



— Anvil Cottage, trading as the Lighthouse Restaurant —



Arran
ESTATE AGENTS



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ANVIL COTTAGE, PRINMILL, ISLE OF ARRAN KA27 8HP

ANVIL COTTAGE IN BRIEF

- Currently operating as a popular restaurant
- Open plan ground floor accommodation
- Commercial kitchen which can be removed by seller if requested
- Breathtaking sea views
- Much loved property with excellent potential
- Three / Four bedrooms

DESCRIPTION

Anvil Cottage is a charming property which is currently trading as a popular restaurant/tearoom - with owners' accommodation - in a spectacular coastal location within the village of Pirnmill enjoying views across Kilbrannan Sound and Kintyre. Accommodation comprises open plan ground floor with ladies and gents toilets, kitchen, appended stores and partially covered rear courtyard with parking. On the upper floor the owner's accommodation comprises of three bedrooms, living room and bathroom - conversion back to residential accommodation will be sought prior to sale if desired, and the relatively straightforward creation of an open plan ground floor living space and four bedrooms on the first floor would be at the discretion of the new owners.

DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the coastal road north through Corrie, Sannox and Lochranza, then to Catacol and proceed to Pirnmill where the property is located on the left next to the village shop.

SERVICES

The property is connected to mains electricity, water and drainage. Hot water and heating are via the oil fired boiler supplying radiators throughout.

COUNCIL TAX

Anvil Cottage is currently commercially rated as 'The Lighthouse' and the current owner is eligible for the Small Business Bonus Scheme which allows 100% relief on business rates as the total RV of business properties in Scotland is under £10,000. The owner's apartment is in council tax band 'B' paying £896.00 in 2023/2024 excluding water and waste water charges. A change of use to convert to residential is underway and will be complete at time of exchange.

ENERGY PERFORMANCE

The energy efficiency rating is 'E' and the environmental impact rating for this property is band 'E'.

OTHER INFORMATION

The current owners operate a seasonal restaurant business, based on local produce and have built up a loyal return business both with visitors and locals. Their turnover has been kept slightly below the VAT threshold and the restaurant is currently unlicensed however there is excellent potential to significantly increase the turnover and develop a business further. The Lighthouse has become one of the "must visit" places on Arran for many summer visitors, many of whom return several times during their holiday.



ACCOMMODATION

Anvil Cottage has an elevated front entrance leading from the roadside patio which has a bright south westerly aspect and unrivalled sea views all day long well into the evening, enjoying the glorious sunsets for which Pirmill is renowned.

The entrance vestibule leads directly into the bright and spacious open room, currently a popular restaurant, with hardwood flooring and impressive views. (It presently has approximately 46 covers with potential for small functions.) To the rear of the space is a coffee/bar servery area and doorway through to the well-equipped commercial kitchen and recently refurbished toilets.

From the main ground floor accommodation the staircase leads to the recently upgraded and refurbished apartment with four comfortable bedrooms and bathroom.

To the rear of the cottage is a small partial covered courtyard with vehicular access and appended out buildings accommodating the pantry, freezer rooms, laundry and stores.

This property offers so much potential for either commercial or residential development in a rarely available coastal destination.

APPROXIMATE ROOM SIZES

GROUND FLOOR

VESTIBULE	1.50m (4' 11") x 0.73m (2' 5")
RESTAURANT AREA	9.64m (31' 8") x 9.53m (31' 3") overall
KITCHEN	4.82m (15' 10") x 3.12m (10' 3")
CLOAKS	2.56m (8' 5") x 1.17m (3' 10")
LADIES TOILET	2.34m (7' 8") x 3.12m (10' 3") overall
GENTS TOILET	2.03m (6' 8") x 1.96m (6' 5") overall
REAR YARD	6.70m (22' 0") x 9.86m (32' 4")
STORE /LAUNDRY	3.84m (12' 7") x 2.54m (8' 4")
STORE ROOM	3.84m (12' 7") x 2.55m (8' 4")
STORE ROOM	2.12m (6' 11") x 2.55m (8' 4")

UPPER FLOOR

LIVING ROOM/BED 4	5.10m (16' 9") x 3.54m (11' 7")
SHOWER ROOM	2.47m (8' 1") x 2.24m (7' 4")
BEDROOM 1	4.32m (14' 2") x 4.17m (13' 8") overall
BEDROOM 2	3.30m (10' 10") x 2.32m (7' 7")
BEDROOM 3	2.71m (8' 11") x 2.24m (7' 4")

LOCAL INFORMATION

The village of Pirmill has a unique 'West Highland' identity with a westerly aspect enjoying splendid sunsets beyond Kintyre. The village store is located next door and there is a thriving community village hall and primary school in the village. The secondary school is at Lamlash to which pupils are conveyed daily by bus.

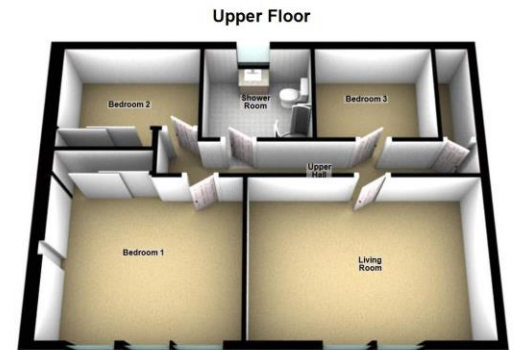
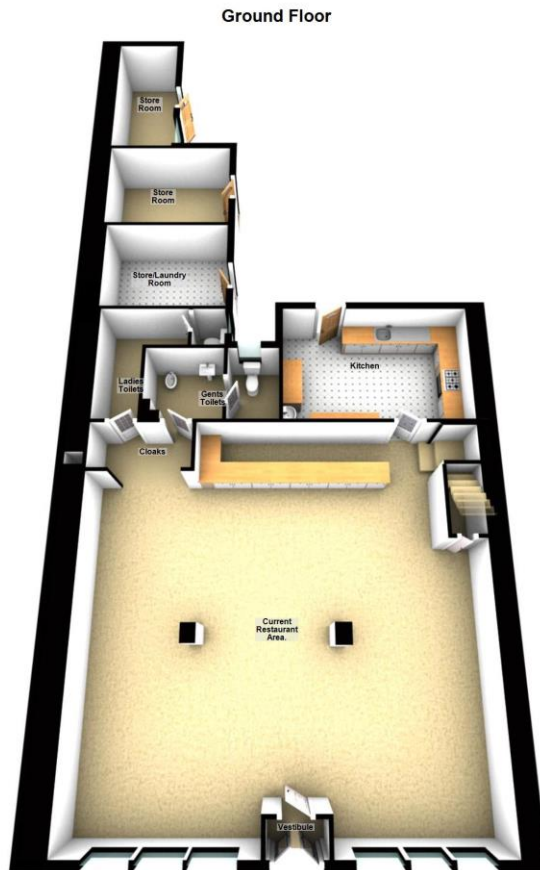
Pirmill is approximately 11 miles north of Blackwaterfoot and 6 miles south of Lochranza on the beautiful west coast of the island.





FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

ANVIL COTTAGE, PIRNMILL



**TOTAL FLOOR AREA APPROXIMATELY 171sqm
(1840.63 sqft) including rear yard**

*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 460 361 www.calmac.co.uk*

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