

Achnacarry Cottage

KILPATRICK, ARRAN, KA27 8EY



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*Unique opportunity to purchase a beautiful home
with holiday let potential, set in one of the most
beautiful places in the world*



We are delighted to present to the open market – ‘Achnacarry Cottage’, which has one of the best positions on the island, with uninterrupted sea views towards the Kintyre Peninsula, on a clear day you can see the summit of Benin an Tuirc. This three-bedroom, detached cottage has been imaginatively designed to maximise the stunning southerly aspect and natural light that pervades this enviable shorefront location on the beautiful Isle of Arran.

Inside this three-bedroom home, you will find an exceptional design with classical features and an inspired layout that provides light-filled, spacious luxury. An open, free-flowing approach to internal space ensures that this home combines modern livability with traditional cosiness. The property has been used up until now as a family holiday home but could be used as a stunning permanent residence or even short-term rental accommodation for an additional income. There are plenty of property management companies on the island that would be able to assist.

THE KITCHEN



The entrance to the property is via a porch to the front. The entire ground floor offers thoughtfully-planned living space. The kitchen is an absolute classic with a stunning AGA that is currently not in use, but could be reinstated at a later date if required. There's a mix of wall and floor-mounted oak units, and a lovely dining space with marvellous views, perfect for enjoying your morning coffee, or a wee dram as the sun is setting.



One of the best things about this cottage is the abundance of public space, it's the perfect place to host and entertain. There are two public rooms, the first is a formal lounge with a stunning fireplace as its focal point. As well as jaw-dropping views over two aspects which can be enjoyed from the sofa. Furthermore, there is also a sun room with arguably the best views in the property. It's filled with natural light and offers the perfect place to simply take in that view. Many an afternoon can be spent with a good book or even enjoying a board game with friends and family. As you look across the blue waters over to the Kintyre Peninsula, many of your worries are bound to disappear.

THE LOUNGE



THE SUNROOM



“ | a sun room with arguably the best views in the property



There is a newly fitted and fully tiled family shower room on the downstairs level, which is so convenient for public spaces. Lastly, a very handy utility room comes fully equipped with a washing machine and tumble dryer, offering space for essential laundry and the storage of outdoor clothing and wellingtons.

THE SHOWER ROOM



THE UTILITY & WC





Moving upstairs, there are two bedrooms accessed from the main staircase, while the third bedroom is accessed via the open tread staircase from the sun room. All the bedrooms are very well-proportioned with wardrobes and have stunning views. The family bathroom completes the upper accommodation.

THE BATHROOM



BEDROOM 1



BEDROOM 2

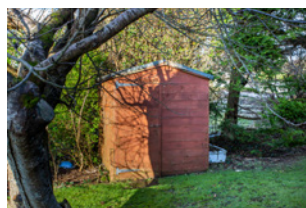


BEDROOM 3



Externally, there is a separate driveway providing off-road parking for two vehicles on the rear side of the cottage.
The large garden is a haven for red squirrels and rabbits. This is a truly unique property, set in one of the most magnificent locations in the world. Viewing is highly recommended. *Please note if travelling by car check ferry times and book in advance.*

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

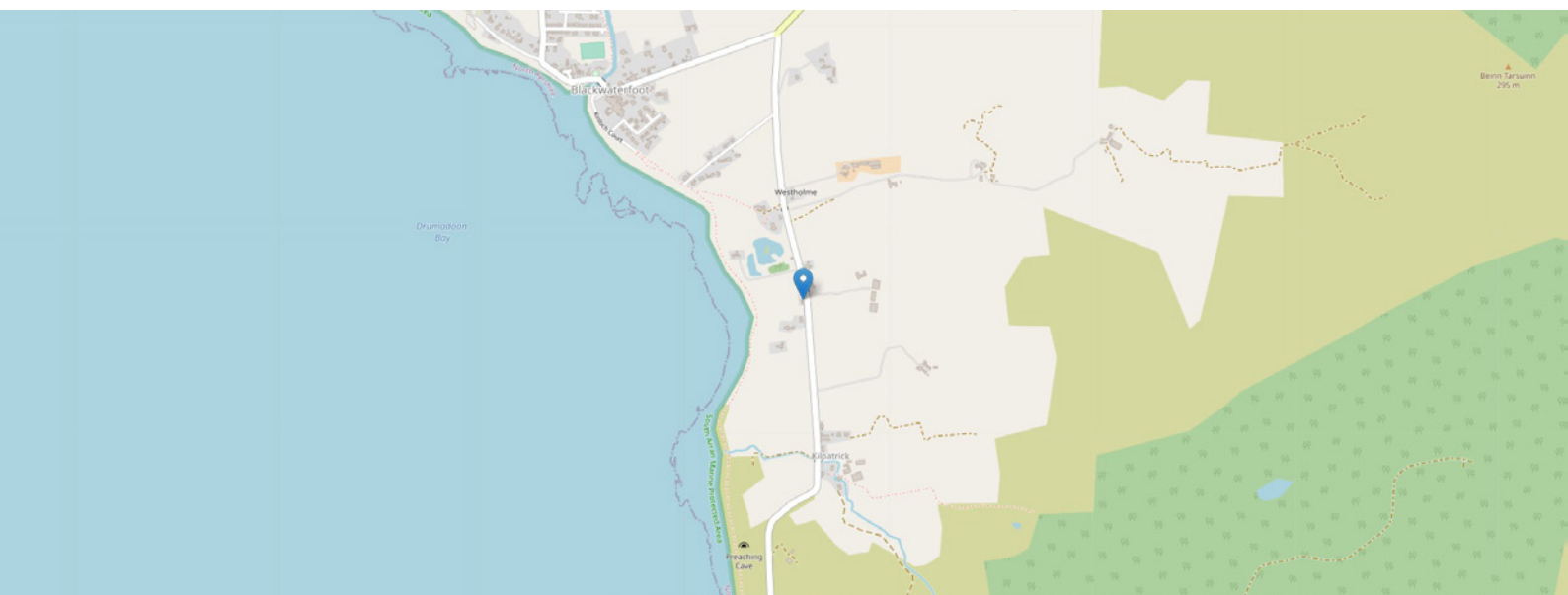
Porch	1.80m (5'11") x 1.60m (5'3")
Kitchen	5.30m (17'5") x 4.40m (14'5")
Lounge	5.30m (17'5") x 3.70m (12'2")
Sun Room	5.70m (18'8") x 4.00m (13'1")
Shower Room	3.30m (10'10") x 2.10m (6'11")
Utility	2.50m (8'2") x 2.20m (7'3")
WC	2.20m (7'3") x 1.20m (3'11")

Bathroom	2.80m (9'2") x 1.90m (6'3")
Bedroom 1	4.50m (14'9") x 3.80m (12'6")
Bedroom 2	4.50m (14'9") x 3.70m (12'2")
Bedroom 3	4.00m (13'1") x 3.90m (12'10")

Gross internal floor area (m²): 160m²

EPC Rating: G

Buyer's Premium Value: £4230.00



THE LOCATION

Achnacarry Cottage is situated on the south of the Isle of Arran, just outside the small village of Blackwaterfoot, on the main bus route. It has a fantastic position, with far-reaching views, which overlook the Kintyre Peninsula. This pretty village is off the main coast road. It has a sandy beach and a hotel/bar/restaurant, which are both within a short walk from the cottage. Blackwaterfoot is a haven for otters, seals and a wide range of other wildlife.

'Achnacarry Cottage' is a short 30-minute drive from Whiting Bay with shops, pubs, restaurants and other amenities including a primary school, village hall, garages, golf course, bowling and putting greens. Four miles further on, is Lamlash with a secondary school, hospital, police, fire and coastguard stations and sheltered mooring facilities in Lamlash Bay.





The main ferry port at Brodick (15 miles) has a selection of shops including leisure facilities at Auchrannie Hotel, including swimming pools, a sports hall and spa. There is also an 18-hole golf course, primary school, banks and hotels. Brodick Castle, a National Trust for Scotland property, sits 2 miles to the north and overlooks Brodick Bay. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead to the mainland at Ardrrossan. Commuters and travellers now benefit from Road Equivalent Tariff (RET) ferry fares, which are substantially lower than before. Ardrrossan has a mainline rail station, with trains to Glasgow that connect with the ferry times, and is approximately 30 miles from Glasgow City Centre. Prestwick International Airport is 16 miles to the south of Ardrrossan, with Glasgow International Airport 24 miles east of Ardrrossan.

Other interesting places on the island include the brewery at Claddach, the distillery at Lochranza and Arran Provisions factory in Lamlash. Also at Claddach, is Arran Aromatics soap, candle and perfume factory.

Arran offers some of the most spectacular hill-walking opportunities in Scotland and its seven golf courses ensure that tourists and locals alike are well provided for. For those with an interest in horses, there is an equestrian centre at Blackwaterfoot. A sailing club can also be found in Lamlash. The island offers, by prior arrangement, opportunities to shoot pheasant, stalk red deer, as well as some very good fresh water and sea fishing.



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