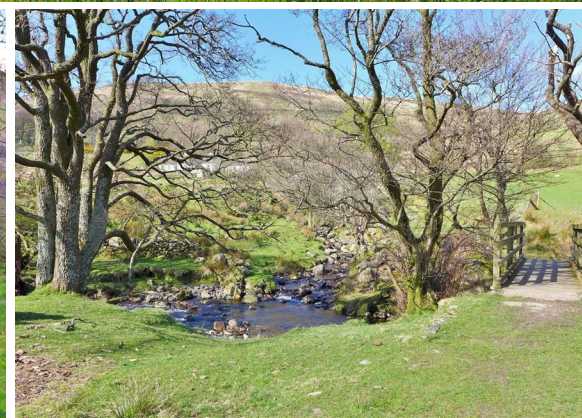
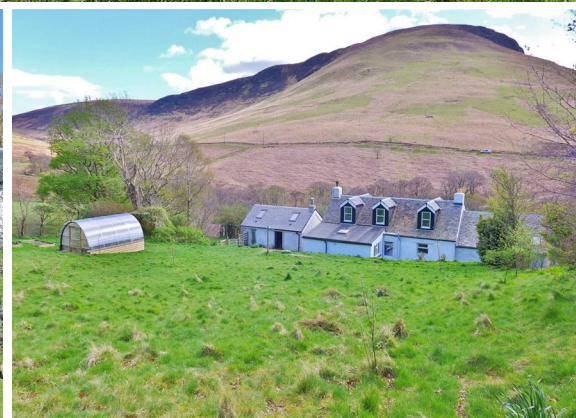




The Glen,  
Lochranza,  
Isle of Arran,  
KA27 8HH



**Arran**  
ESTATE AGENTS 

ISLAND OWNED & RUN SINCE 1990

3 Bed  
House - Detached  
located in Lochranza



The Glen is a picturesque stone cottage, in a unique rural setting on the edge of Lochranza and Glen Chalmadale with panoramic views of across the valley and surrounding hills of Lochranza.

Sitting within approximately an acre of land, the location offers a wonderful opportunity to escape the rat race and live an idyllic life in a desirable and beautiful part of Arran. Access is via a private track crossing a burn and 4x4 or SUV vehicle is recommended to ford the stream.

This charming cottage is cosy with flexible living accommodation and the opportunity to develop the land and outbuildings even further. It is the perfect spot to watch the eagles soar across the hills, listen to the deer rutting and enjoy spotting the red squirrels and numerous other native visiting wildlife to the gardens and surrounding valley.

Accommodation comprises entrance hall, lounge to open plan kitchen/ dining area, ground floor bedroom and bathroom and on the upper floor a further two bedrooms and w.c.

The additional outbuildings include an appended byre and separate bothy, a polycrub tunnel and kennels.

Set amidst rolling farmland with beautiful unspoiled shore and forest walks, Lochranza is the most northerly village on Arran with its famous castle and sheltered anchorage. It is from here that the ferry leaves to the Kintyre peninsula. Lochranza is also the home of the Arran Distillery, 9 hole golf course and campsite with Stags restaurant. At the heart of Lochranza is a vibrant community and village hall which hosts events throughout the year, as well as the community owned Lochranza Country Inn, with accommodation and public bar serving a selection of food, local whisky and beers

The local primary school with Early Years classes is located 6 miles away in Pirnmill and the high school is in Lamlash to which all pupils are transported daily by bus. Pirnmill has a general store with post office counter and a well used village hall.

### Welcome To The Glen

Bursting with character and oozing charm and many original features you are immediately welcomed into this cosy and spacious cottage.

The Glen enjoys plenty of natural light, in a surprisingly sheltered location, yet open and bright; sitting on the edge of valley overlooking Glen Chalmadale and the Lochranza hills.

There is so much potential with this delightful home that we'd urge you to make your viewing appointment as soon as you can!

### Entrance Porch

6'6" x 3'4"

A tiled front entrance porch opens into the spacious hallway accessing all the accommodation within and plenty of space for storing outdoor gear or to sit and take in the views across the valley.

A stripped timber stair case from the hallway takes you up to the upper floor.

### Open plan Lounge / kitchen

16'4" x 26'10" overall

The tiled flooring continues from the hallway opening into a large open plan living dining kitchen area and is filled with natural light from the multiple windows overlooking the front, side and rear gardens with the focal point of a wood burning stove for cosy nights in.

To the rear of the flexible space is the kitchen area, which wraps around the cottage, benefitting from a roof window as well. It is a bright and sociable space to work in and is fitted with ample light coloured farmhouse style wall and base units with a complementary timber work top and features a Belfast sink. There is a dishwasher, washing machine and electric cooker and plenty of room for a large free standing fridge freezer and dining table.

A door to the side leads out to the rear gardens and courtyard area.

### Ground floor Bedroom 1

10'9" x 15'8"

With stripped timber floors, this spacious room is filled with natural light from dual aspect windows to both the front and rear overlooking the gardens and beyond across the valley.

It is a versatile room and could equally be a second sitting room as well as a bedroom and benefits from a wood burning stove.

### Bathroom

10'1" x 8'6"

The ground floor bathroom is to the rear of the cottage and features a window with a deep sill, fully tiled with white suite and bath with shower over.

### Hallway

6'1" x 9'10" overall

Accesses all the accommodation within with a tiled floor and handy under stairs storage space.

A stripped timber staircase from the hallway takes you up to the upper floor.



### Bedroom 2

12'5" x 12'5"

On the upper floor a spacious double bedroom with camceil ceilings and dormer windows to both the front and rear of the cottage taking in the impressive views.

### W.C.

4'3" x 5'2"

Off the upper hallway to the rear of the cottage with a dormer window.

### Bedroom 3

10'5" x 12'5"

On the upper floor a spacious double bedroom with camceil ceilings and dormer windows to both the front and rear of the cottage taking in the impressive views.

### Cupboard

4'11" x 4'11"

Large storage cupboard on the upper hallway

### Garden

The Glen enjoys substantial grounds, expanding to just under an acre which are elevated and slightly sloping. Securely bounded by deer fencing, the main gardens are laid to lawn and wrap around the cottage, planted with mature shrubs and trees.

To the rear the gardens have been terraced creating a courtyard with stone wall, directly behind the cottage. The elevated sloping gardens are planted with a variety of mature trees, fruit trees and shrubs with raised vegetable beds and a polycrub tunnel.

To the side of the cottage the boundary is a burn supplying the private water and further garden area accommodating the kennels

The grounds take in the breathtaking rural views across the glen and Lochranza and are the perfect to spot to watch the Eagles soar across the hills, listen to the deer rutting and enjoy spotting the Red Squirrels and numerous other native and visiting wild life to the gardens.

### The Byre

20'4" x 9'5" overall

The Byre is appended to the cottage, currently used for storage. It is divided in two with access from the front of or to the side via a walled courtyard area.





The Glen Lochranza, Isle of Arran, KA27 8HH

### The Bothy

18'0" x12'2"

Neighbouring the main house is The Bothy which has recently benefited from a new roof, but does require some refurbishment. It offers the potential to create a home office or study space or has letting potential. Currently used for storage.

### Further outbuilding

Polycrub Tunnel - recently installed Polytunnel/greenhouse designed in Shetland and built to withstand high wind speeds and the harshest of climates.

Within the grounds there is a further building historically a kennels, which does require further refurbishment.

### Services

The Glen, is connected to mains electricity with a private water supply and drainage to a septic tank located within the gardens. Hot water and heating is by electric with storage heaters and panel heaters through supplemented by wood burning stoves within the lounge and ground floor bedroom.

### Floor Plan

Floor plan is not to scale and is to be used for guidance only.

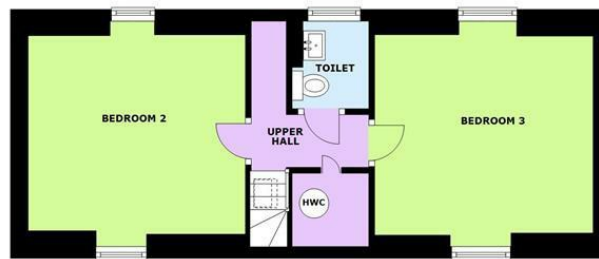
### Viewings by appointment

Please note that viewings are strictly by appointment. The vendor or their 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.

### Cal Mac travel details

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](http://www.calmac.co.uk)





TOTAL AREA: APPROX. 134.3 SQ. METRES (1446.1 SQ. FEET)

FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY  
Plan produced using PlanUp.

**THE GLEN, LOCHRANZA**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>30</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

**DIRECTIONS**

From Brodick pier, turn right and proceed through the village taking the coastal road north through Corrie and Sannox towards Lochranza. As you approach Lochranza coming down the hill take the first track turning on the right handside, just passed the Scottish Water building on the left. Following the track to the burn approximately 200m, where there is plenty of parking and turning. Continue on foot for approximately 100m across the foot bridge. If required, vehicle access is possible

**CONTACT**

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