



— Ardmhor House and Norah's Cottage, Whiting Bay —



IN BRIEF

- Substantial five-bedroom stone villa
- Original period features
- Stunning décor with bespoke detailing
- Charming appended cottage
- Large garden with sea views
- Elevated village location

ACCOMMODATION

Ardmhor is a substantial stone villa comprising vestibule, large reception hallway, open plan dining room/kitchen, shower room, lounge with access to raised deck, utility/laundry room and spacious office/sitting room. An elegant timber staircase leads to the well-proportioned top hall where there are five generous bedrooms and a family bathroom. To the rear of the house is an appended single storey property Norah's Cottage, comprising open plan kitchen/dining/living room, bedroom, dressing room/bedroom and shower room.

GARDEN

The front gardens are mainly laid to lawn with off road parking for a number of vehicles – the grounds are bound with mature native plants, shrubs and trees. Ardmhor and Norah's Cottage share a fantastic, south facing outdoor patio garden with terraced decking and relaxing seating areas .

SERVICES

The property is connected to mains water and electricity. Drainage is to a septic tank located within the front garden. The oil-fired central heating is supplemented by a multi-fuel stove in the dining room and in the lounge there is a traditional fire place insert with a gas fire. Along with a further multi-fuel stove in Norah's Cottage

COUNCIL TAX

The property is banded "F" paying £2488.79 in 2021/22 including water charges.



DESCRIPTION

Ardmhor House is a stunning period home which is absolutely bursting with character, charm and personality. The subjects enjoy an elevated position in the southerly outskirts of Whiting Bay it has a generously proportioned garden and is accessed by a track shared with several neighbouring properties.

The layout is wonderfully proportioned, with large rooms and plenty of flexibility for a large family to enjoy life together.

Entrance via the vestibule where the inner front door leads into a broad hallway giving access to the ground floor public rooms.

The lounge enjoys a traditional gas fire surrounded by a stylish mantel, there are double French doors which open to a small front deck.

The open plan dining kitchen is at the opposite side of the house and offers delightfully spacious family dining, the large well fitted kitchen leads out of the rear door to the decked south facing seating areas.

Ardmhor has a second sitting room, giving flexibility to a large family, it features the focal point of a stunning stone wall with a decorative fire place and stove.

There is a useful separate utility/laundry room providing an abundance of storage. The ground floor shower room is a delight, with a large shower stall and modern white suite.

The five large bedrooms are on the first floor, accessed by the original timber staircase, which has feature double front facing windows on the half landing.

All of the bedrooms are substantial and feature traditional presses and alcoves, large windows and well considered and tasteful décor. To the rear, bedroom four has a door leading to a fire escape external staircase.

A contemporary family bathroom completes the accommodation on this floor, stunningly presented and generous in size.



The sympathetic and loving upgrade of Norah's Cottage offers further separate accommodation, perhaps a granexe or even as an additional source of income through letting.

The cottage boasts modern living in an open plan kitchen/living/dining room, with door into bedroom/dressing room, double bedroom and shower room. Perfect accommodation for a couple or perhaps a young family requiring close sleeping arrangements.

We absolutely love Ardmhor House and Norah's Cottage and recommend early viewing if possible.

APPROXIMATE ROOM SIZES:

ARMDHOR

Reception Hallway:	2.48m (8' 2") x 6.18m (20' 3") overall
Kitchen/Dining room:	3.68m (12' 1") x 8.48m (27' 10")
Shower room:	2.34m (7' 8") x 2.56m (8' 5")
Sitting room:	4.00m (13' 1") x 3.73m (12' 3")
Lounge:	4.00m (13' 1") x 5.34m (17' 6")
Utility room:	1.23m (4' 0") x 2.40m (7' 10")
Bedroom 1:	4.02m (13' 2") x 3.65m (12' 0")
Bedroom 2:	2.66m (8' 9") x 4.01m (13' 2")
Bedroom 3:	4.02m (13' 2") x 3.72m (12' 2")
Bedroom 4:	3.72m (12' 2") x 3.67m (12' 0")
Bedroom 5:	3.69m (12' 1") x 4.61m (15' 1")
Bathroom:	2.49m (8' 2") x 2.75m (9' 0")

NORAH'S COTTAGE:

Kitchen/dining/lounge:	4.74m (15' 7") x 5.06m (16' 7")
Bedroom 1:	2.70m (8' 10") x 3.25m (10' 8")
Bedroom 2/Dressing room:	2.70m (8' 10") x 3.25m (10' 8")
Shower room:	2.76m (9' 1") x 1.47m (4' 10")

OTHER INFORMATION

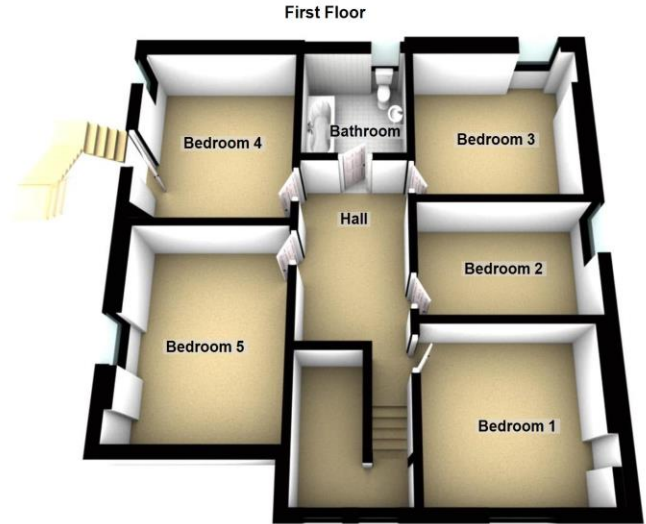
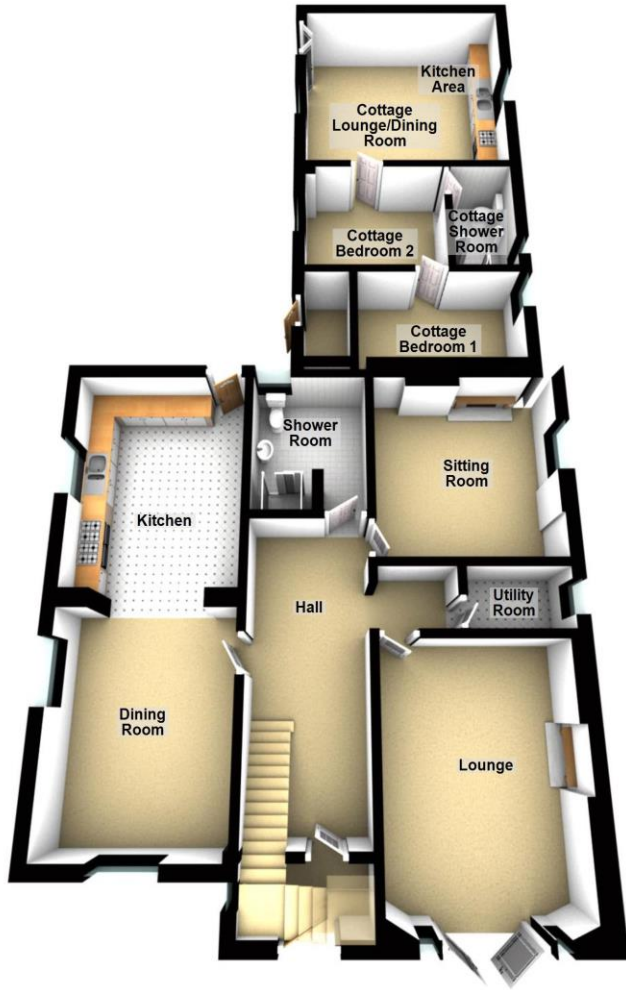
Ardmhor is a short distance from the centre of the village and well placed for access to the local shops and other amenities including the beautiful sandy beach. It is a short distance from the local primary school, the secondary school being at Lamlash to which pupils travel too daily.

Whiting Bay is an attractive, friendly community with a large village hall, local pub, restaurants, excellent shops and an 18 hole golf course and bowling green.





ARDMHOR HOUSE AND NORAH'S COTTAGE
FLOOR PLANS NOT TO SCALE, FOR GUIDANCE ONLY



If you intend to travel to Arran from the mainland and want to bring your own transport, please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel. Caledonian MacBrayne Tel: 01770 460361; www.calmac.co.uk

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PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

The vendor or his agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of any contract.

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Ardmhor House and Norah's Cottage

Whiting Bay
Isle of Arran KA27 8QP

Directions

From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. Travel through the village, passing the Cooper Agnus caravan site as the road follows the shore line around a right-hand bend, just before the national speed limit signs on the edge of the village, take the right turning on to the track. Ardmhor is the first property on the left.



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