



Claveron

LAMLASH, ISLE OF ARRAN, NORTH AYRSHIRE, KA27 8NB


McEwan Fraser Legal
Solicitors & Estate Agents

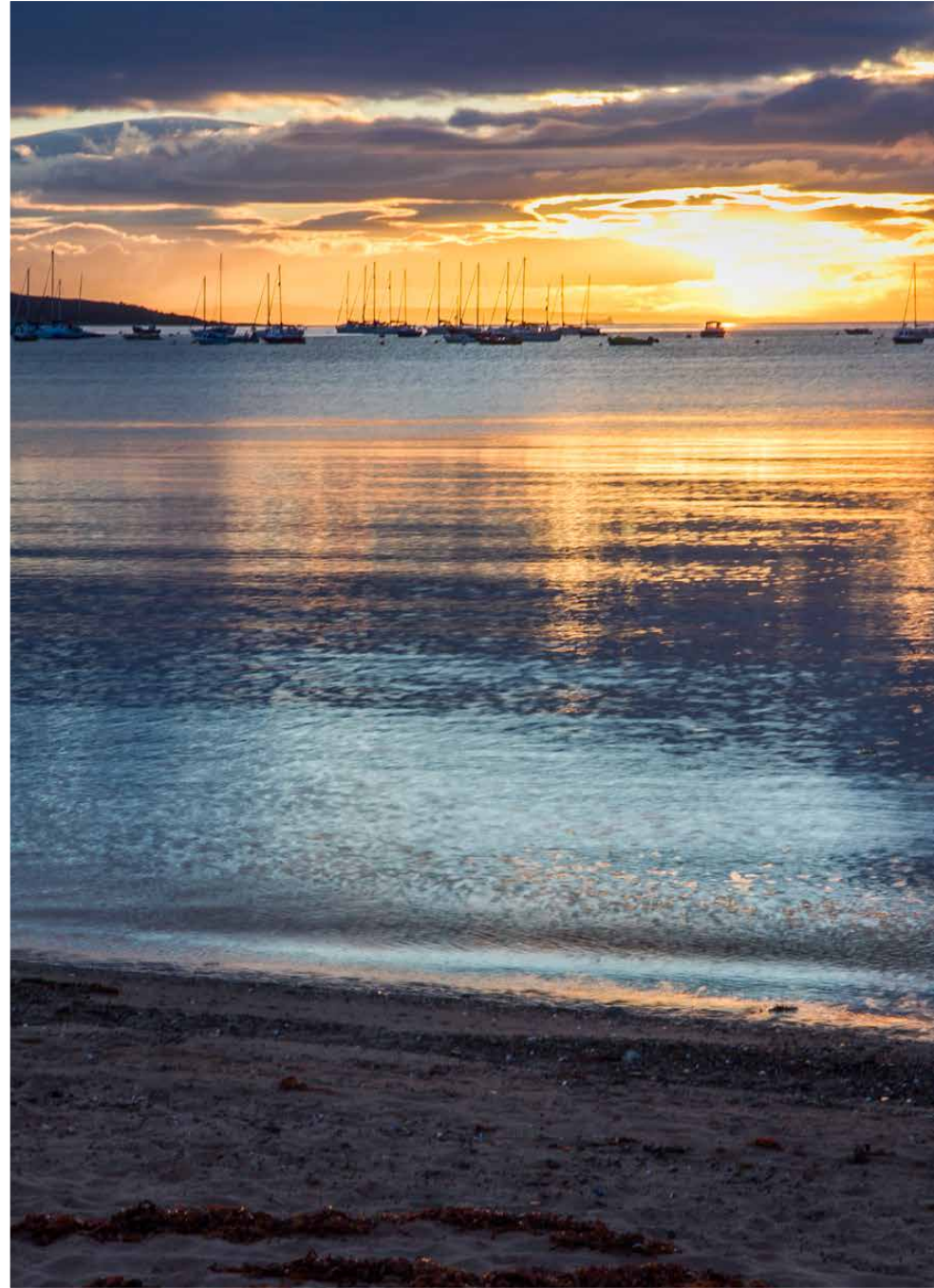


Lamlash

'Claveron' is situated in a prime position in the heart 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 & Lamlash Bay Hotel), two pubs (The Pierhead Tavern & The Drift Inn), a local church, newsagents, a chemist, medical centre, the only hospital on the island and the refurbished Co-op. Brodick, 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 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. The primary school, nursery and the only high school and gym campus are situated within walking distance 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!







Claveron

A striking four bedroom, semi-detached, sandstone villa, conveniently positioned within the heart of Lamlash. It would make a super family/holiday home and has the added bonus of a self-contained, appended, garden flat (ideal for holiday lets, Airbnb or independent living). Displaying a stunning frontage, the house offers some beautiful design features from a bygone era, in addition to flexible and versatile accommodation, formed over a two storey layout, on a mature and well-established plot. A wealth of period detailing has been retained, most noticeably cornice work, ceiling roses and stained glass windows, which will no doubt appeal to the discerning buyer. In essence, the front of the property belies the spacious accommodation internally. The house is very much a traditional home, it has a very comfortable feel and benefits from outstanding views towards the Holy Isle. With mature trees and shrubs in the garden, red squirrels and a host of wild birds, this is a secluded haven.

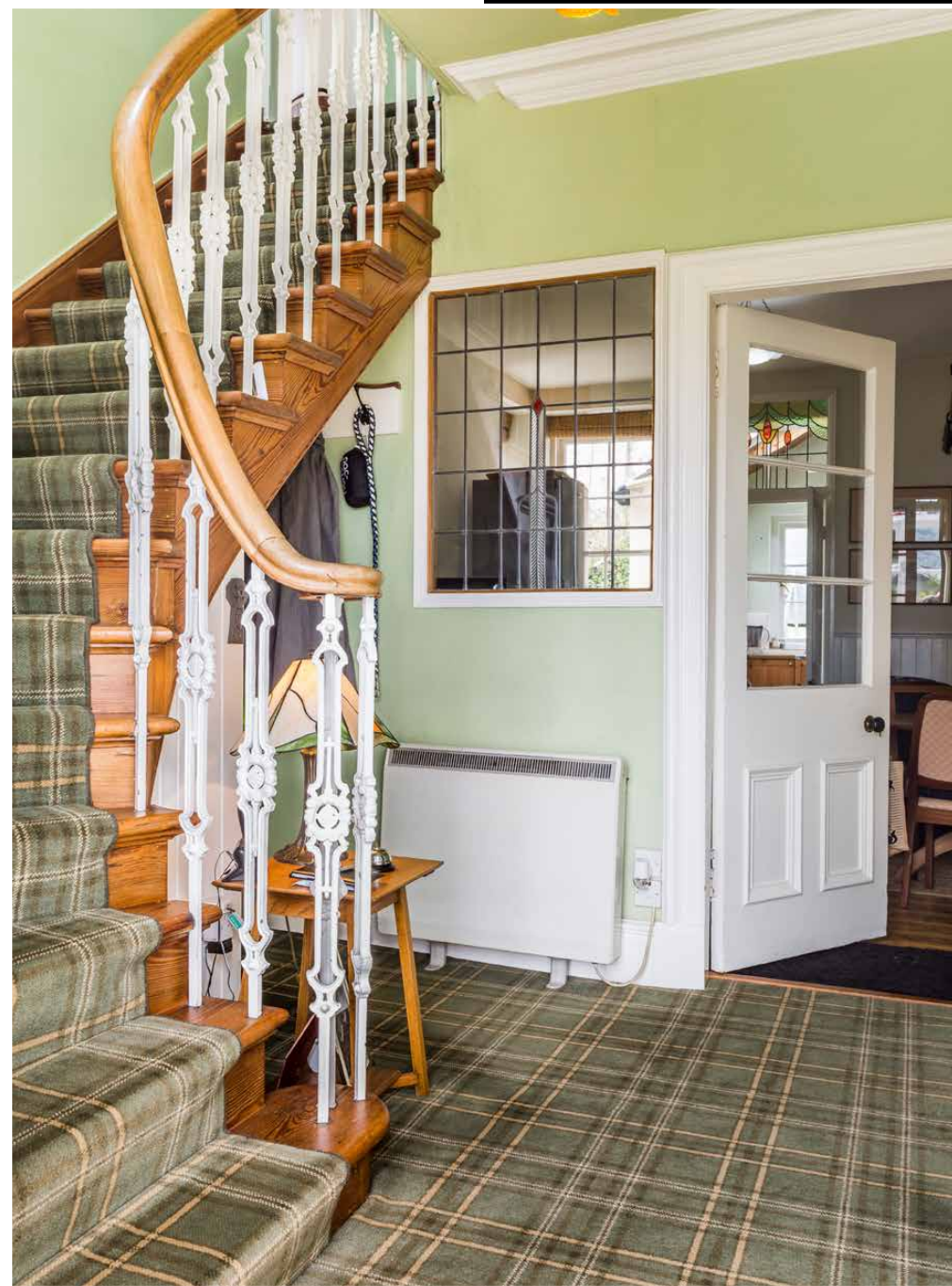
The property is as unique as it is beautiful. The traditional building has been well maintained, both internally and externally, to create fantastic and flexible accommodation, which only a viewing will qualify. The bespoke interior offers sophisticated living space, which is inherent with a home of this age and character.





“...The subjects are entered via a private vestibule/sun-room, which is the perfect spot to relax and watch both the ever-changing sea views and the abundance of wildlife...”





Claveron

The subjects are entered via a private vestibule/sun-room, which is the perfect spot to relax and watch both the ever-changing sea views and the abundance of wildlife. The perfect spot for an impromptu glass of wine or supper for two! A glazed door opens from here into a bright, welcoming reception hallway, with a feature staircase off to the upper landing and understairs storage. A personal door connects the main house to the garden flat. Immediately impressive 'dual-aspect' lounge/diner, with picture windows to the front/side aspect, flooding the room with natural light and providing stunning views towards the Holy Isle. The two feature fireplaces are the key focal points of this room. Ahead of you is the cosy dining/family room, with wooden flooring, has a range of furniture configurations and has a feature Rayburn at the very heart of the room. There is an understair cupboard in the entrance hallway offering ample storage. A glance upwards will take you on a journey back in time as the clothes dryer is still fully operational. The kitchen has been fitted to include a range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from space for a free-standing cooker, compact fridge and dishwasher. The Velux window helps bathe the kitchen in natural light.

Access can be gained from here into the useful utility/laundry room, which has space for a washing machine and a compact freezer. It offers plenty of invaluable modern-day storage facilities, has a feature 'Belfast' sink and is the perfect spot for storing jackets and wellingtons as a door opens to the side aspect. A convenient cloakroom/WC is located off this room.



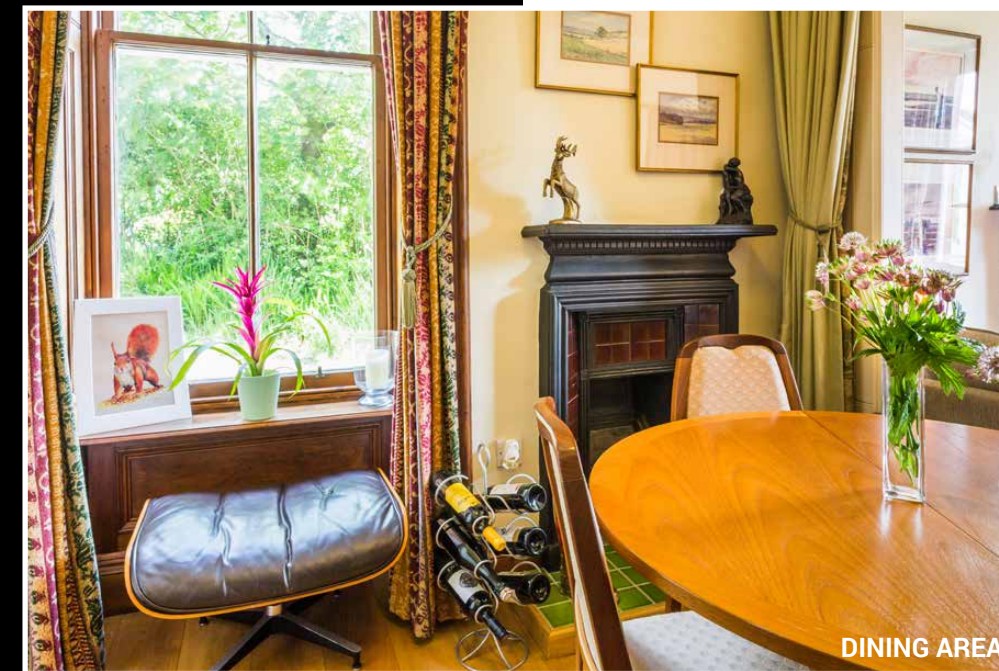
DINING/FAMILY ROOM



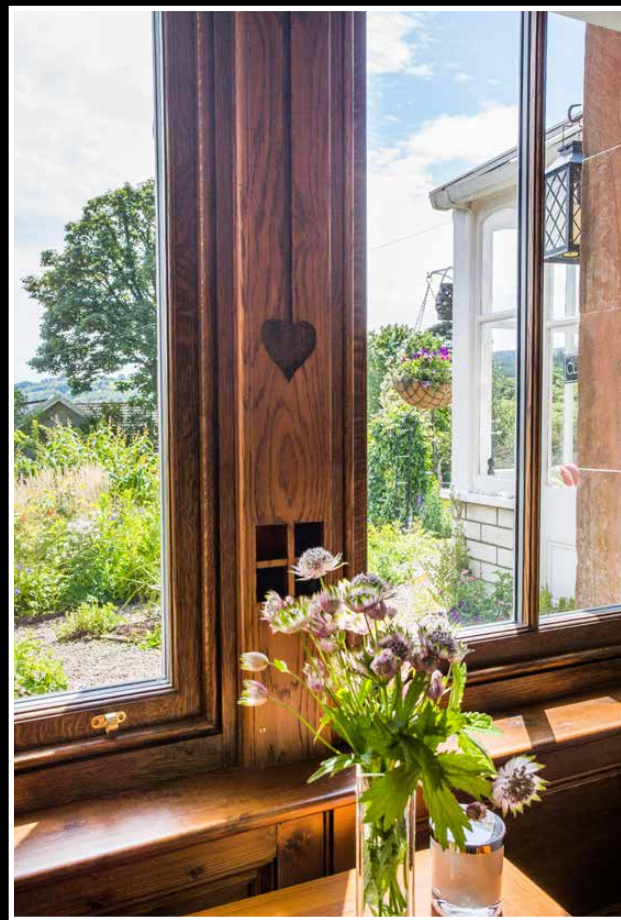
DINING/FAMILY ROOM



DINING AREA



DINING AREA







Claveron

The staircase rises to first-floor level, revealing four substantial bedrooms and a family bathroom. All of the bedrooms have space for additional free standing furniture if required and two have a feature fireplace. The rooms at the front all benefit from views towards the Holy Isle. The four-piece bathroom, with a separate shower cubicle, creates the perfect ambience in which to unwind. Access to the loft space can be gained from the landing. The very real possibility exists that this area could be converted into additional living accommodation (STPP) and add immediate value to this family home.

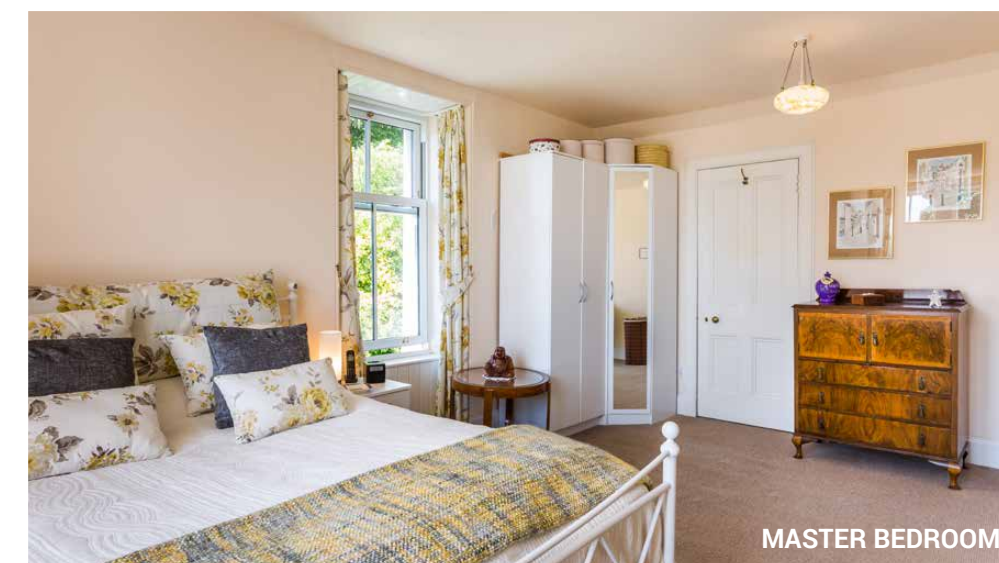
The specifications include electric and Rayburn oil heating for additional comfort and convenience. We understand from the seller that the roof was overhauled around 4/5 years ago by the previous owner.

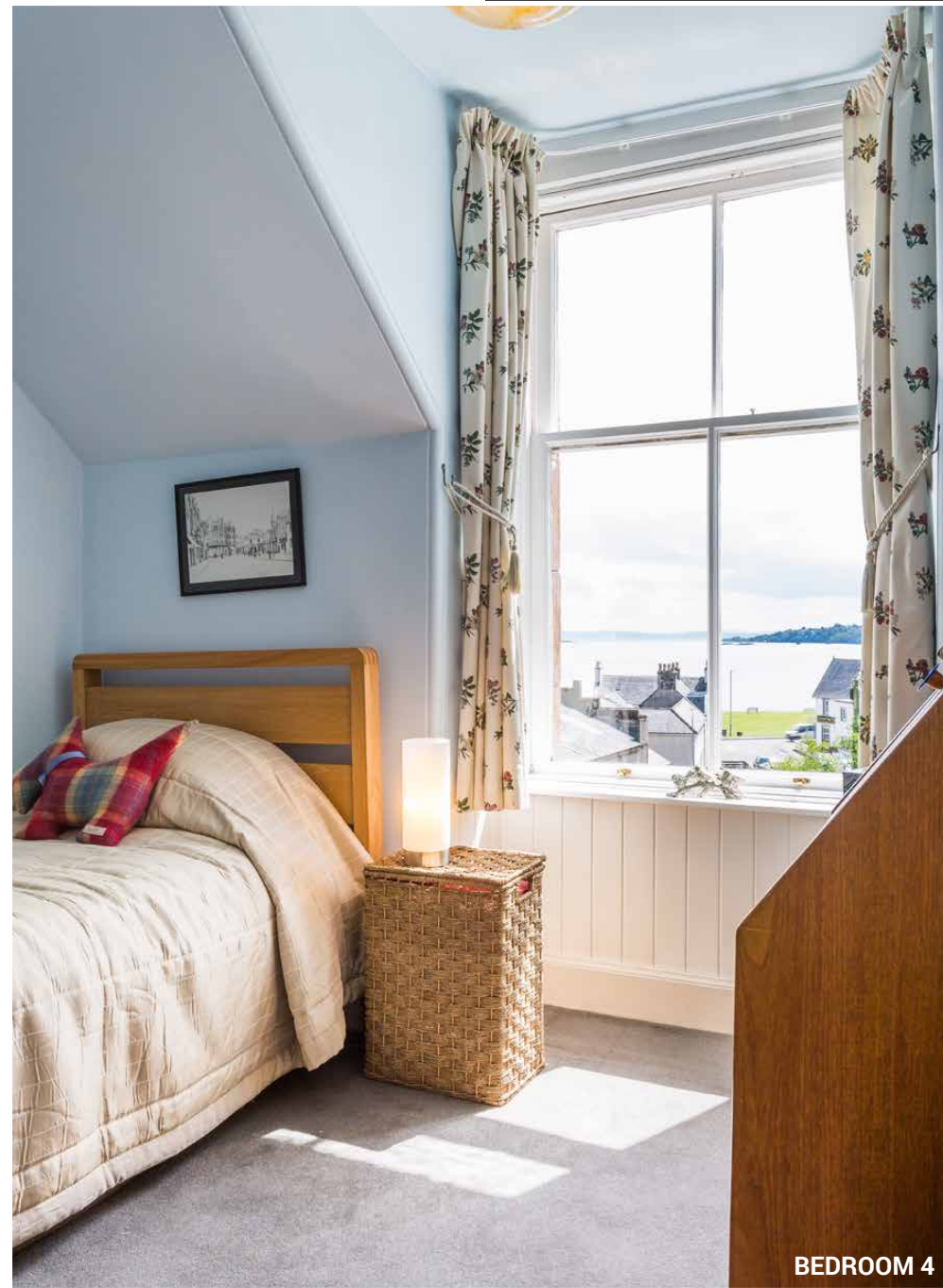


LANDING



BATHROOM





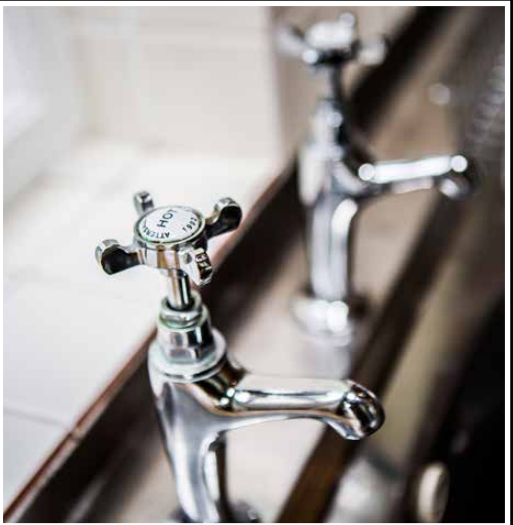


Approximate Dimensions
(Taken from the widest point)

Vestibule/Sun Room	2.50m (8'2") x 1.90m (6'3")
Lounge/Diner	6.50m (21'4") x 4.00m (13'1")
Dining/Family Room	3.80m (12'6") x 3.40m (11'2")
Kitchen	3.20m (10'6") x 2.30m (7'7")
Utility	3.40m (11'2") x 2.30m (7'7")
Master Bedroom	5.50m (18'1") x 3.70m (12'2")
Bedroom 2	3.80m (12'6") x 3.00m (9'10")
Bedroom 3	3.50m (11'6") x 2.30m (7'7")
Bedroom 4	2.80m (9'2") x 2.50m (8'2")
Bathroom	3.50m (11'6") x 2.60m (8'6")

Gross internal floor area (m²): 157m²

EPC Rating: G





The Garden Flat

Attached to the main house, you enter the cosy independent garden flat, which is perfect for holiday lets, Airbnb or for an elderly relative or teenage requiring a level of independence. We have been advised that the property is always in high demand.

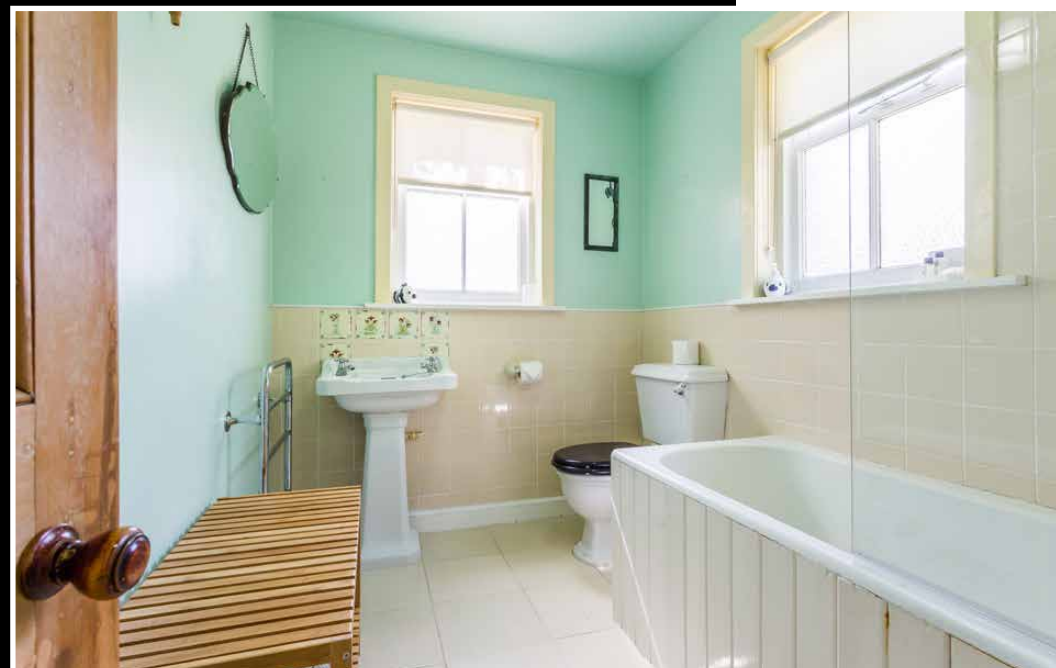
In more detail, the accommodation comprises entrance hall with two storage cupboards. The living zone is well proportioned and is both bright and airy. The feature fireplace is the key feature of this zone. Access back into the main house can be gained from here if desired. The separate kitchen has been fitted to include a good range of floor and wall mounted units with a striking worktop and benefits from space for a freestanding cooker, washing machine and fridge. A countertop dishwasher has also been fitted. A bathroom suite completes the accommodation.

The property is surrounded by mature grounds, which are mainly laid to lawn, with a wide variety of mature plants, trees and a pond as a central focal point. The gardens provide seasonal colour and benefit from tremendous views into the distance, which can be enjoyed from a number of vantage points! The gardens come complete with a greenhouse, storage shed and log store. There is also the potential to create a driveway (STPP) for a number of cars within the front garden.

NB – The current owner has sectioned off a proportion of the garden, which she will retain. It is her intention to build a single storey eco-friendly dwelling within the grounds. A copy of drawings/ plans are available upon request or can be shown.



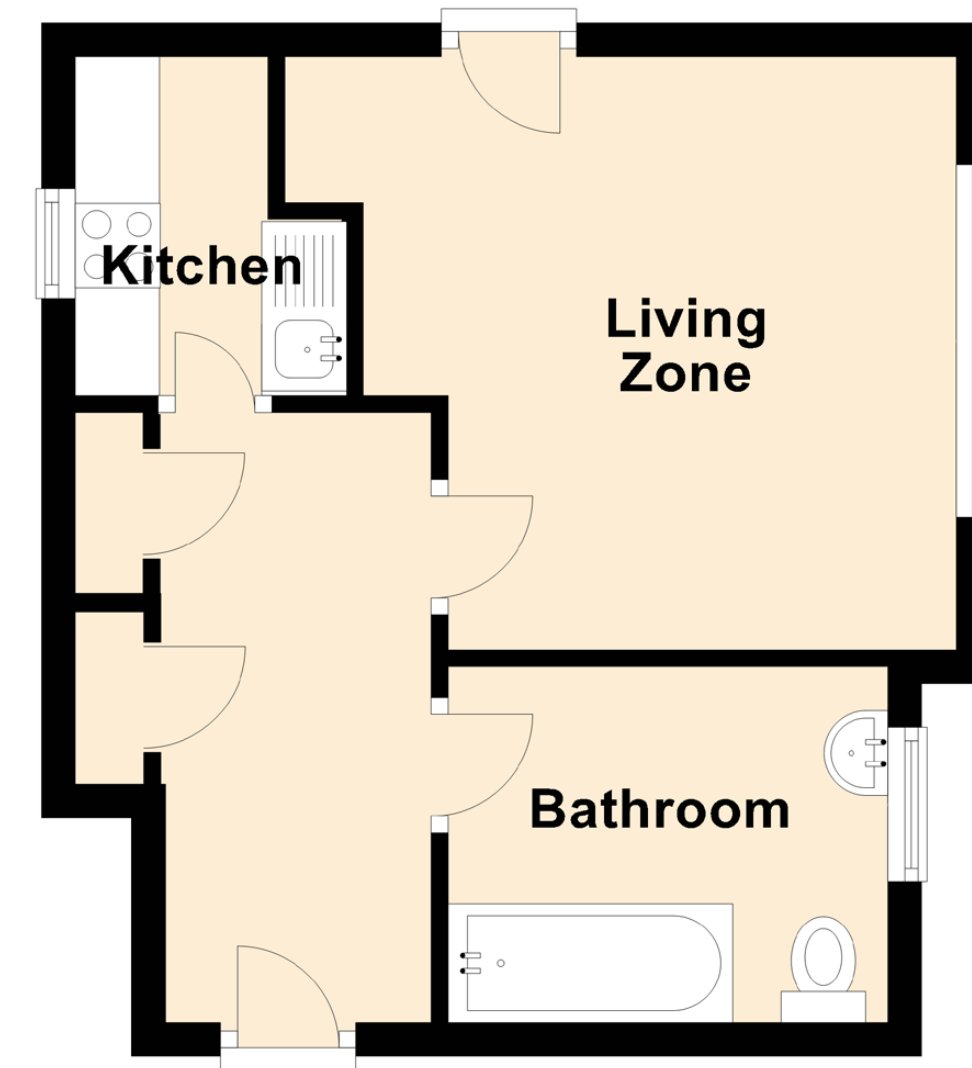




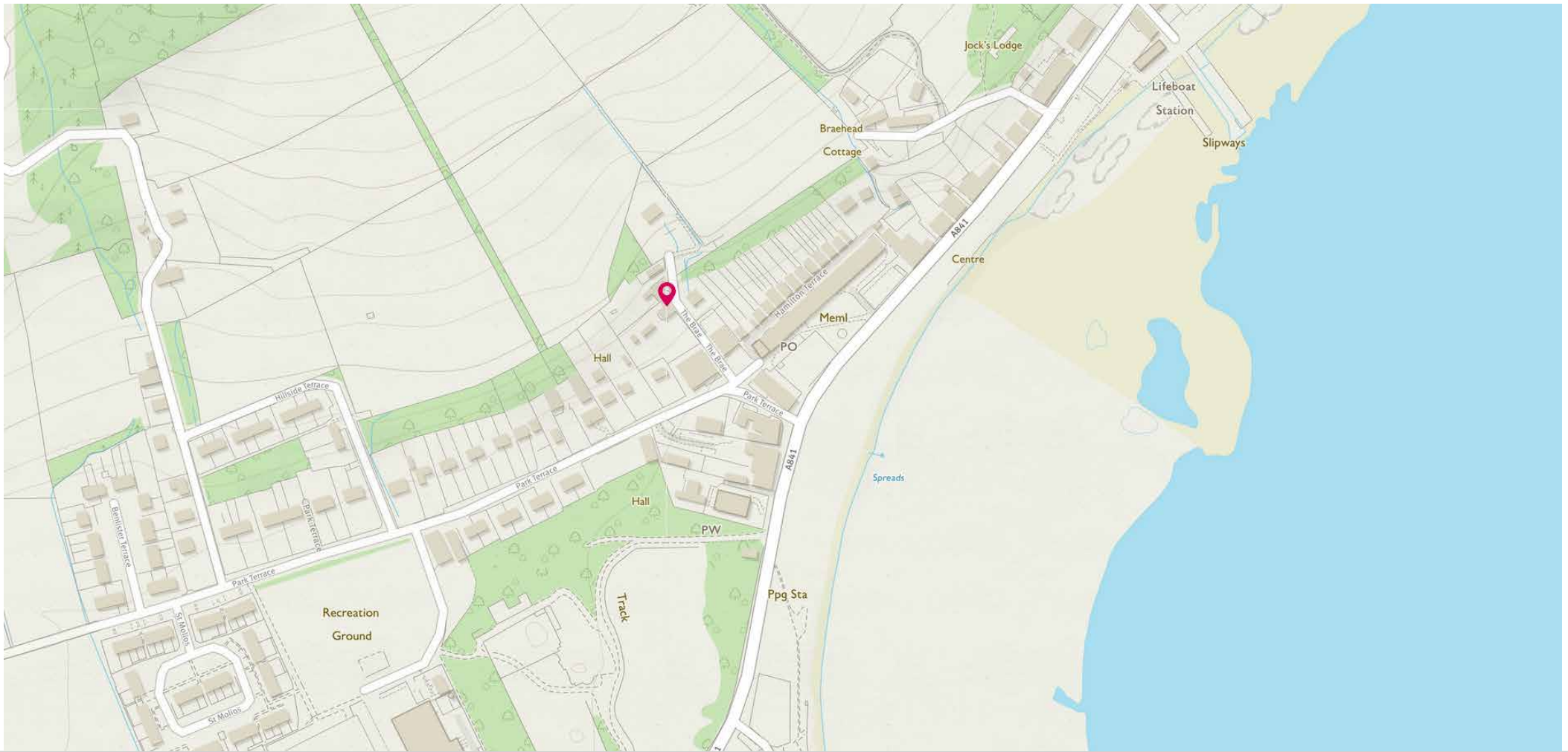
Approximate Dimensions
(Taken from the widest point)

Garden Flat

Living Zone	3.53m (11'7") x 3.50m (11'6")
Bathroom	2.70m (8'10") x 2.10m (6'11")
Kitchen	2.00m (6'7") x 1.50m (4'11")







McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
DARREN LEE
 Corporate Accounts



Professional photography
ANDY SURRIDGE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer