



The Stables, Whiting Bay



THE STABLES, WHITING BAY, ISLE OF ARRAN KA27 8QH

THE STABLES IN BRIEF

- Large, detached conversion in Whiting Bay
- Three reception rooms
- Six bedrooms
- Near village amenities
- Enclosed walled patio with sea views
- Underfloor heating
- In walk in condition
- Air conditioning in upper main house bedrooms
- Downstairs master bedroom with ensuite shower room
- Large roof terrace with sea views
- Guest suite with private entrance
- Large cellar/workshop and store
- Enclosed rear garden
- Off road parking
- Well maintained
- Excellent storage

ACCOMMODATION

Large detached, converted villa near the centre of Whiting Bay in walk in condition. Ground floor accommodation within comprises hallway, utility room, kitchen/dining room, dining room, lounge, master bedroom with ensuite shower room, two double bedrooms and family bathroom. On the upper floor double bedroom with lounge area, dressing area, bathroom and further double bedroom. There is also an appended guest suite consisting of lounge/dining/kitchen and on the upper floor double bedroom, shower room and separate bathroom.

External steps lead to large cellar/workshop.

GARDEN

To the front of the property is an authentic sandstone walled patio with sea view, the walled patio has been laid with artificial grass making this an easily maintained area, it is enclosed and has access to the lounge and the guest suite hallway. To the rear is the small enclosed private garden with timber deck area, raised and low beds filled with a profusion of plants, and a freshwater spring feeding a water feature, there is an attractive dressed natural red sandstone cliff face. From the upper hallway French doors lead to a large roof terrace which is enclosed with bespoke railings, like the patio this area has been laid with artificial grass, from the roof terrace there are spectacular sea views.

DIRECTIONS

On leaving the main ferry terminal, turn left on the main A841 to Lamlash. Proceed over the hill and continue until you reach Whiting Bay. Continue through Whiting Bay past shops (on left) carry on passed County Carpets (on the right) and then approx in 200yds turn right before a small white cottage it has 'The Stables' in mosaic at the bottom of the drive, there is parking at the top on the left.

SERVICES

The property is connected to mains electricity, water and waste water. Heating is by oil fired underfloor heating in the downstairs main accommodation, on the upper floor is oil fired radiators and electric air conditioning. The guest suite has electric panel heater in lounge, electric panel heater in bedroom and electric wall mounted fan heaters in shower and bathroom.

COUNCIL TAX

The property is banded 'F' paying £3148.93 in 2024/25 including water and waste water.



DESCRIPTION

This unique property was originally built as The Stables for the Whiting Bay Hotel, and the resident coach man, would collect guests with horse and carriage from Whiting Bay pier and convey them to the hotel.

The Stables has had numerous past lives, as The Stable Grill, an off-shoot restaurant of the Whiting Bay Hotel and when the central courtyard was enclosed it became Nag's - a popular bar and bistro. The present owners have converted it into a large family home with spacious guest suite.

Up broad steps to the double-glazed entrance doors takes you to the slate tiled hallway and on through to the large kitchen/dining room, there are modern base and wall units and a long kitchen island with expansive timber worksurface, there is a built-in double oven and an inset ceramic hob, freestanding dishwasher and space for dining table, from the kitchen French double-glazed doors lead to the secluded rear garden.

Adjacent to the kitchen is the utility/laundry room which has good storage and houses the washing machine and tumble drier.

A door from the kitchen leads to the dining room with window overlooking rear garden, a step down takes you to the exceptionally spacious lounge with hardwood flooring and French doors to the front with excellent sea views and gives access to the patio.

Downstairs is the master bedroom with double aspect windows and an ensuite shower room with extra-large glazed shower cubicle, a stylish glass wash hand basin and modern WC. From the hallway there are a further two double bedrooms and family bathroom with separate shower cubicle plus a large store room and linen cupboard.

The downstairs reception rooms in the main house, kitchen, bedrooms and shower/bathrooms have oil fired underfloor heating.

On the upper floor of the main house there is a small landing with space for seating and French glazed doors leading to the roof terrace, a doorway takes you to a large bedroom with sitting area, two Velux roof windows make this a light bright room, the Velux window to the front overlooks the roof terrace and has sea views, adjacent is the dressing area and bathroom with rainfall shower over bath there is a further double bedroom, heating is by oil fired radiators and there is also electric air conditioning in both bedrooms.

The guest suite has its own front door and can be segregated by locking the door between the guest suite and main house. Downstairs is the lounge/kitchen/dining room, there is a hallway which gives access to the patio and staircase leading to the upper floor where there is a double bedroom, shower room and separate bathroom, all of the windows in the guest suite have sea views – with the exception of the frosted bathroom windows. Heating in the guest suite is by electric panel heater and focal point electric heater in the main downstairs room, the hallway and the bedroom have electric panel heaters and there are pull cord fan heaters in the shower room and bathroom.

The property has been renovated and maintained to a high standard and is insulated; all of the windows and doors are double glazed, and the décor is neutral. The property has excellent storage, and it would make an ideal home for an extended family or there is potential for rental income.



APPROXIMATE ROOM SIZES

HALLWAY:	3.55m (11' 8") x 6.20m (20' 4") overall
UTILITY ROOM:	2.23m (7' 4") x 4.16m (13' 8") overall
KITCHEN/DINING ROOM:	5.65m (18' 6") x 6.64m (21' 9") overall
DINING ROOM:	3.72m (12' 2") x 5.85m (19' 2")
LOUNGE:	4.78m (15' 8") x 6.68m (21' 11")
MASTER BEDROOM:	5.44m (17' 10") x 3.69m (12' 1") overall
ENSUITE SHOWER ROOM:	2.19m (7' 2") x 3.36m (11' 0") overall
BEDROOM 2:	4.27m (14' 0") x 2.57m (8' 5")
BEDROOM 3:	3.66m (12' 0") x 4.25m (13' 11") overall
FAMILY BATHROOM:	2.42m (7' 11") x 3.20m (10' 6")
BEDROOM 4:	4.87m (16' 0") x 6.30m (20' 8") overall
DRESSING AREA:	3.03m (9' 11") x 4.55m (14' 11") overall
BEDROOM 5:	3.09m (10' 2") x 3.27m (10' 9")
BATHROOM:	1.69m (5' 7") x 3.03m (9' 11")

GUEST SUITE

KITCHEN/LOUNGE/DINING:	5.19m (17' 0") x 6.41m (21' 0")
BEDROOM:	3.75m (12' 4") x 4.36m (14' 4") overall
SHOWER ROOM:	1.37m (4' 6") x 2.97m (9' 9")
BATHROOM:	1.53m (5' 0") x 3.72m (12' 2")

CELLAR/STORAGE:	6.02m (19' 9") x 5.29m (17' 4") overall
WORKSHOP:	4.58m (15' 0") x 2.78m (9' 1")

OTHER INFORMATION

The Stables has had a varied history, the present owners have converted the property to a comfortable family home with appended guest suite, it has been fully renovated and insulated, excellent flexible living accommodation.

The Stables is across from the shore and near village amenities, the bus stop is only a few yards away.

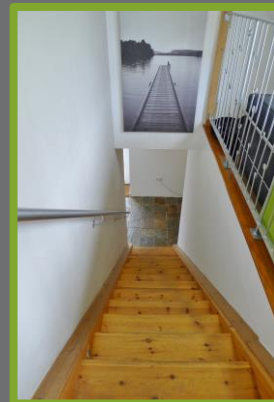
The Isle of Arran is a place where you can find a little bit of everything, you'd ever want from a Scottish island, an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce. With excellent leisure facilities around the island including tennis and bowling facilities, as well as seven golf courses.

Whiting Bay has a primary school, and the secondary school is located in Lamlash to which pupils travel daily by bus, there is an early years class located in Lamlash.















FLOOR PLAN NOT TO SCALE: FOR GUIDANCE ONLY

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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