



Mayfield House,  
Dippen,  
Near Whiting Bay,  
Isle of Arran,  
KA27 8RN



**Arran**  
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

5 Bed  
Villa  
located Near Whiting  
Bay

Welcome to Mayfield House, a stunning large detached home located in the picturesque hamlet of Dippin on the Isle of Arran. This period property boasts original features and offers spectacular views of the surrounding countryside. Mayfield House is a traditional Scottish villa with roadside rural location, less than a five minute drive from the thriving village of Whiting Bay on the south-east coast of the Isle of Arran.

Totalling 1,767 sq ft, this attractive villa offers a perfect blend of traditional charm, comfort and well proportioned living accommodation. As you step inside, you are greeted by excellently proportioned accommodation, perfect for a growing family. With two reception rooms, five spacious bedrooms, and two bathrooms, there is plenty of space for everyone to enjoy. The property has a plethora of original features with deep skirting boards, cornicing, timber staircase and paneling as well as traditional doors with finger plates.

Mayfield House has an extensive slightly sloping garden extending to approximately 0.21 acres to the front with panoramic views to Ailsa Craig and beyond. From the road the driveway leads up to the house and to the rear of the property. Where there is parking for several cars, two semi detached garages and a greenhouse. Also to the rear a delightful elevated garden with drying green, vegetable patches and mature flower beds.

Recently reduced in price, this new asking price is reflective of the owners' desire to sell their home in a timely manner, and listed substantially under the market value. Don't miss the opportunity to own this beautiful property with its characterful features and breathtaking views.

#### Entrance Hall

11'5" x 6'6" (overall)

Beautifully proportioned welcoming hallway with stained glass door entrance from the front vestibule.

#### Bay Windowed Lounge

19'0" x 11'6"

A stunning room

#### Kitchen / Family Room

19'0" x 14'10"

The large kitchen/dining room has a real 'farmhouse feel' with timber base and wall units and space for good size dining table. Please note that the Aga, featured in some of the photos, has now been removed. There is an alcove and space at the window for additional seating to relax and enjoy the stunning views.

#### Utility Room

8'8" x 12'9"

Off the kitchen is the sizeable utility room which has a door to the rear garden. The traditional quarry tiled floor makes this ideal for wet weather gear and footwear. A range of light coloured base units provide storage and there is space for a washing machine.

#### Ground Floor Shower Room

7'2" x 10'9"

There is a practical downstairs shower room with large shower cubicle and attractive navy and white wall tiles. A frosted window provides natural light in this generously sized room.

#### Rear Vestibule

9'2" x 2'7"

A narrow vestibule giving access to the rear garden.

#### Bedroom 1

9'0" x 14'7"

To the rear of Mayfield with a window towards the south of the island.

#### Bedroom 2

12'2" x 10'11"

A large double room with views towards Whiting bay village, this room enjoys plenty of built in storage.

#### Bedroom 3

8'7" x 11'10"

A double room with unrivalled and elevated sea views.

#### Bedroom 4

8'7" x 10'7"

Another double bedroom enjoying the stunning views.

#### Bedroom 5

11'9" x 11'6"

Yes, Mayfield has five double bedrooms! This, the largest, boasts the spectacular sea views.

#### First Floor Bathroom

7'1" x 12'10"

The partially tiled family bathroom, with separate shower cubicle, has a frosted south facing window.

#### Cupboard

7'1" x 3'4"

A must for every family - spacious cupboard which also houses the hot water tank and so makes an ideal laundry store.





### Floor Plan

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

### Garden

Mayfield House has an extensive slightly sloping garden extending to approximately 0.21 acres to the front with panoramic views to Ailsa Craig and beyond.

From the road, the driveway leads up to the house and round to the rear of the property where there is parking for several cars, two semi detached garages and a greenhouse. Also to the rear a delightful elevated garden with drying green, vegetable patches and mature flower beds.

### Services

The property is connected to mains electricity. The water supply is from a private spring fed source. Drainage is to a septic tank located in the field in front of the house. Central heating is provided by a gas fired boiler with balanced flue and there is a large liquid propane gas storage tank located behind the garages. Hot water is via electric.

### Viewings by appointment

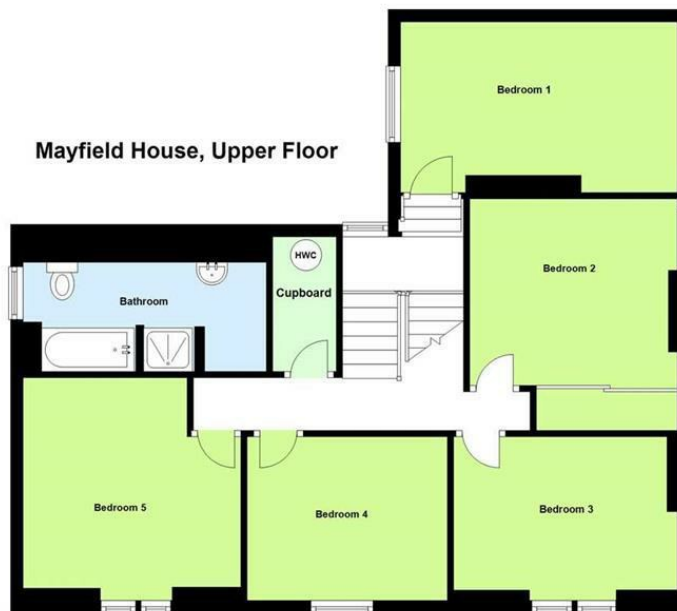
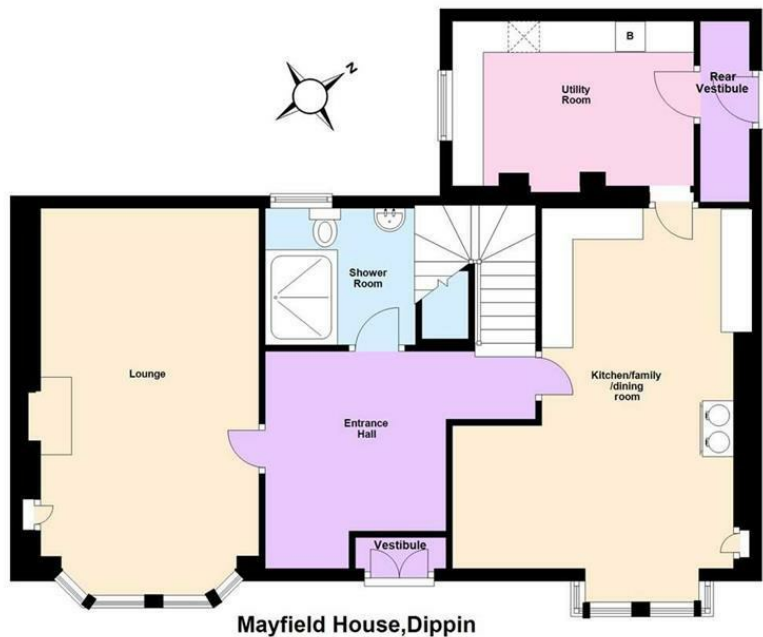
Please note that viewings are strictly by appointment. The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention 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)





## DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash and then Whiting Bay and on to Dippin, just a further 5 minute drive. Mayfield House is located on the right hand side just past Dippin Farm.

## CONTACT

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>82</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>14</b>	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	