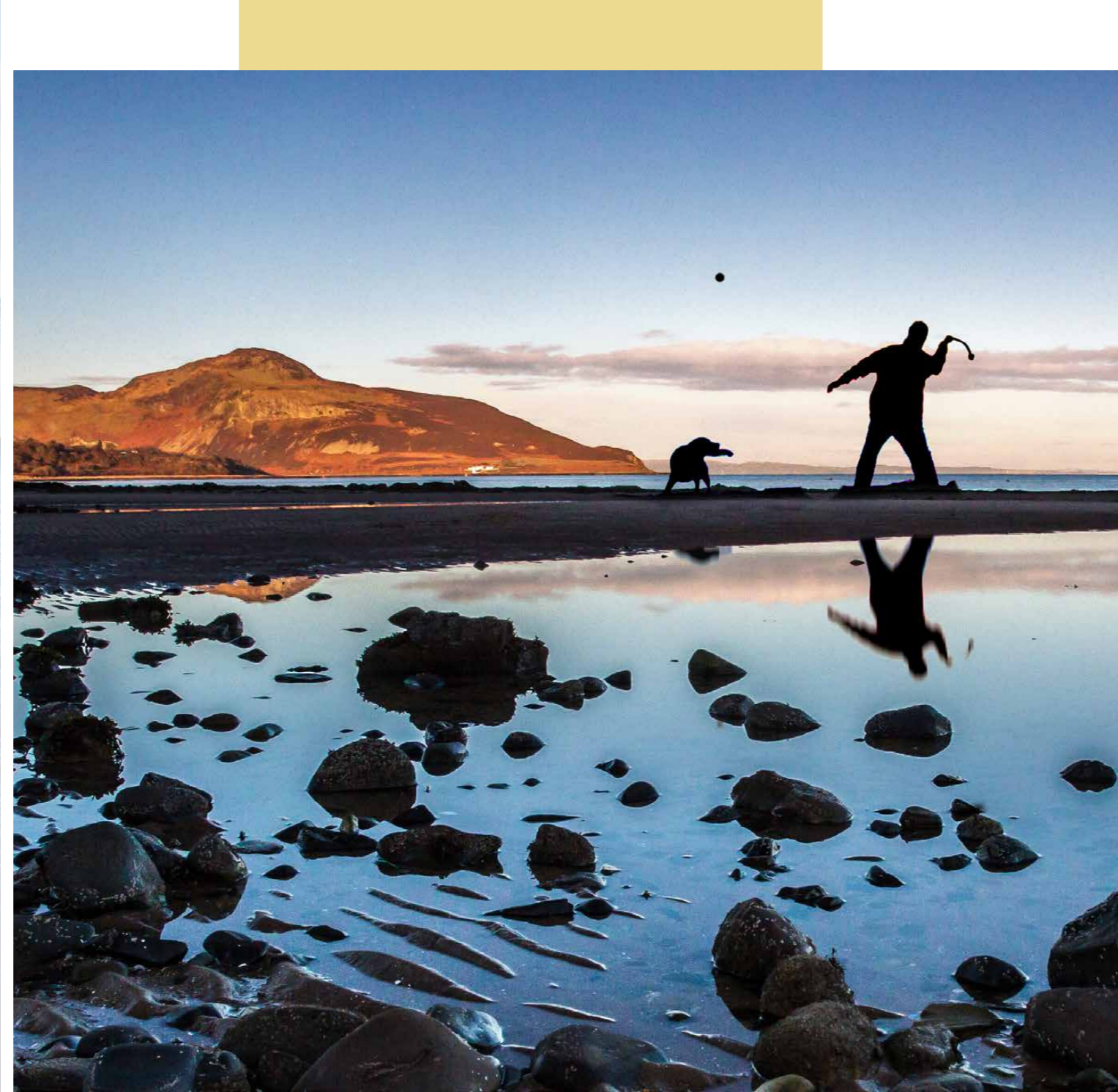
Whiting Bay is located on the south east corner of the island and overlooks the Firth of Clyde, with views to the very southern point of Scotland. The village provides a post office, pharmacy, café/bar, restaurant, bistro, hardware store, Bay Stores and a farm shop. There is a craft outlet and art gallery, as well as a picturesque 18-hole golf course. Primary schooling is available in the village and secondary schooling is found at the High School in Lamlash. The surrounding area provides some of Arran's most scenic walks, not only along the shore line,

but also through the forest to Glenashdale Falls.

The Isle of Arran, approximately 167 square miles in area, is sometimes referred to as "Scotland in miniature", as it is divided into highland and lowland areas by the Highland Boundary Fault. The island is a popular destination for geologists, due to the substantial volcanic activity around 16 million years ago in the Tertiary period.

There are many stone circles and standing stones dating from

Neolithic times, including those on Machrie Moor and the Giants Graves above Whiting Bay. Arran is approximately 60 miles in circumference and has some of the finest scenery in Scotland, with excellent walking, rambling and sea and trout fishing. Tourist attractions include Arran Aromatics, Arran Heritage Museum, Lochranza Distillery and Brodick Castle. There are seven golf courses on the island with 'Arnhall' ideally positioned for easy access to Whiting Bay Golf Club and Lamlash Golf Club.





A Brief History of Whiting Bay

Some say Whiting Bay was so called because of the amount of whiting fish caught, although a herring fishery also ran from here. At one point it had the longest pier in Scotland.

In Whiting Bay, the Giants' graves, neolithic tombs from 4000 years ago, lay in the forest along with Viking forts. At Kingscross Point, a dun or fortified farmstead has been found dating back the better part of two thousand years. Kingscross was used by Vikings as a settlement and burial site, and it has been suggested that the bay to the south was named after them, with "Viking Bay" later becoming corrupted to Whiting Bay.

In 1263, the Vikings of King Haco's fleet anchored before the Battle of Largs. Arran, according to Irish tradition, was also the home of Manannan mac Lir, the God of the Sea. Feb 1307 – Kingscross also achieved a footnote in history when it became the

place from which Robert the Bruce sailed for Ayrshire in February 1307, en-route to regaining control of his kingdom from the English. The pier in Whiting Bay was built in 1901 and became the longest pier in Scotland. It was dismantled in 1964.

The transformation of a group of tiny settlements into the Whiting Bay we see today, began with the establishment of a ferry to Saltcoats in 1790. This was followed from the 1830s by the arrival of steamers from Glasgow and elsewhere in the Clyde Estuary. Clearance of Arran's inland crofting areas from the 1830s produced a demand for more accommodation on the coast, here and elsewhere on the island. Of all Arran's villages, Whiting Bay seemed to attract the most "upmarket" clientele, and the result was a succession of fine villas being built along the landward side of the road running behind the bay. Meanwhile, a golf course was established in 1895, as were tennis

courts, a bowling club and a putting green.

The building of a new pier in 1901, which allowed steamers to land passengers directly rather than via flit boats, only confirmed the growth of the village. During the war, a special boat called to take the lads off to war. A village hall was added in 1926. As late as 1953, the main ferry serving Arran from the mainland called at Whiting Bay as well as Brodick, but the change to a Brodick only service in 1954 led to a decline in the fortunes of Whiting Bay and the closure of the old steamer pier in 1957. Today, the village pier is a very modest affair, projecting out from the shore close to the line of shops backing onto the sea in the centre of the village.



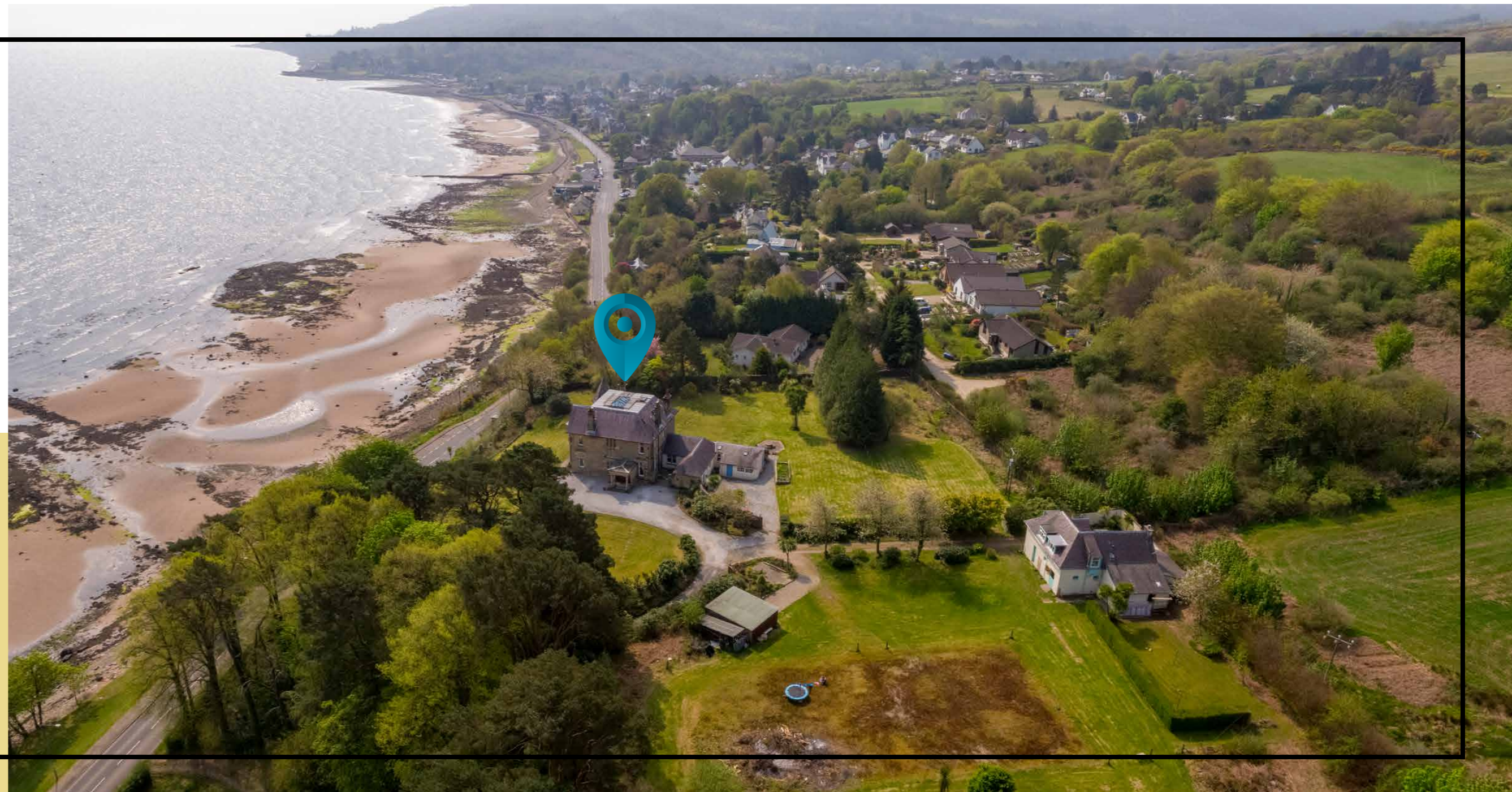
Arnhall

Arnhall is an impressive B-listed sandstone detached period villa which enjoys an elevated position on a mature and well-manicured plot. Constructed around 1905, the property retains stunning original features and offers extensive and versatile accommodation over cellar, ground, first and attic floors. The property was previously a nursing home after the Second World War and later became an Outdoor Research Centre for Save the Children Fund. The current owners sympathetically restored the property to its original character as a five bedroom family home following a change of use approved in 1998. There is no doubt it would still be suitable

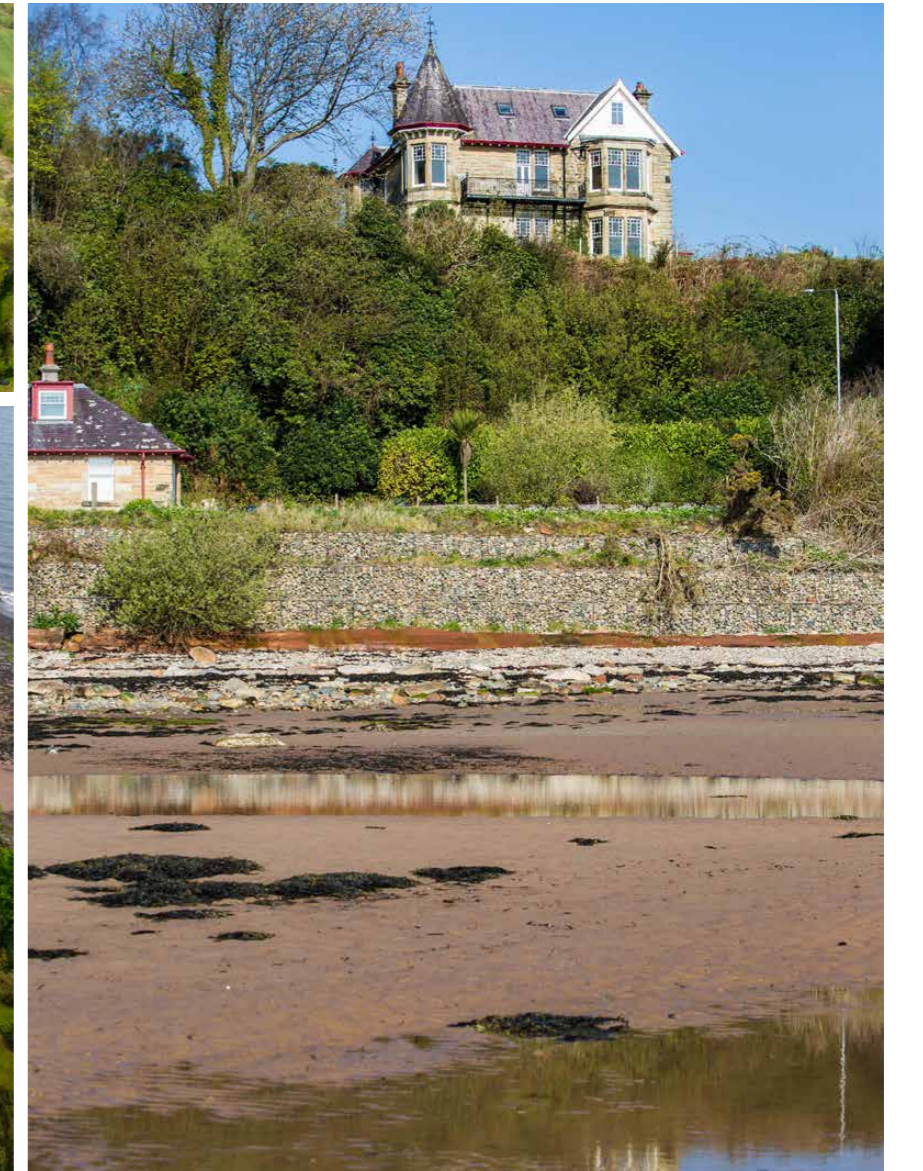
for a number of uses going forward, including hospitality, residential and institutional (STPP)

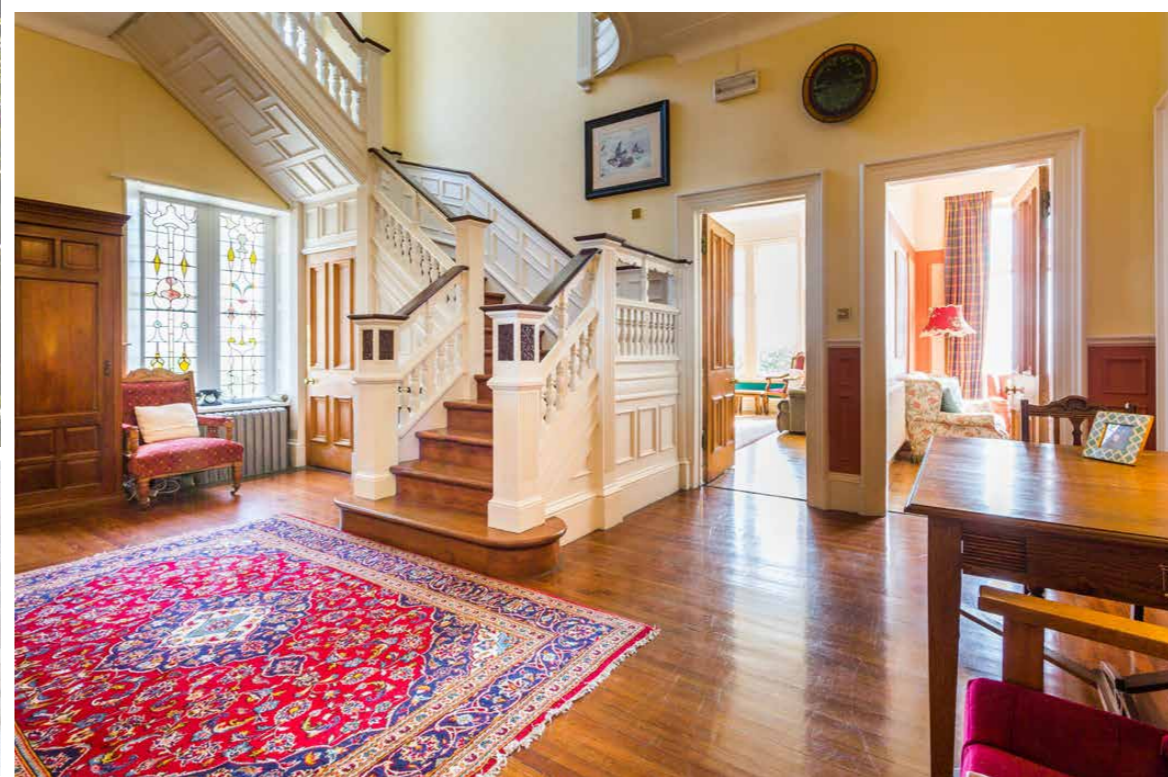
'Arnhall' is as unique as it is beautiful. The traditional building offers sophisticated and flexible accommodation along with breath-taking views over the Firth of Clyde. The interior retains exquisite detailing typical of the Arts & Crafts style of the period, including original parquet flooring, stained glass windows, ornate cornicing and rose work, bay windows and fireplaces. The current owners have also very successfully combined modern with tradition with a beautiful handmade solid oak kitchen. Externally, there is

a sweeping driveway, which leads to ample parking to the side and rear of the property. The surrounding gardens are laid mainly to grass and fringed with mature evergreens, providing privacy, seclusion and amenity. There are sun-trap areas suitable for garden entertaining, sun lounging and alfresco dining. Outbuildings and a workshop are located at the rear of the property.









The Entrance

The subjects are entered via a vibrant vestibule with original stained glass windows, setting the precedence of the style to come. This opens into a large welcoming reception hallway, with staircase off to the upper landing. A wood panelled bathroom is located off the hallway, as well as what is thought to have once been the 'gun room'. Access to the cellar (which maintains a consistently perfect temperature for storing wine!) is also gained from the hallway.

The Lounge

The dual aspect lounge is of palatial proportions. The front facing and corner bay windows offer dramatic views to the sea and garden, flooding the room with natural light. The Arts & Crafts style fireplace and seat are a key focal point.



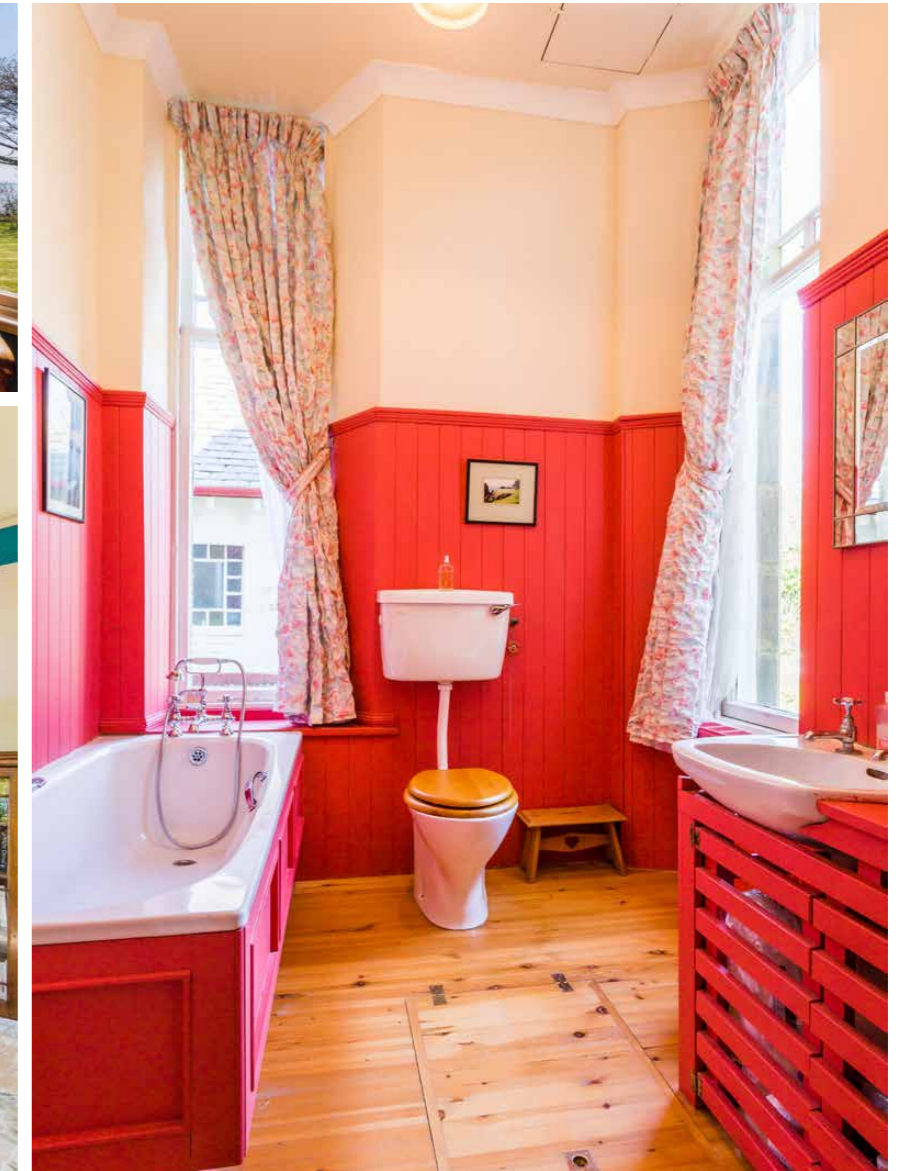
Dining Area

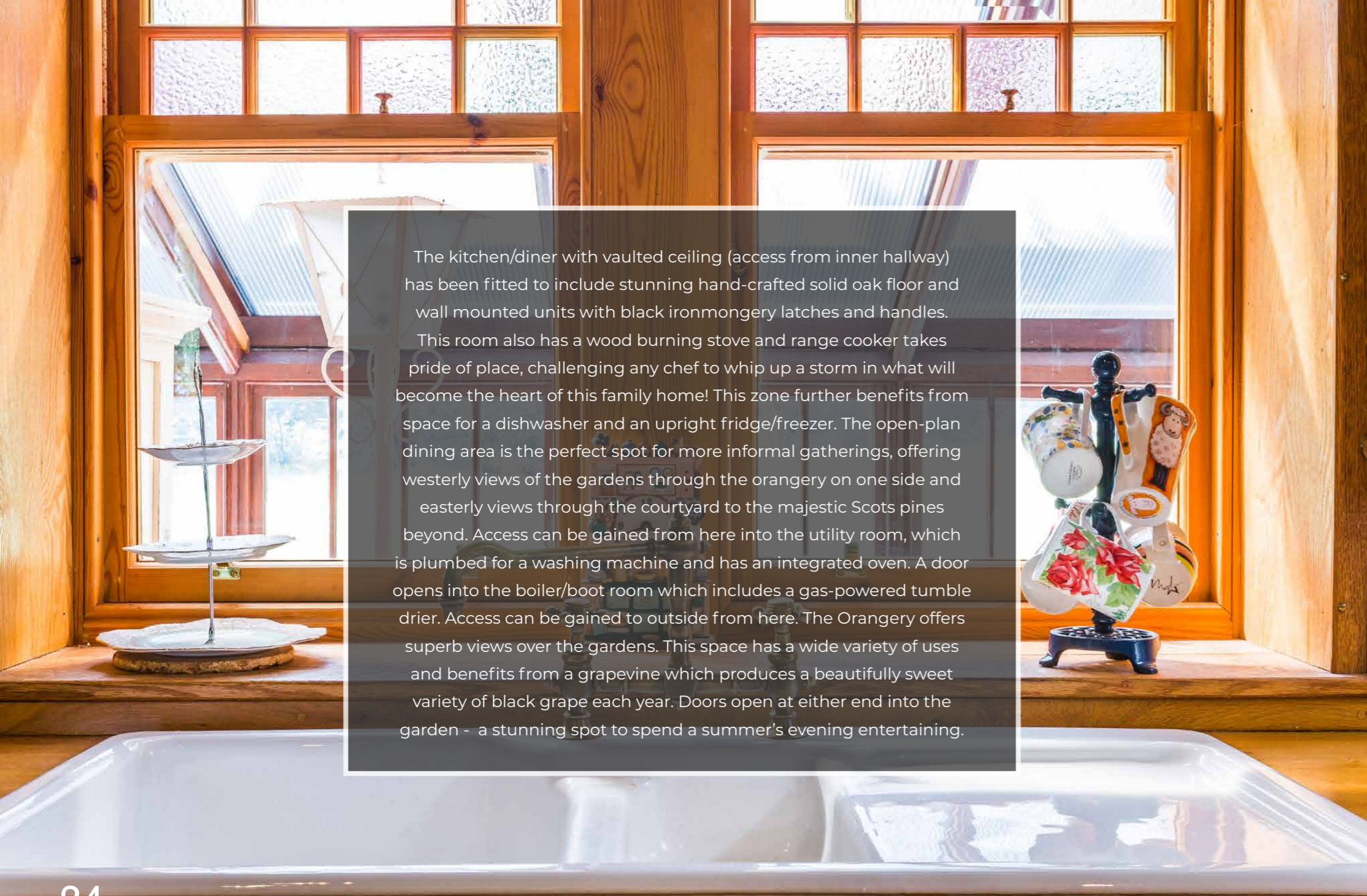
Large double doors open from here into the formal dining area, where family and friends can enjoy a luxurious dining experience around the feature bay window and fireplace. The bay fronted family room/study/ground floor bedroom offers the ultimate in lounging with uninterrupted views to the sea. Here, a newly fitted log-burning stove lies at the centre of the room. This is the perfect spot to “chill out” on a wet Sunday afternoon and to settle down with the latest film and is bound to be a popular spot with all members of the family.





Family Room/Study & Ground Floor Bathroom





The kitchen/diner with vaulted ceiling (access from inner hallway) has been fitted to include stunning hand-crafted solid oak floor and wall mounted units with black ironmongery latches and handles. This room also has a wood burning stove and range cooker takes pride of place, challenging any chef to whip up a storm in what will become the heart of this family home! This zone further benefits from space for a dishwasher and an upright fridge/freezer. The open-plan dining area is the perfect spot for more informal gatherings, offering westerly views of the gardens through the orangery on one side and easterly views through the courtyard to the majestic Scots pines beyond. Access can be gained from here into the utility room, which is plumbed for a washing machine and has an integrated oven. A door opens into the boiler/boot room which includes a gas-powered tumble drier. Access can be gained to outside from here. The Orangery offers superb views over the gardens. This space has a wide variety of uses and benefits from a grapevine which produces a beautifully sweet variety of black grape each year. Doors open at either end into the garden - a stunning spot to spend a summer's evening entertaining.

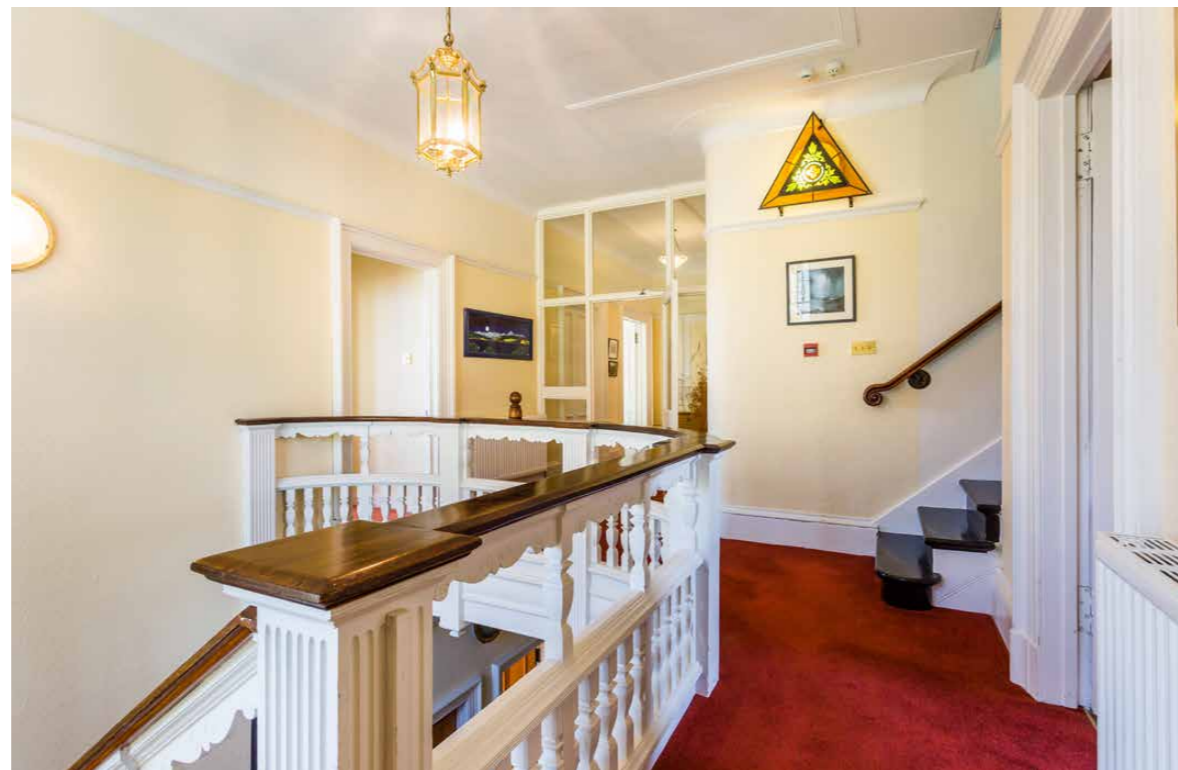
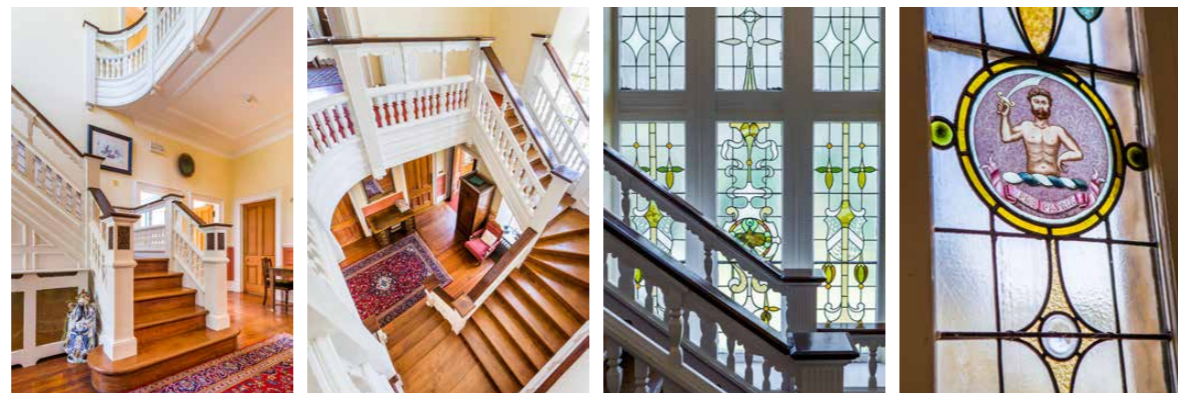
Kitchen/Diner



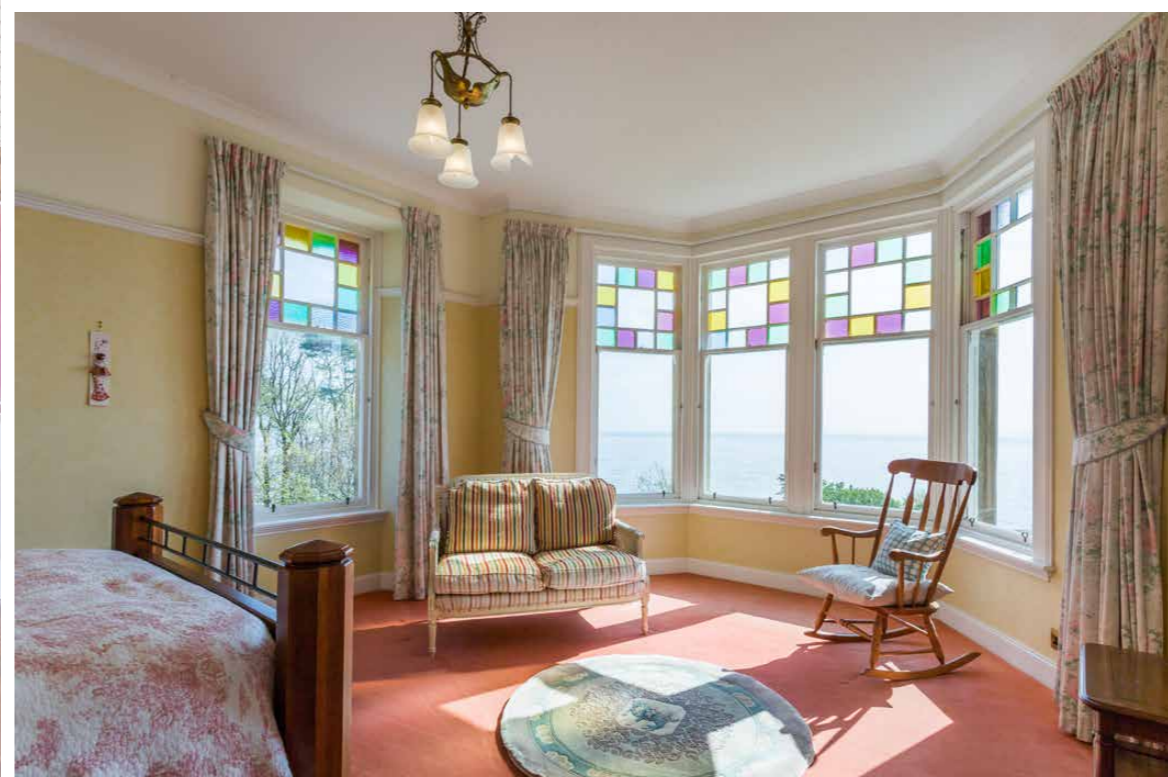
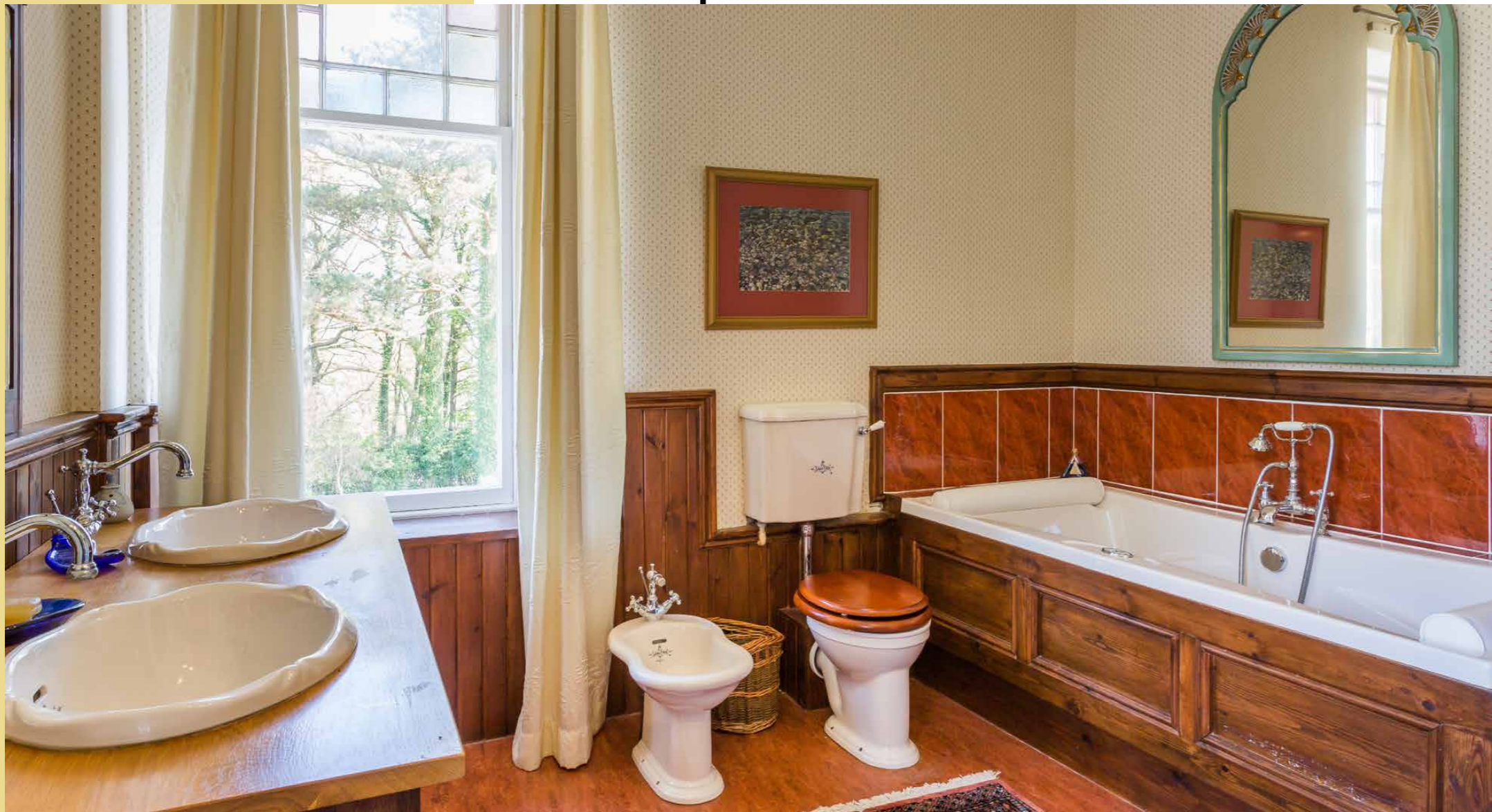


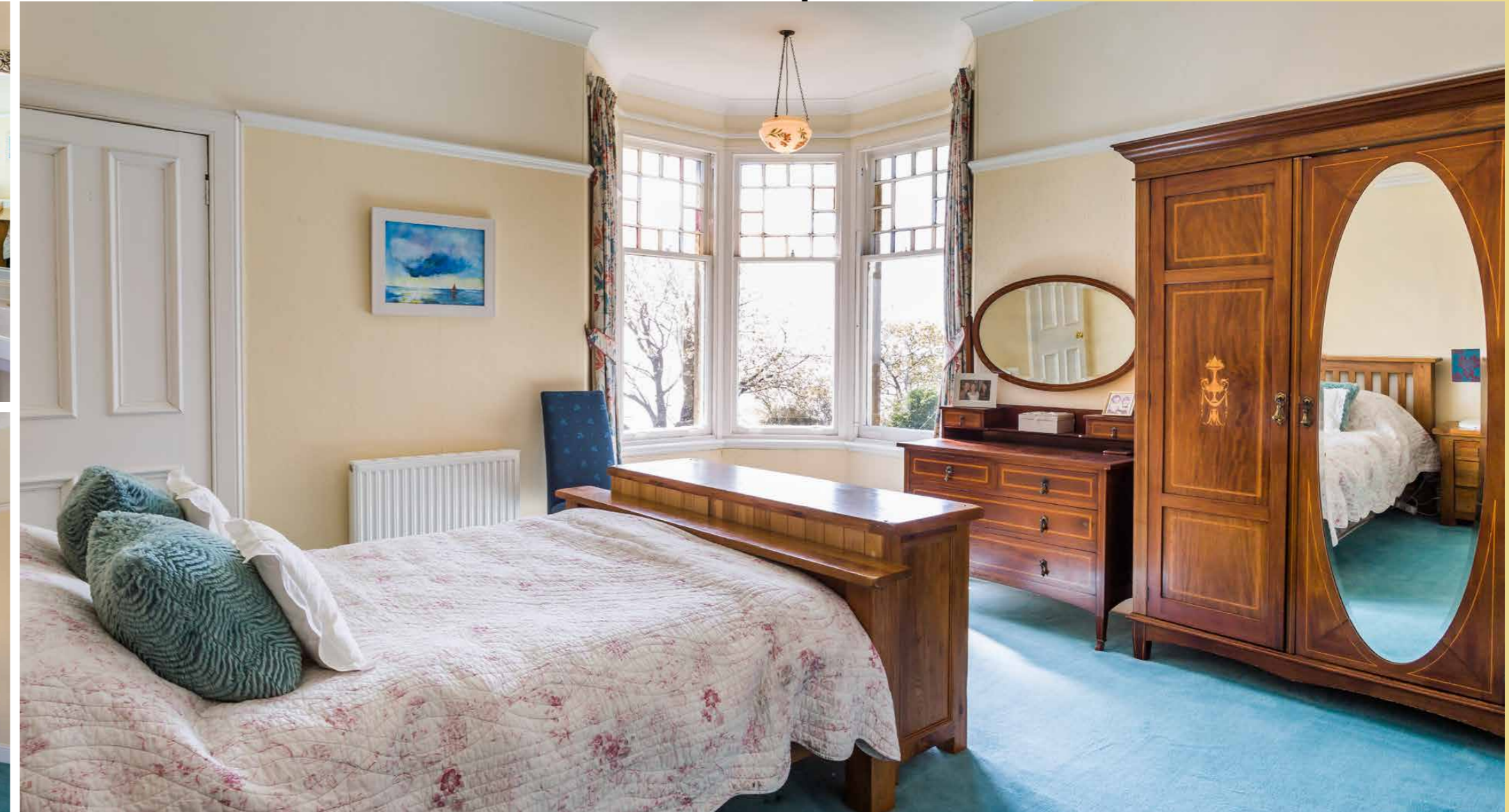
First Floor

The original staircase leads to first floor level revealing three/four, substantial bedrooms, a fantastic family bathroom, two en-suites and a vast feature window. The heavenly master bedroom is the last word in luxury, with a bay window offering tremendous views to the ever-changing waters of the Firth of Clyde. This room further benefits from a large dressing room that has potential to be converted into an en-suite (STPP) or used as a separate bedroom. Access to the feature balcony is gained from here. The remaining two double bedrooms both have space for additional free-standing furniture if required and both have en-suite bathrooms. The main bathroom, with feature bath and separate shower cubicle, creates the perfect ambience in which to unwind. A maid's cupboard is also located off the landing.



First Floor Bathroom



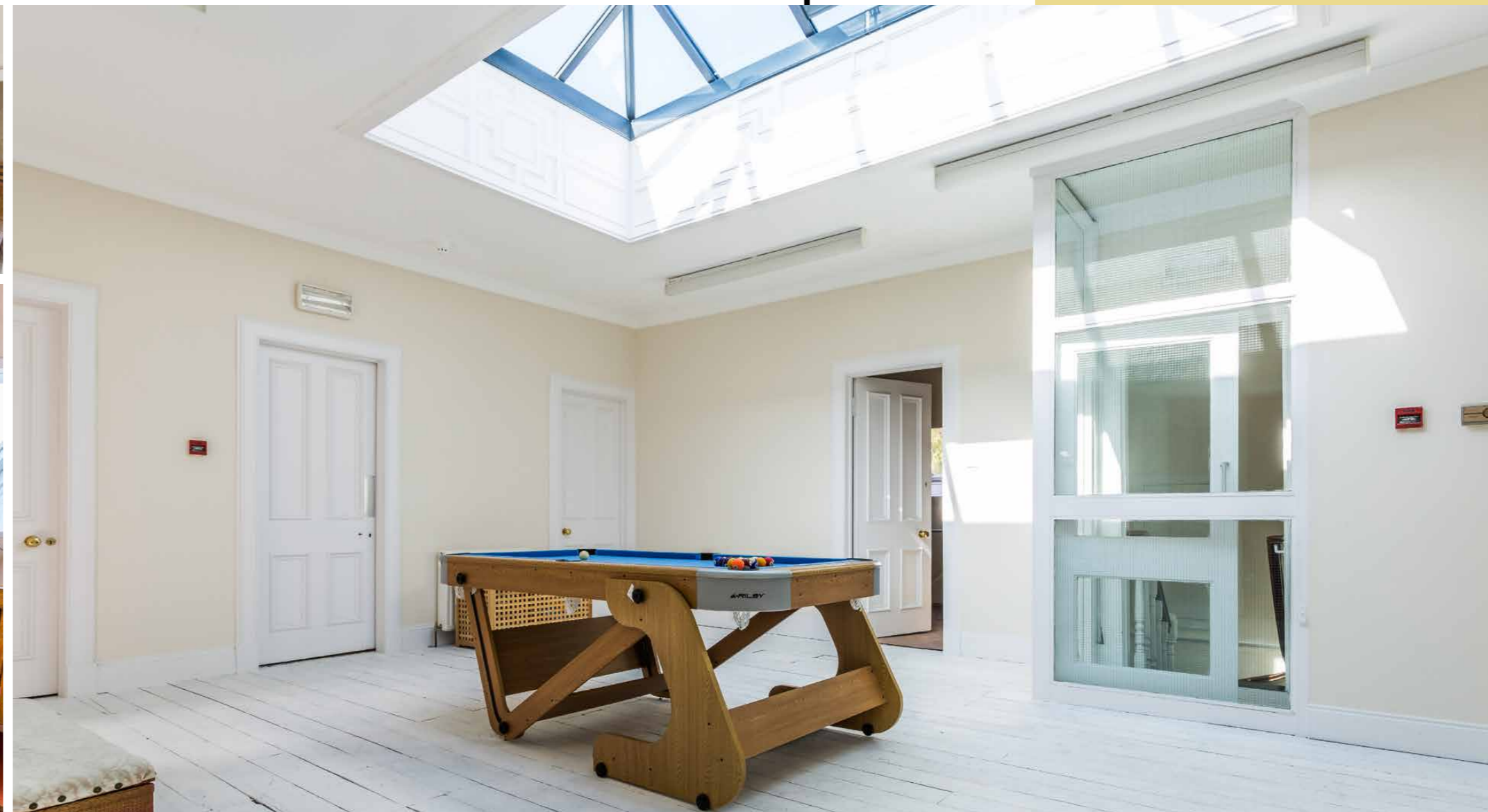
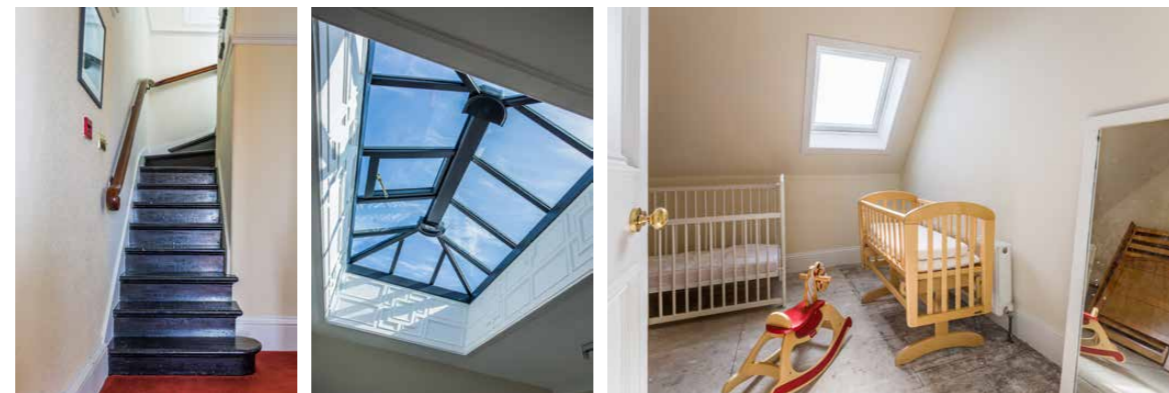


Attic Level

A further staircase to second (attic) floor level reveals a feature cupola over a large open-plan zone. There are five rooms that lead off this central zone, offering a wide range of configurations, as well as a separate WC and bathroom. An external staircase previously provided access to this level, which has potential to provide further living accommodation or an independent apartment (STPP).

All floors (other than the cellar) are heated via an oil fired central heating system.

NB – Arnhall Cottage and three building plots are not included within the sale of Arnhall.



Orangery



Garden & Grounds



“...The fully enclosed gardens are laid mainly to grass, and fringed with mature evergreens, providing privacy, seclusion and amenity. There are sun-trap areas, which are suitable for garden entertaining, sun lounging and alfresco dining...”







**Approximate Dimensions
(Taken from the widest point)**

Ground Floor

Entrance Hall	6.66m (21'10") x 4.90m (16'1")
Family Room/Study/Bedroom 5	6.00m (19'8") x 4.80m (15'9")
Lounge	7.20m (23'7") x 4.90m (16'1")
Dining Area	7.30m (23'11") x 6.00m (19'8")
Kitchen/Diner	9.40m (30'10") x 4.46m (14'8")
Orangery	8.00m (26'3") x 3.40m (11'2")
Orangery	8.00m (26'3") x 3.40m (11'2")
Utility	3.40m (11'2") x 2.60m (8'6")
Workshop	4.50m (14'9") x 3.80m (12'6")
Boot Room	4.00m (13'2") x 2.60m (8'6")
Bathroom	2.30m (7'7") x 2.00m (6'7")
Gun Room	2.98m (9'9") x 2.30m (7'7")
Store	4.50m (14'9") x 1.95m (6'5")

First Floor

Master Bedroom	4.80m (15'9") x 4.30m (14'1")
Dressing Room/Bedroom 4	4.80m (15'9") x 3.20m (10'6")
Bedroom 2	4.80m (15'9") x 4.40m (14'5")
En-suite	2.90m (9'6") x 2.80m (9'2")
Bedroom 3	5.40m (17'8") x 5.00m (16'5")
En-suite	3.20m (10'6") x 3.10m (10'2")
Bathroom	3.50m (11'6") x 3.40m (11'2")

Attic Level

Room 1	4.70m (15'5") x 3.60m (11'10")
Room 2	3.00m (9'10") x 2.80m (9'2")
Room 3	3.90m (12'10") x 3.30m (10'10")
Room 4	3.90m (12'10") x 3.30m (10'10")
Room 5	3.50m (11'6") x 2.70m (8'10")
Bathroom	3.30m (10'10") x 1.90m (6'3")
WC	2.50m (8'2") x 2.30m (7'7")

Basement

Wine Cellar	3.80m (12'6") x 2.30m (7'7")
Cellar	4.20m (13'9") x 3.80m (12'6")

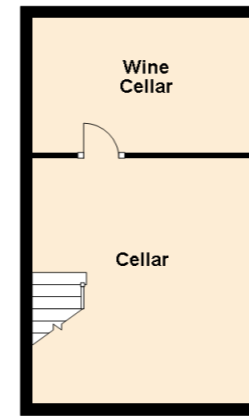
Gross internal floor area (m²): **439m²**

EPC Rating: **F**

GROUND FLOOR



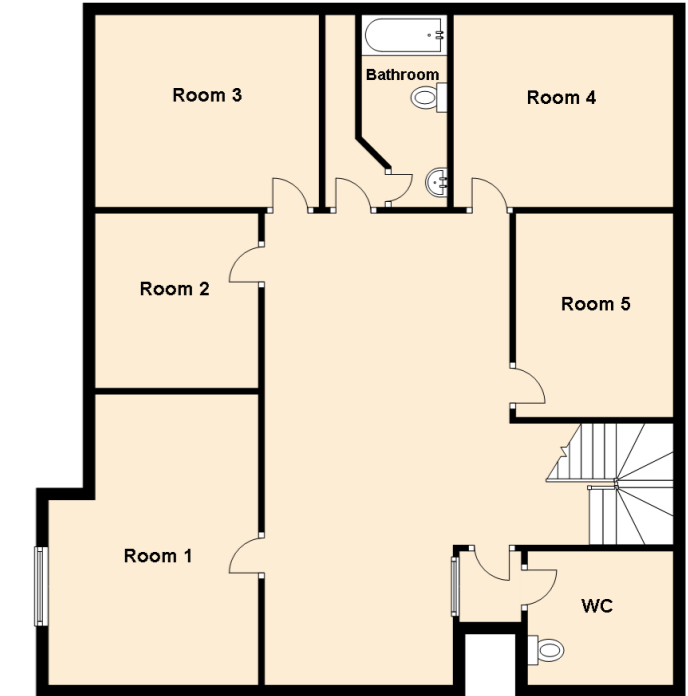
BASEMENT

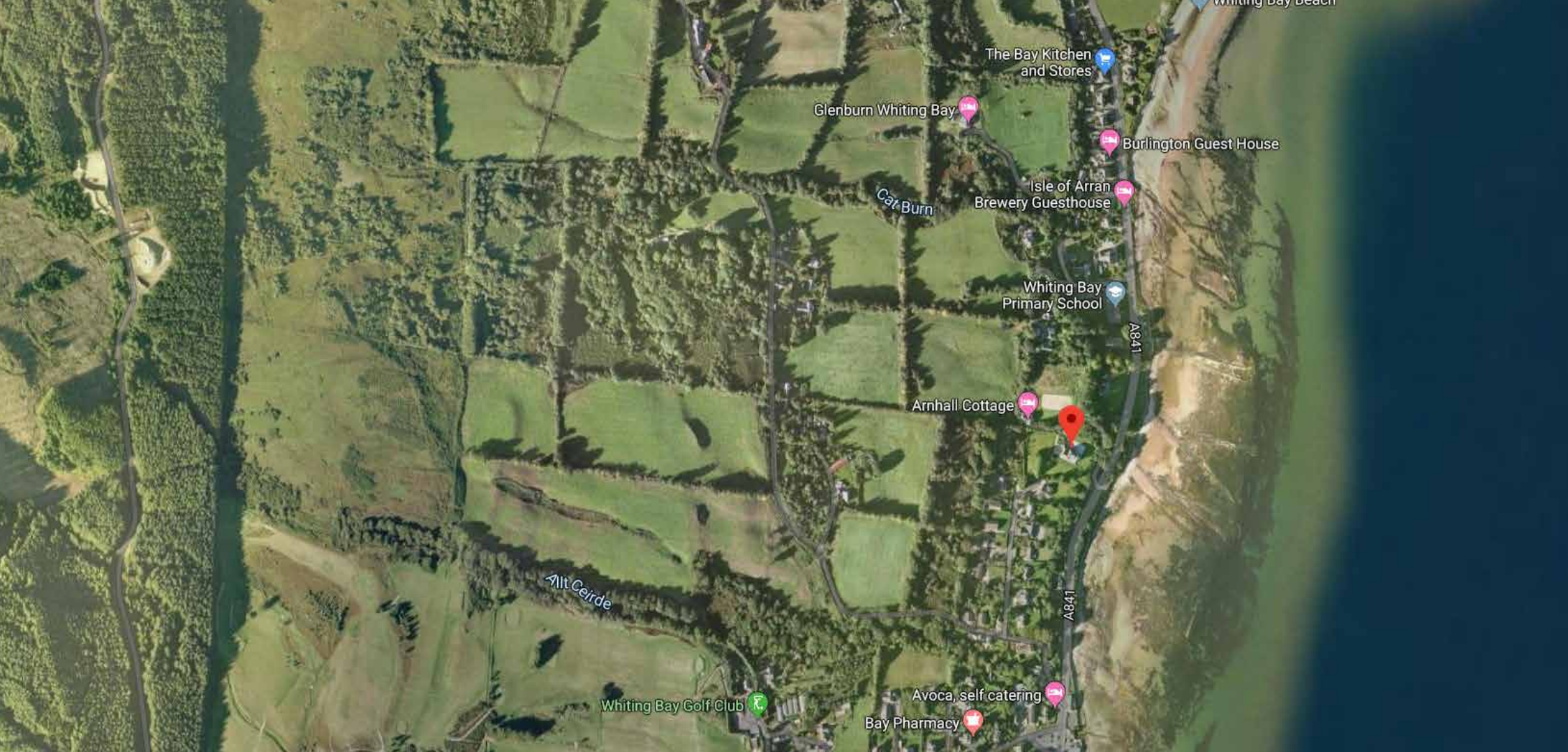


FIRST FLOOR



ATTIC LEVEL






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