



Allandale House, Corriegills Road, Brodick



- Substantial former guest house
- Private detached chalet and static caravan included
- Off road private parking and mature, well maintained garden
- Spacious commercial kitchen
- Close to all village amenities
- Seven bedrooms including five ensuite rooms and two with private bathrooms

INTRODUCTION

Allandale House is situated approximately ½ mile from Brodick one of Arran’s larger villages and home to the main ferry port. This is a charming and spacious property which enjoys a wonderful elevated position with southerly rural views. Allandale House has been a thriving guest house business for many years, held in high regard within the community and by its numerous visitors, and is one of Arran’s oldest guest houses. Whilst it has been closed in recent years, the opportunity to restart the business is unmistakable – the property is being sold including the linens, crockery, commercial kitchen, laundry equipment and much more as seen. Alternatively, Allandale does offer the opportunity to be converted to a substantial family home with earning potential included within the separate cottage and caravan.

GARDEN

The extensive gardens have been lovingly maintained and are a wonderful feature of this stunning property. Allandale House sits on a distinctive, elevated plot which is mostly laid to lawn with a grand gravelled entrance, as well as stepped entrance to the side. Bound by hedges, a small burn and mature flowering shrubs and bushes, the house exemplifies understated elegance.

SERVICES

Allandale House is connected to mains electricity, water and drainage is to a septic tank, heating is by the oil-fired boiler supplying radiators throughout and supplemented by the solar thermal panels on the roof.

COUNCIL TAX

Allandale House is commercially rated, however in accordance with North Ayrshire Council’s Small Business Rates Relief Scheme, it currently benefits from 100% relief from payment.



ACCOMMODATION

If you are looking for a lifestyle change and are thinking of running a business in the tourism and leisure sector then look no further than Allandale House! This traditional guest house has been established for over 50 years and although now not currently trading, it is easy to see how quickly everything could be put back into place to be able to open the doors again.

Allandale House offers ample scope and opportunity to operate a business from home and to substantially grow and develop within the site.

Entrance via the front door brings you into the welcoming reception hallway. From here, via the painted timber staircase, up to four double bedrooms - three of which are en-suite and the fourth enjoys its own a private shower room. All of the bathrooms are fitted with modern wet board walls, two have electric showers and two have electric showers over baths.

To the left, on the ground floor to the front there is a formal living room, ground floor bedroom, a recently installed shower room, and office/study. Across the hallway there is a large lounge which leads into the dining room with serving area, and from here to the rear of the property containing all of the functional back rooms involved in a busy bed and breakfast business.

The still room leads into the fully equipped kitchen with pantry/cold store to the rear. Following round past a small reception cupboard and plant room, into the commercially installed laundry room and store room. From here, a rear door leads on to the slabbed rear area of the property and gives access to the additional buildings.

There is a self-contained chalet which has been configured to offer two family bedrooms, with ensuite bathrooms and a kitchenette.

There is also a large Nissan hut, currently used for additional storage and garden equipment. A separate static caravan completes the accommodation which is included in this sale.

Allandale House is sold as seen with all contents included, such as commercial cooking facilities, industrial dishwasher, fridges, freezers, laundry machines, linens and towels.

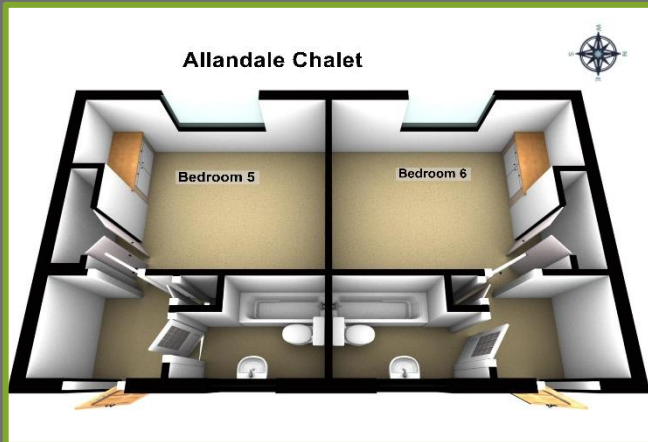
The sellers are also including the website, domain name and phone number.



APPROXIMATE ROOM SIZES - ALLANDALE HOUSE

Entrance hallway	1.99m (6'6) x 6.73m (22'1) overall
Living room	3.94m (12'11) x 5.30m (17'5) overall
Guest Lounge	4.08m (13'5) x 5.40m (17'9) overall
Dining Room	3.48m (11'5) x 5.77m (18'11) overall
Kitchen	2.91m (9'7) x 4.11m (13'6) overall
Still Room	3.45m (11'4) x 2.90m (9'6) overall
Cold Store / Pantry	2.93m (9'7) x 2.30m (7'7)
Utility/ Laundry room	3.01m (9'11) x 4.69m (15'5) overall
Store room	2.25m (7'5) x 2.05m (6'9)
Bedroom 7	3.74m (12'3) x 2.56m (8'5) overall
Dressing room/Office	3.28m (10'9) x 2.20m (7'3)
Shower room	1.42m (4'8) x 2.28m (7'6)
Guest Bedroom 1	4.18m (13'9) x 3.04m (10'0) overall
Guest Bedroom 2	2.95m (9'8) x 3.54m (11'7) overall
Ensuite shower room 2	1.52m (5'0) x 2.01m (6'7) overall
Guest Bedroom 3	4.25m (13'11) x 4.09m (13'5) overall
Ensuite bathroom 3	2.20m (7'3) x 2.10m (6'11)
Bedroom 4	4.29m (14'1) x 3.77m (12'4) overall
Ensuite bathroom 4	1.29m (4'3) x 1.60m (5'3)
Shower room for room 1	2.13m (7'0) x 2.12m (6'11) overall





APPROXIMATE ROOM SIZES – CHALET

Bedroom 5 3.61m (11' 10") x 5.52m (18' 1") overall

Bedroom 6 3.61m (11' 10") x 5.52m (18' 1") overall

Including kitchen area, bathroom and bedroom.



OTHER INFORMATION

The Isle of Arran is a place where you can find a little bit of everything you'd ever want from a Scottish island; an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce. With excellent leisure facilities including tennis and bowling facilities, the 18-hole golf course and those at the Auchrannie Resort, Brodick village's amenities include banks, shops, hotels, restaurants and bars. Brodick has a primary school with early years classes and the secondary school is located in Lamlash to which pupils travel daily by bus.



FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY



Allandale House Ground Floor



Allandale House First Floor



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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Allandale House

Corriegills Road

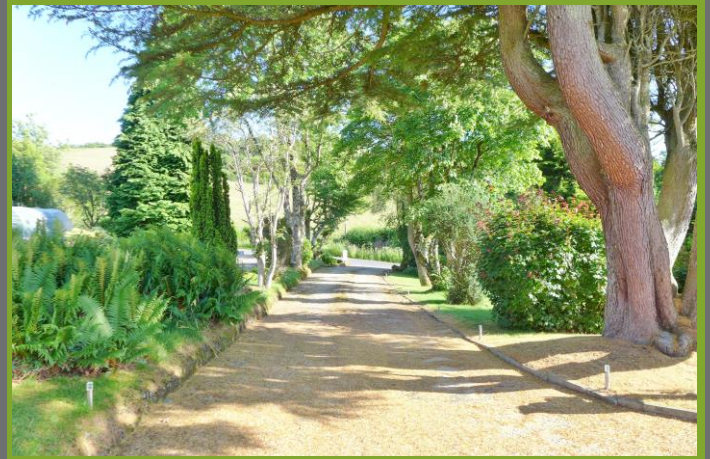
Brodict

Isle of Arran

KA27 8BJ

Directions

From Brodict pier, take the A841 left (road towards Lamlash). Take the second left, which is Corriegills road. Allandale House is the first house on the left. It is also possible to walk from the ferry terminal to Allandale House in about 7 minutes.



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