



Caladh Beag,
Lochranza,
Isle Of Arran,
KA27 8HL



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

**3 Bed
Cottage
located in Lochranza**

Welcome to Caladh Beag, a charming traditional detached cottage villa located in the picturesque village of Lochranza on the stunning Isle of Arran. This lovely cottage true to its name, is a little haven offering breathtaking views overlooking Lochranza bay, the historic Lochranza Castle, the serene Newton Shore and Kintyre peninsula beyond.

Caladh Beag is beautifully presented and a cosy cottage, its not just a home, it also presents a unique opportunity being a successful holiday cottage with a Short Term Licence in place. The property is presented in walk-in condition, with the majority of the contents being included in the sale to ensuring a hassle-free transition for you.

Imagine waking up to the tranquil sights of the bay and the castle, offering a sense of peace and tranquillity, as well as the location to see the majority of Arran's unique wildlife. This opportunity is hard to find elsewhere.

Whether you are looking for a new business venture or a peaceful haven to call home, Caladh Beag has the potential to fulfil your dreams.

Contact us today to arrange a viewing and experience the beauty, charm and versatility that Caladh Beag has to offer.

Entrance hallway

4'4" x 19'1" overall

The front door opens into the hallway with space for hanging cloaks, stairs lead up to the upper floor.

Lounge

8'9" x 17'8" overall

The lounge is to the right of the cottage and features triple aspect windows which floods this lovely room with natural light and takes in the wonderful uninterrupted views across to the front gardens towards Newton Shore, Lochranza Castle and Kintyre peninsula beyond. This cosy room features the focal point of an open fire to enjoy a cosy night in.

Dining room/ sitting room

8'9" x 18'2" overall

The dining room/ sitting room is to the left of the hallway, with a window to the front of the property over looking the front gardens and across the bay to the Newton Shore. There is a second gable end window making this a bright and airy room. This lovely room also features a fireplace fitted with a living flame gas fire and a handy under stair cupboard. A door to the rear of the room opens into the kitchen at the rear of the cottage.

Kitchen

7'7" x 12'7"

The kitchen is to the rear of the cottage and has a window and door out to the rear courtyard and grounds. It is fitted with wall and base units a free standing gas cooker, with dishwasher, washing machine and fridge freezer.

Utility room

5'4" x 9'0"

Off the kitchen the door opens into a handy utility space with window out to the rear. This useful room is fitted with base units providing additional storage for the kitchen. This leads into a spacious shower room.

Shower room

7'5" x 5'9" overall

To the rear of the cottage there is a ground floor shower room which is a real bonus to the cottage. With a window to the rear and fully tiled it is fitted with a white suite, and large shower cubicle.

Upper hallway

6'0" x 10'9" overall

A spacious upper hallway with roof window and room for free standing storage units.

Bedroom 1

9'3" x 17'6"

Double bedroom to the front of the cottage, with a dormer window over looking the Newton Shore, towards Lochranza castle and beyond.

Bedroom 2

4'10" x 12'2" overall

Twin bedroom to the front with a dormer window to the front over looking the gardens and across to the Newton Shore.

Bedroom 3

5'5" x 10'6"

Single bedroom to the rear of the cottage with roof window.

Bathroom

7'1" x 10'7"

The spacious family bathroom is partially timber panelled and tiled. It is fitted with a contemporary white suite and large corner bath with a shower over and features a roof window for natural light.

Garden

Caladh Beag is securely bounded. To the front a traditional stone dyke and iron fencing enclose a gravel patio area and pathway to the side. The pathway leads to a paved courtyard to the rear, with access to the kitchen and a large timber shed. The natural geology of the grounds, to the rear is terraced and bounded by fencing. Across the access track there is space for off road parking for cars and a securely fenced enclosed lawn area with drying green planted with shrubs and flowers. This does not form part of the title of Caladh Beag, however the seller does maintain and use the area by agreement.

Services

Caladh Beag is connected to mains electricity and water. Drainage is to a SEPA registered septic tank which is located within the rear grounds. Hot water and heating is by electric with storage heaters and panel heaters throughout. This is supplemented by the open fire within the lounge and living gas flame fire within the dining / sitting room.





Council Tax

Currently banded 'D' paying £1705.02 including water in 2023/24.

A little more information

Caladh Beag enjoys an enviable location benefitting from a thriving village community. Lochranza is the most northerly village on Arran with its famous castle and sheltered anchorage. It is from here that the ferry leaves to the Kintyre peninsula. Lochranza is also the home of the Arran Distillery, 9 hole golf course and campsite. At the heart of the village is the public hall which hosts events throughout the year and a small post office that is open twice a week. There is also the community owned Lochranza country Inn offering accommodation and a public bar serving a selection of food, local whisky and beers. The local primary school with Early Years classes is located 6 miles away in Pirnmill and the high school is in Lamlass to which all pupils travel to daily by bus. Pirnmill has a general store with post office and off sales as well as the Lighthouse Restaurant.

What3words///

Every 3 metre square of the world has been given a unique combination of three words.

Used for navigation, here are the words for this property:

What3words:///lemmings.third.swordfish

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.

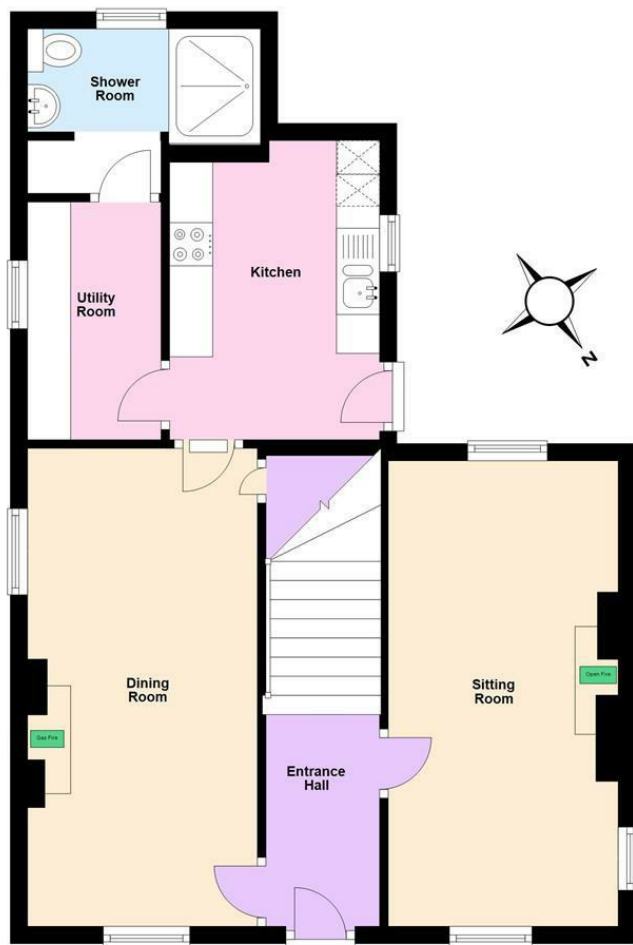
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be 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





Caladh Beag Ground Floor



Caladh Beag First Floor

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland	EU Directive 2002/91/EC		

DIRECTIONS

From Brodick pier turn right and proceed through the village, taking the coastal road north through Corrie & Sannox to Lochranza. On entering the village, pass the distillery, church and village hall on lefthand side. Take the first left track after the hall on the left where Caladh Beag is the second property on the left. From Lochranza ferry turn left, where Caladh Beag passing the castle on your left where Caladh Beag is on the right handside, before the village hall. What three words///lemmings.third.swordfish

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