



# DRIMLA LODGE

Kildonan, Isle of Arran, North Ayrshire, KA27 8SE

**McEwan Fraser Legal**  
Solicitors & Estate Agents

**D**rimla Lodge has a fantastic position within Kildonan, with far-reaching southerly views, which overlook the islands of Pladda and Ailsa Craig. The house is situated on the south of the Isle of Arran, in the village of Kildonan. 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 house. Kildonan is a haven for otters, seals and a wide range of other wildlife. Kildonan also boasts Yellowport harbour, a sheltered mooring for small boats, opposite Kildonan village hall.

Drimla Lodge is 4 miles 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 Lamblash with a secondary school, hospital, police, fire and coastguard stations and sheltered mooring facilities in Lamblash Bay.





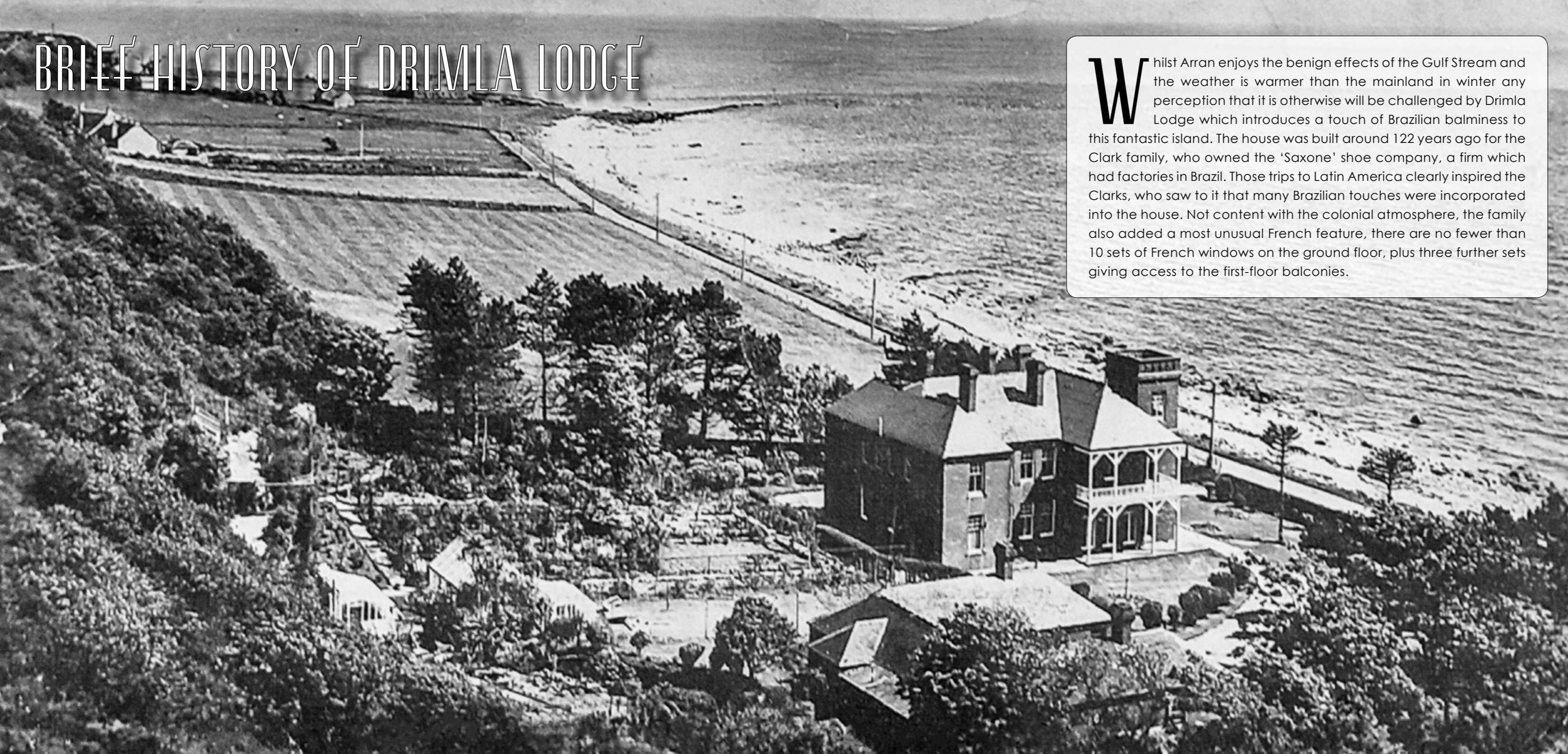
The main ferry port at Brodick (12 miles) has a selection of shops including leisure facilities at Auchrannie Hotel, including swimming pools, a sports hall and spa. There is also an 18-hole golf course, primary school, banks and hotels. Brodick Castle, a National Trust for Scotland property, sits 2 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 Ardrossan. Commuters and travellers now benefit from Road Equivalent Tarrif (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 30 miles from Glasgow City Centre. Prestwick International Airport is 16 miles to the south of Ardrossan, with Glasgow International Airport 24 miles east of Ardrossan.

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. At the south end of the island, at Kilmory, is the creamery - home of the famous Arran cheese - although this is now being challenged by cheese factories at Claddach and Kilpatrick.

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, on the west coast. The island offers, by prior arrangement, opportunities to shoot pheasant, stalk red deer, as well as some very good fresh water and sea fishing.



# BRIEF HISTORY OF DRIMLA LODGE



Whilst Arran enjoys the benign effects of the Gulf Stream and the weather is warmer than the mainland in winter any perception that it is otherwise will be challenged by Drimla Lodge which introduces a touch of Brazilian balminess to this fantastic island. The house was built around 122 years ago for the Clark family, who owned the 'Saxone' shoe company, a firm which had factories in Brazil. Those trips to Latin America clearly inspired the Clarks, who saw to it that many Brazilian touches were incorporated into the house. Not content with the colonial atmosphere, the family also added a most unusual French feature, there are no fewer than 10 sets of French windows on the ground floor, plus three further sets giving access to the first-floor balconies.





**W**e are delighted to give you the opportunity to acquire one of the most iconic properties in the West of Scotland. Drimla Lodge is a magnificent, ("B" Listed) red-brick colonial-style villa with a prominent (south-facing) seashore location, in the beautiful village of Kildonan at the southern end of Arran. Breathtaking views are available from almost every window towards the small island of Pladda and Ailsa Craig. Drimla Lodge has four, generous public rooms and six/seven bedrooms, some of which have en-suite bathrooms. It's huge architectural interest comes from the large square turret, the balconies to the front and sides, ground floor verandahs and the French windows. Internally, the property has been comprehensively redesigned and reworked by the current owner and now offers fantastic and versatile accommodation, formed over three, substantial levels and has a unique combination of decadence and comfort written all over it. It would make a wonderful family/holiday home as you immediately feel the stress of the twenty-first century drift away as you enter the property. Drimla Lodge is a very special place to call home!

The property is as unique as it is beautiful. This extraordinary building has been carefully maintained and modernised by the current owners, both internally and externally, to create fantastic and flexible accommodation, which only a viewing will qualify. The bespoke interior offers sophisticated living space, with exquisite detailing, which is inherent with this 'unique' home. The property is accessed via a private driveway, which offers parking for a number of vehicles to both the front and side. 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. For those with green-fingers, there is a feature pond and greenhouse.





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...DRIMLA LODGÉ IS  
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LISTÉD) RÉD-BRICK  
COLONIAL-STYLE VILLA  
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SÉASHORÉ LOCATION...

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The subjects are entered via a vibrant and spacious reception hallway, which sets the precedence of the style to come! The staircase and fireplace are key focal points of this most welcoming zone. Access to the basement is also gained from here. With its 11ft-high ceiling, cornicing, oak fireplace and five sets of French windows to the verandah, the drawing room must be one of the most impressive rooms on the island and offers the most glorious outlook. The dual-aspect lounge is a very comfortable room and offers the ultimate in lounging. Here, a feature fireplace lies at the centre of the room and benefits from similar views to that of the drawing room. A separate and formal dining room is where family and friends can enjoy a luxurious dining experience around the feature fireplace. The original serving hatch allows you to take a nostalgic journey back in time.



The kitchen/diner has been fitted to include a super range of floor and wall mounted units, with a striking work surface, which provides a fashionable and efficient workspace. It's certainly a kitchen to be admired, yet it's perfectly functional. A cream Aga takes pride of place challenging any chef to whip up a storm in what will become the very heart of this family/holiday home. This zone further benefits from an integrated oven, microwave, dishwasher and washing machine and has ample space for a table and chairs, which is the perfect spot for more informal gatherings and also offers very interesting views over the gardens. The rear hallway leads to the family room. This is ideal to chill out on a wet Sunday afternoon and to settle down with the latest movie and is bound to be a popular spot with all members of the family, or, could be used as a bedroom, if desired. Doors open from here directly into the gardens. A bathroom (off the rear hall) completes the impressive ground floor accommodation.







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... FIVE SETS OF FRENCH WINDOWS TO THE VERANDA, THE DRAWING ROOM MUST BE ONE OF THE MOST IMPRESSIVE ROOMS ON THE ISLAND...

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DRAWING ROOM





“

... A FEATURE  
FIREPLACE LIES AT  
THE CENTRE OF THE  
ROOM AND BENEFITS  
FROM SIMILAR VIEWS  
TO THAT OF THE  
DRAWING ROOM...

”



LOUNGE



“

...FORMAL DINING ROOM  
IS WHERE FAMILY  
AND FRIENDS CAN  
ENJOY A LUXURIOUS  
DINING EXPERIENCE  
AROUND THE FEATURE  
FIREPLACE...

”



DINING ROOM



The original staircase leads to first-floor level revealing six, substantial bedrooms, a family bathroom, two en-suites, shower room, maid's cupboard with original features and access to the balconies. The heavenly and romantic master bedroom is the last word in luxury, with storage facilities and dual aspect windows, which offer tremendous views towards Pladda, Ailsa Craig and blue skies. The guest suite has a personal en-suite shower room and access to a quiet reading spot, within the tower. The remaining four bedrooms all have space for additional free standing furniture if required and one of these also has en-suite facilities. The bathroom, with a number of original features, creates the perfect ambience in which to unwind. Access can be gained to the balconies from the hallway as well as from the guest bedroom.

A further staircase to second-floor level reveals a quirky attic room, that could easily be used as a seventh bedroom and will be in high demand from any children in the family. Access to the remainder of the loft space can be gained from this level and offers invaluable storage.

The specification includes oil central heating for additional peace of mind and comfort.

**McEwan Fraser Legal are of the opinion that early internal inspection is absolutely imperative to appreciate the extent, standard and flexibility of accommodation on offer at this asking price and to avoid disappointment and to own this piece of Arran history.**





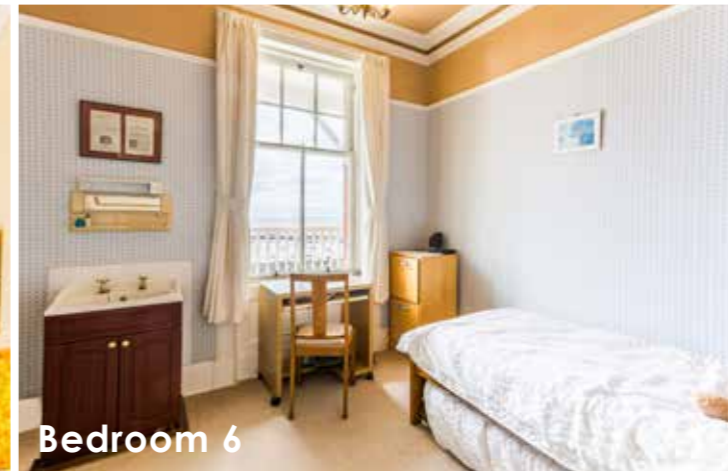
Bedroom 5



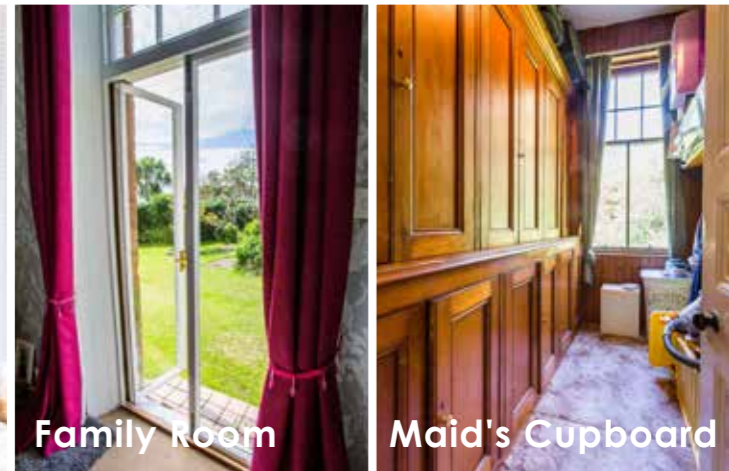
En-suite



Bedroom 3



Bedroom 6



Family Room

Maid's Cupboard



Bedroom 1



Bedroom 1



Bedroom 2



Family Room



Attic Room/Bedroom 7



Bathroom



Bathroom



Reading Zone



Shower Room

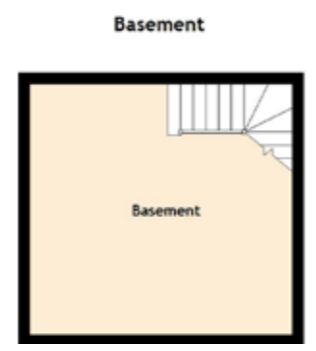


Bathroom









Approximate Dimensions  
(Taken from the widest point)

**GROUND FLOOR**

Reception Hall	4.50m (14'9") x 3.70m (12'2")
Drawing Room	6.90m (22'8") x 5.40m (17'9")
Lounge	4.50m (14'9") x 4.20m (13'9")
Dining Room	5.70m (18'8") x 4.50m (14'9")
Family Room	4.70m (15'5") x 3.90m (12'10")
Kitchen/Diner	5.70m (18'8") x 3.90m (12'10")
Bathroom	2.90m (9'6") x 1.90m (6'3")

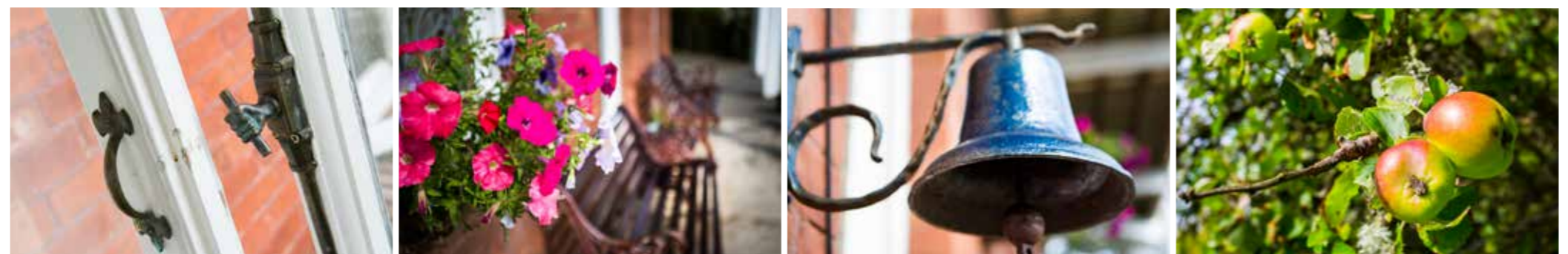
**FIRST FLOOR**

Bedroom 1	4.50m (14'9") x 4.20m (13'9")
Bedroom 2	4.50m (14'9") x 3.40m (11'2")
Reading Zone	2.60m (8'6") x 2.40m (7'10")
Bedroom 3	3.90m (12'10") x 3.90m (12'10")
Bedroom 4	4.40m (14'5") x 3.90m (12'10")
Bedroom 5	3.50m (11'6") x 2.90m (9'6")
Bedroom 6	3.10m (10'2") x 3.10m (10'2")
Bathroom	3.50m (11'6") x 2.90m (9'6")
Shower Room	1.81m (5'11") x 1.50m (4'11")
Maid's Cupboard	2.90m (9'6") x 1.60m (5'3")

**SECOND FLOOR**

Attic Room/Bedroom 7	2.60m (8'6") x 2.40m (7'10")
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Gross internal floor area (m<sup>2</sup>): 337m<sup>2</sup>  
EPC Rating: F



# VIEW FROM FIRST FLOOR BALCONY



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