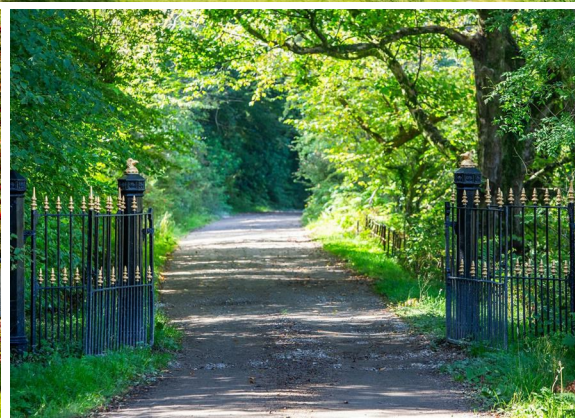




Kilmichael House,
Knowe Road,
Brodict,
Isle Of Arran,
KA27 8BY



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

**6 Bedroom
Listed Home
located by Brodick
on the
Isle of Arran**



++ UNDER OFFER ++

Kilmichael House is one of the oldest houses on the Island of Arran, and is listed for its architectural and historic significance.

It is at the centre of an ancient estate, owned by the same family for hundreds of years: from the beginning of the 14th century through to 1950. With a 17th century core and subsequent enhancements in the 18th, 19th and 20th centuries, the property is described in the title deeds as "the mansion house", but it is actually of a more manageable size than that description suggests.

Set in up to three acres of mature, landscaped grounds, with woodland, an arboretum and a garden sanctuary, it is much more than just another "house for sale".

Entrance Vestibule 2'4" x 4'0"

Entrance Hall 13'9" x 22'11" overall

Bedroom 1 - Japanese Room 12'0" x 13'1" overall

Ensuite Shower Room 1 6'3" x 11'5" overall

Bedroom 2 - Garden Room 14'5" x 13'2" overall

Ensuite Bathroom 2 11'1" x 11'5"

Bedroom 3 - Grizel's Room 13'7" x 8'11"

Ensuite bathroom 3 7'5" x 7'2"

Bedroom 4 - Green Room 12'5" x 14'9"

Ensuite Bathroom 4 7'0" x 12'8"

Bedroom 5- Forest Room 12'8" x 17'0"

Ensuite Bathroom 5 12'6" x 5'5"

Inner Hallway (access to the rear) 7'10" x 9'6"

Cloakroom 3'8" x 4'5"

Breakfast Room 19'7" x 12'4"

Kitchen 10'9" x 20'9"

Utility Room 10'9" x 7'8" overall

Dining Room 13'10" x 27'10"

Toilets 14'2" x 7'10"

First Floor Hall 13'9" x 22'11"

Drawing Room 17'7" x 20'8"

Morning Room 13'8" x 24'6"

Bedroom 6 - Fullarton Suite 12'2" x 12'5"

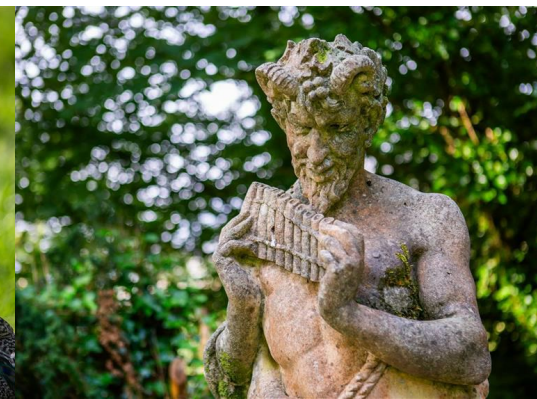
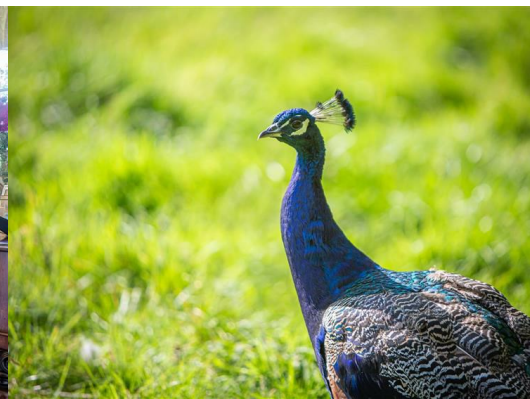
Sitting Room - Fullarton Suite 12'5" x 10'9"

Ensuite Bathroom 6 8'9" x 8'5"

Second Floor Hall 11'7" x 10'1"

Attic Room 1- Nursery Room 1 9'9" x 15'0"

Bathroom 7 8'5" x 5'11"





Attic Room 2- Nursery Room 2 9'8" x15'0"

Gardens

The stunning grounds are a fitting enhancement to Kilmichael House, extending to approximately 3 acres. They feature a variety of woodland, beautifully manicured lawns, flower gardens, decoratively paved walkways as well as being home to resident peacocks - in the past these stunning gardens have even been used for glamorous fashion shoots.

A little more information

Kilmichael House is located on the outskirts of Brodick village, and is the feature property within this exclusive residential settlement.

Brodick village's amenities include a bank, shops, hotels, restaurants and bars, excellent leisure facilities at Auchrannie Resort and the all weather pitches at the Ormidale Park as well as an 18-hole golf course. The village boast a vibrant community and well used village hall, as well as a primary school with early years classes and the High School with the UHI Argyll hub is in Lamlash which pupils travel to daily.



The Isle of Arran is a beautiful and accessible island, a place where you can find a little bit of everything you could 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. It is an hour on the ferry from the Ayrshire coast and less that two hours from Glasgow.



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Services

Kilmichael House is connected to mains electricity and water; drainage is to a SEPA registered shared septic tank on the grounds. Hot water and heating are via an oil fired boiler supplying radiators throughout. The property is responsible for a two ninth share of the maintenance costs for the access road, which is approximately £400 per annum.

Council Tax

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

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

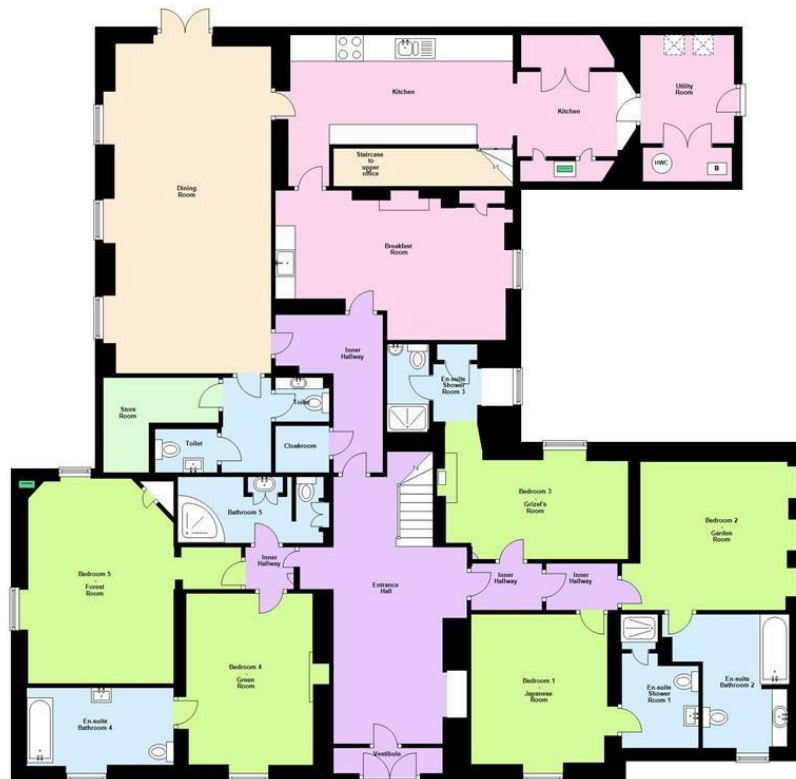
Floor Plan

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.

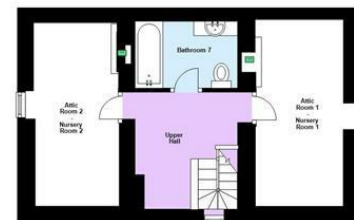




Kilmichael House

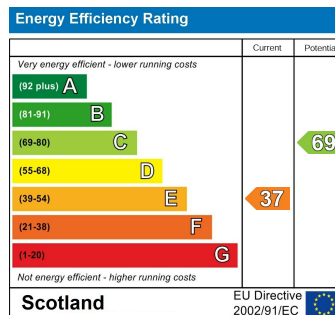


First Floor



Second Floor

FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY
Plan produced using PlanItUp



DIRECTIONS

From Brodick pier turn right and pass through the centre of the village. Access to the Kilmichael estate is by the public road leaving from the village, at the corner by Brodick Golf Clubhouse and leading up Knowe Road on the left. Proceed along the Knowe Road for half a mile to the gates of Kilmichael House. Continue through the gates for approximately 200m where Kilmichael House is on the right hand side.

CONTACT

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