

COORIEDOON HOUSE

WHITING BAY, ISLE OF ARRAN, KA27 8QH

THE LOCATION

Whiting Bay is located on the southeast corner of the island and overlooks the Firth of Clyde, with views to the very southern point of Scotland. The village provides a newsagent, post office, pharmacy, two general food stores, café/bar, restaurant, bistro, hardware store 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 shoreline but also through the forest to Glenashdale Falls.





THE PROPERTY

If you have ever leafed through a Scottish country magazine, you will know that there are certain buildings that capture the imagination and just take your breath away. Cooriedoon House is one of those - beautifully positioned, but at the same time, a fun, atmospheric and functional property, the perfect spot to entertain tourists, and with this unique opportunity - all of the hard work has been done for you!

The property sits in large grounds and benefits from having a car park and a low maintenance well maintained garden. The large lawn at the front features a 'beach garden'. Being set on the shore front, there are panoramic views of the Firth of Clyde and the Holy Isle.





Corriedoon House enjoys a slightly elevated and prime location in the heart of Whiting Bay, allowing awesome views over the ever-changing waters and towards the Holy Isle. 'Corriedoon House' was built in 1900, is typically Scottish in both appearance and construction and was previously a very well run care facility. This twenty-seven bedroom manor retains much of its original character and charm and has been fully renovated and upgraded.

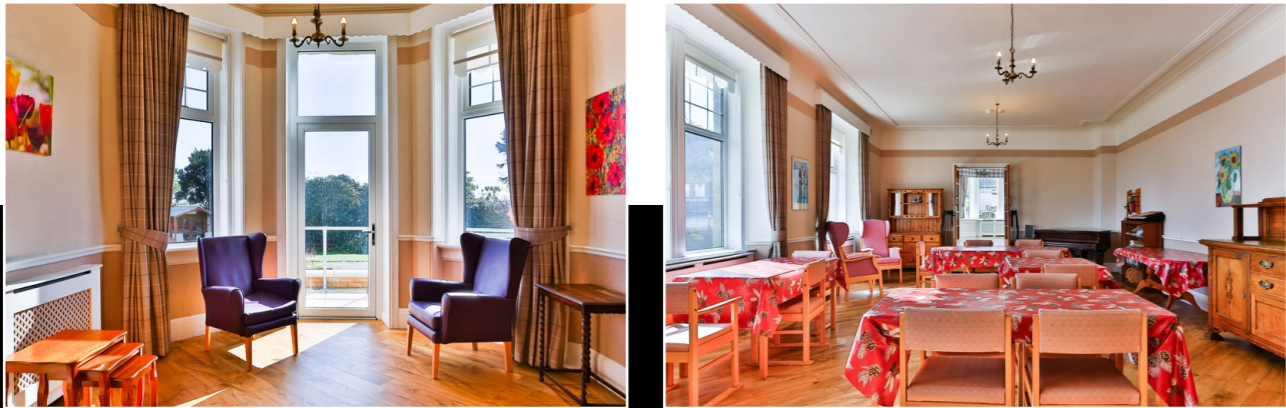




As mentioned there are twenty-seven guest bedrooms in total, ten of which are en-suite. Five double bedrooms are on the top floor with their own bathrooms, which have been previously used as staff accommodation and have been refurbished. There are three public rooms with ample space for a restaurant/ bar conversion.

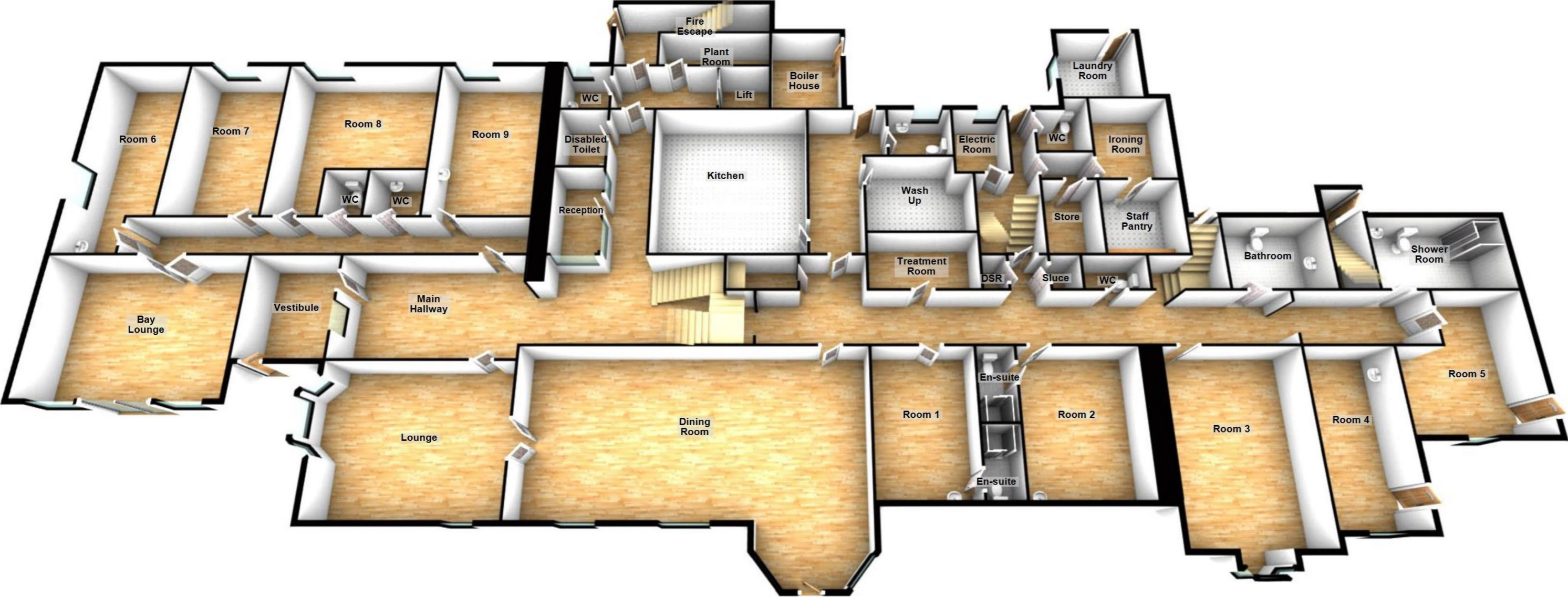
Externally, there is a rooftop balcony and a summer house in the garden.











Approximate Dimensions
(Taken from the widest point)

Dining Room	11.30m (37'1") x 7.50m (24'7")
Bay Lounge	6.70m (22') x 4.90m (16'1")
Lounge	6.50m (21'4") x 5.00m (16'5")
Room 1	4.90m (16'1") x 3.30m (10'10")
Room 2	4.90m (16'1") x 3.50m (11'6")
Room 3	6.34m (20'10") x 4.50m (14'9")
Room 4	5.80m (19') x 2.90m (9'6")
Room 5	4.80m (15'9") x 4.50m (14'9")
Room 6	7.30m (23'11") x 3.10m (10'2")
Room 7	5.90m (19'4") x 3.70m (12'2")
Room 8	5.40m (17'8") x 4.10m (13'5")
Room 9	5.90m (19'4") x 3.70m (12'2")
Kitchen	5.40m (17'9") x 4.80m (15'9")

Approximate Ground Floor Area (m²): 684m²





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

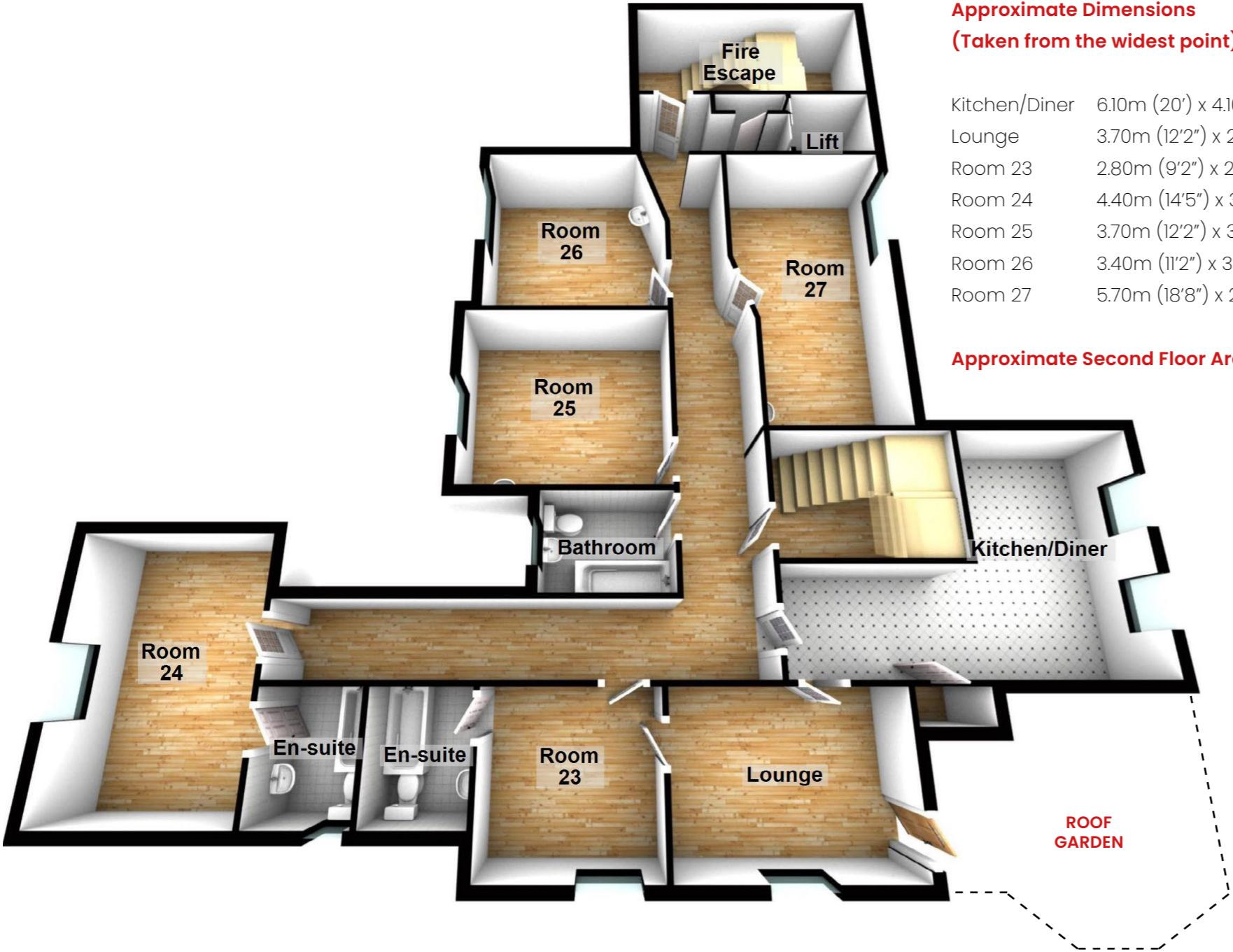
Room 10	3.50m (11'6") x 2.80m (9'2")
Room 11	3.97m (13') x 3.50m (11'6")
Room 12	3.97m (13') x 3.10m (10'2")
Room 13	3.97m (13') x 3.80m (12'6")
Room 14	3.97m (13') x 3.00m (9'10")
Room 15	3.70m (12'2") x 2.00m (6'7")
Room 16	3.90m (12'10") x 3.00m (9'10")
Quiet Room	3.10m (10'2") x 2.70m (8'10")
Room 17	4.50m (14'9") x 4.40m (14'5")
Room 18	4.89m (16'1") x 3.70m (12'2")
Room 19	4.40m (14'5") x 4.00m (13'2")
Room 20	4.20m (13'9") x 4.10m (13'5")
Room 21	4.40m (14'5") x 2.65m (8'8")
Room 22	4.00m (13'2") x 2.65m (8'8")

Approximate First Floor Area (m²): 405m²



*"...there are
panoramic views
of the Firth
of Clyde and
the Holy Isle..."*





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

Kitchen/Diner	6.10m (20') x 4.10m (13'6")
Lounge	3.70m (12'2") x 2.70m (8'10")
Room 23	2.80m (9'2") x 2.70m (8'10")
Room 24	4.40m (14'5") x 3.10m (10'2")
Room 25	3.70m (12'2") x 3.30m (10'10")
Room 26	3.40m (11'2") x 3.36m (11')
Room 27	5.70m (18'8") x 2.95m (9'8")

Approximate Second Floor Area (m²): 150m²

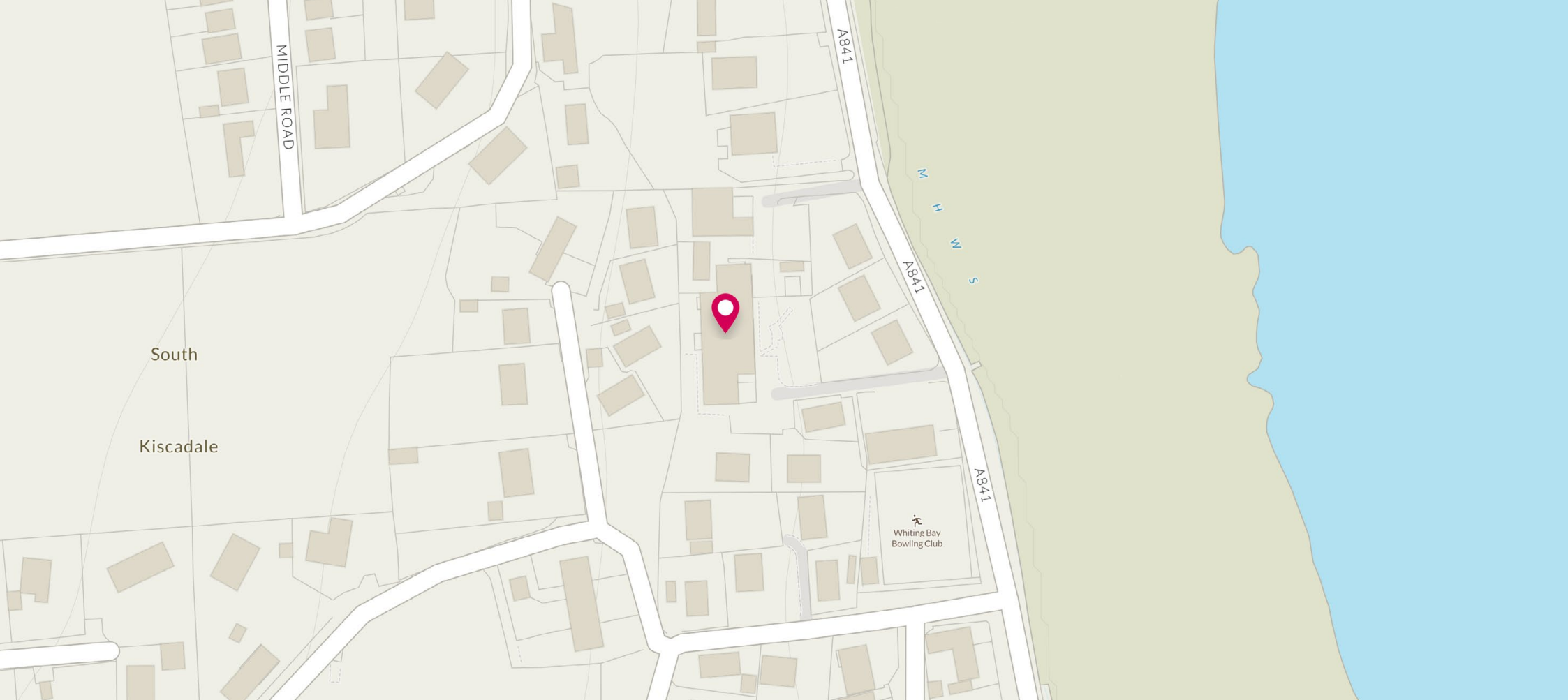




The development opportunities for this project are truly exquisite and totally unique. Arran is one of the most popular tourist destinations in Scotland and there is a massive shortage of accommodation on the island. A discerning buyer could build something pretty special with very low refurbishment costs. Architectural details combined with modern elements would make this one of the most popular destinations on the island.

Despite this making an excellent boutique hotel/lodge, there are multiple options as to what one could do with this magnificent opportunity, subject to relevant planning.





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