



Dyemill Cottage,  
Lamlash,  
Isle of Arran,  
KA27 8NT



**Arran**  
ESTATE AGENTS



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## 3 Bed Cottage - Semi Detached located in Lamlash



Welcome to Dyemill Cottage on the edge of the picturesque village of Lamlash! This charming semi-detached cottage offers a perfect blend of modern comfort and traditional charm.

This lovely cottage is presented in walk-in condition, meaning you can move in hassle-free and start enjoying the peaceful surroundings right away. The cottage has been beautifully refurbished, with a high specification finish that adds a touch of luxury to everyday living.

One of the highlights of Dyemill Cottage is the stunning rural views and peaceful location that surround the property, yet close to all the amenities within the village. Imagine waking up to the sight of rolling hills and lush greenery every morning - it's a true escape from the hustle and bustle of city life.

The low maintenance garden is perfect for those who want to enjoy outdoor living without the hassle of extensive upkeep. With its lovely location and aspect, you can soak up the evening sun in the comfort of your own private oasis.

Don't miss this opportunity to own a piece of countryside paradise in Lamlash. Dyemill Cottage offers a lifestyle of tranquillity and comfort, making it the perfect retreat for those seeking a slower pace of life. Contact us today to arrange a viewing and experience the magic of this beautiful property for yourself.

### Entrance Vestibule

4'2" x 5'0"

The spacious entrance vestibule with a tiled floor has space for hanging cloaks and storing outdoor gear. A second door opens into the hallway accessing all the accommodation within.

### Hallway

4'2" x 8'5"

### Rear Hallway

6'5" x 11'10"

The stairs of the hallway lead up to first floor. There is a handy understair cupboard and glazed door out to the rear gardens.

### Lounge

15'10" x 13'6" overall

The lounge is to the front of the cottage and features a bay window overlooking the gardens taking in the rural views and an open fire with brick surround fireplace. The ideal place to spend a cosy night in. The lovely bright versatile room opens through to the dining kitchen on the side of the cottage.

### Kitchen / Dining room

9'7" x 23'5" overall

The spacious kitchen dining room is open to the lounge and on the side of the cottage and is full of natural light from the multiple dual aspect

windows. To the front of the cottage there is space for a large dining table overlooking the gardens.

The kitchen area is fully fitted with stunning grey wall and base units with a complimentary white work top and breakfast bar. There are integrated appliances including - electric oven / grill and hob, dishwasher and washing machine, as well as plenty of space for a large freestanding fridge and freezer. A stunning herringbone pattern timber effect flooring really does set the kitchen off.

A glazed door to the rear of the kitchen leads through to the garden room.

### Garden room

11'5" x 17'0" overall

A spacious garden room with door out to the rear garden and is flooded with natural light from the dual aspect windows. This large room offers a variety of uses, and could be a home office, playroom or studio space.

### Bathroom

8'6" x 9'4"

The ground floor bathroom is to the rear of the hallway and cottage with a window out to the rear gardens. This beautifully presented room is fitted with a contemporary new 4 piece suite and navy blue vanity sink unit and partially tiled and is spacious enough to accommodate both a large walk in shower cubicle as well as a roll top bath.

### Upper hallway

Flooded with natural light from the picture window at the top of the stairs overlooking the rear gardens the upper hallway access the three bedrooms and a large storage cupboard.

### Bedroom 1

10'10" x 13'2"

Large double bedroom to the front of the cottage with window taking in the breath-taking rural views across Lamlash.

### Bedroom 2

9'0" x 13'2"

Large double bedroom to the front of the cottage with window taking in the rural views across Lamlash and features two built in presses.

### Bedroom 3

10'7" x 7'7"

Cosy double bedroom to the rear of the cottage with built in press looking over the gardens and Monamore burn.

### Garden

Access to the Dyemill Cottage is via the shared gravel driveway, where there is parking and turning for several cars. The large gardens are to the front, side and rear. They are relatively flat and low maintenance being mostly laid to gravel with a patio seating areas to the front and a raised timber deck to the rear, bounded by fencing and mature hedging. The perfect spots to enjoy either a morning coffee from or entertain guests in the evening with the sound of the Monamore Burn at the end of the garden. The rear garden has been zoned by fencing creating the decking



and seating area with a large timber shed beside the house. Beyond the new fencing the grounds extend to the Monamore Burn and includes a further timber shed, and plenty of space for the green fingered.

#### **Services**

The property is connected to mains water, electricity with drainage to a shared septic tank. Heating and hot water is by the oil boiler located externally supplying radiators throughout, supplemented by the open fire in the lounge.

#### **Council Tax**

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

#### **Other information**

Dyemill Cottage is located on the outskirts of the popular village of Lamlash which boasts many amenities including pubs, tearooms, various hotels and shops, hair salon and a Co-op with an internal post office. It is also home to the island's cottage hospital, dental surgery, medical centre, police, coastguard and lifeboat stations.

Lamlash has its own Early Years nursery, primary school and the island's high school with UHI Argyll hub.

There is an 18-hole golf course, a bowling green, tennis courts and boating facilities in the bay - all within a gentle walk of the cottage.

It is easy to see why this is such a great place to live!

#### **Floor Plan**

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

#### **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)





Dyemill Cottage Ground Floor



Dyemill Cottage First Floor

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	33	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

## DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash, travel through the village and turn right on to the Ross Road, passing the Arran provisions shop. Dyemill Cottage is the second driveway on the left hand side.

## CONTACT

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