



North Narachan,
Lochranza,
Isle Of Arran,
KA27 8JF



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

3 Bed
Cottage - Detached
located in Lochranza



Situated in the highly desirable village of Lochranza, North Narachan enjoys an enviable rural location on the edge of the village within Glen Chalmadale with panoramic views across the valley and surrounding hills of Lochranza.

It is a picturesque stone detached cottage, offering a perfect blend of countryside living and modern comfort within the vibrant community of the village. Boasting a spacious lounge, garden room and Kota cabin, three bedrooms, one with ensuite W.C and attic space offering further development potential.

This well-cared-for cottage provides stunning views of the surrounding countryside, making it a truly desirable place to call home and the perfect spot to enjoy the native wildlife of Arran.

Set within its own secure grounds extending to approximately 1/3 acre, access is via a private single track, which is shared by approximately 6 other properties, with North Narachan being the last property. A SUV or other high ground clearance type vehicle is highly recommended to access this stunning location.

Whether you're looking to escape the hustle and bustle of city life or simply yearning for a change of scenery, this three-bedroom cottage and peaceful location offers a warm and inviting atmosphere that is sure to capture your heart.

what3words address:///crass.rely.armrests

WELCOME TO NORTH NARACHAN

Kitchen

7'2" x 18'7"

The rear entrance opens into the galley kitchen with a roof window supplementing the rear facing window allowing plenty of light in. The kitchen is fitted with an integrated dishwasher, electric freestanding cooker and space for a fridge, with timber worktops, open shelving and cream doors on the base units, all giving a real country cottage feel to this space.

Sitting room

15'11" x 12'7"

A door leads from the kitchen into the rear of the sitting room which has a window to the front making the most of the beautiful views over the glen. An alcove with built in shelving provides useful storage for books to read curled up in front of the wood burning stove on cosy winter nights in. Another door to the front of the sitting room leads through to the hallway.

Garden / dining room

7'3" x 20'9"

Off the hallway a sliding door to the front takes you into the lovely garden room which has space for dining overlooking the peaceful glen, as well as a seating area where you can take your time to appreciate the superb location with a door out to the patio and raised patio to the front. The focal point of an electric fire provides heating for cooler days.

Bedroom 1

11'6" x 8'6"

A bright double bedroom with dual aspect windows and built in storage cupboard/wardrobe.

Bedroom 2

12'5" x 8'5"

Double bedroom with window over looking the rear of the property.

Bathroom

5'7" x 5'10"

The family bathroom is just off the rear entrance and kitchen. It is fully tiled and fitted with a white three piece white suite and bath with a shower over.

Utility/store room

5'6" x 5'10"

This useful appended utility/store room to the side of the cottage is accessed externally and has additional storage space/ pantry with space and plumbing for a washing machine and tumble dryer, as well space for a freezer.

Bedroom 3

10'0" x 12'0"

Stairs from the hallway to the first floor take you to an attic bedroom with two roof windows to the front and rear, making it a light airy main bedroom.

Ensuite WC

9'1" x 4'10"

Accessed off the bedroom 3 with a roof window to the front of the cottage, it is fitted with a white WC and basin.

Attic room/storage

9'2" x 7'6"

A door from the ensuite w.c. leads through to this spacious attic store cupboard giving scope for further development.

Garden

The extensive grounds at North Narachan extend to approximately 1/3 acre. Slightly sloping they are securely bounded with deer fencing and have been terraced with walkways, lawn areas, patio seating areas as well as sympathetically planted with mature trees and shrubs offering



privacy and shelter.

Within the grounds there is also a small Nissan hut for storage and a large Kota Grilling Cabin (Scandinavian Barbeque timber cabin) for additional entertaining space, all taking in the impressive views across Glen Chalmadale and the village of Lochranza.

Services

North Narachan is connected to mains electricity and water. Hot water and heating is provided by electricity with storage and wall panel heaters throughout. This is supplemented by the wood burning stove in the sitting room and an electric fire in the garden room. Drainage is to a SEPA registered septic tank.

Council Tax

The Council Tax charges are set out by North Ayrshire Council, and the property is banded B.

Floor Plan

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

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

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.





North Narachan



Upper Floor

Total area: approx. 109.7 sq. metres (1181.2 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick ferry terminal turn right and follow the A841 north to Lochranza. Continue past Lochranza golf club and campsite, turn right along Newton Road opposite the Lochranza Centre. Follow the road for approximately 340m and turn right on to the private track. Continue along the track for approximately 950m to the end where you will find North Narachan on the right. There is space to park out with the boundary fencing. A SUV or other high ground clearance type vehicle is highly recommended to access this stunning location.
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