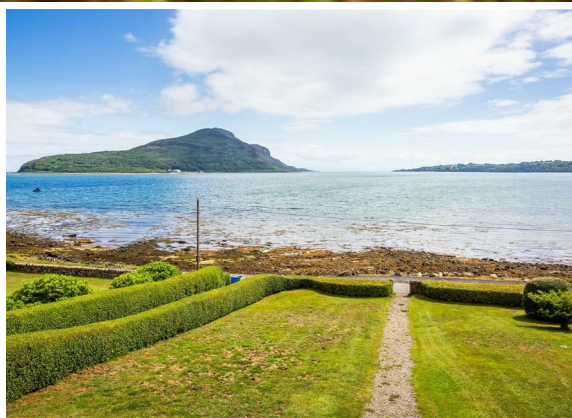




Seabank,
Clauchlands Shore
Road,
Lamlash,
Isle of Arran,
KA27 8LG



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

**5 Bed
Detached Villa
located in Lamlash**



**** A FORMAL OFFER HAS BEEN ACCEPTED **** Seabank is located in the desirable Clachlands Shore area of Lamlash on the enchanting Isle of Arran. This substantial detached villa offers a splendid opportunity for those seeking a spacious family home or a serene retreat. With five well-appointed bedrooms and four bathrooms, this property is designed to accommodate both comfort and convenience.

Upon entering, you are greeted by an inviting entrance vestibule that leads into a generous hallway. The ground floor boasts a delightful lounge, perfect for relaxation, alongside a dining kitchen that is ideal for entertaining. A utility room and a separate laundry area add to the practicality of the home, while a convenient downstairs toilet enhances the overall functionality. The ground floor also features a double bedroom complete with an ensuite wet room, providing an excellent option for guests or those seeking single-level living.

Venturing to the upper floor, you will find four additional bedrooms, comprising three doubles and one single, all serviced by two well-appointed bathrooms. This layout ensures ample space for family and visitors alike.

The prime location is the standout features of this villa, with uninterrupted views from the front of the house, which stretch across the stunning Lamlash Bay towards the iconic Holy Isle. This breathtaking scenery can be enjoyed from various vantage points within the home, creating a tranquil atmosphere that is hard to match.

Additionally, the property offers parking for multiple vehicles, making it both practical and accessible. Situated in a much sought-after area, this villa presents a rare opportunity to own a piece of paradise on the Isle of Arran.

Vestibule
6'5" x 4'1"

Entrance Hall
6'6" x 17'9"

Lounge/Dining Area
12'3" x 22'3"

Kitchen/Dining/Breakfasting
15'3" x 32'5" overall

Utility Area
6'0" x 10'5"

Utility Room
9'2" x 8'3"

Toilet
4'5" x 3'10"

Bedroom 1
12'4" x 12'5"

Ensuite Showerroom
3'0" x 11'4"

Upper Floor (Hall)
11'10" x 14'2"

Bedroom 2
11'10" x 14'1"

Bedroom 3
8'0" x 8'7"

Bedroom 4
13'8" x 12'4"

Bedroom 5
13'8" x 11'0"

Bathroom
8'4" x 11'5"

Bathroom
6'7" x 7'6"

Garden
Seabank enjoys private and enclosed substantial grounds, bounded by mature hedging. To the front the grounds slope gentle from a gravel patio area down to an extensive lawn taking in the wonderful southerly panoramic aspect across Lamlash Bay, Holy Isle and beyond. The rear and side gardens are mostly laid to lawn with gravel pathways and planted with mature shrubs and trees. The gravel driveway leads to the rear where there is plenty of parking and turning.

Services
Seabank is connected to mains electricity, water and drainage. Hot water and heating is by electric with panel and storage heaters, supplemented by open fires throughout.

Council Tax
Seabank is currently a holiday letting property and as such is commercially rated, however can easily be assessed for council tax to allow conversion back to a residential holiday home.

A little more information
Seabank is located on the outskirts of Lamlash, being elevated it enjoys views over Lamlash Bay to the Holy Isle and beyond. It is a short flat walk



to all the amenities and facilities of the village. The property is currently a very popular holiday let with all the relevant consents and Short Term Let licensing in place, as such could be sold as a turnkey property, including the majority of the contents (bed linen etc.) and furniture by negotiation.

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

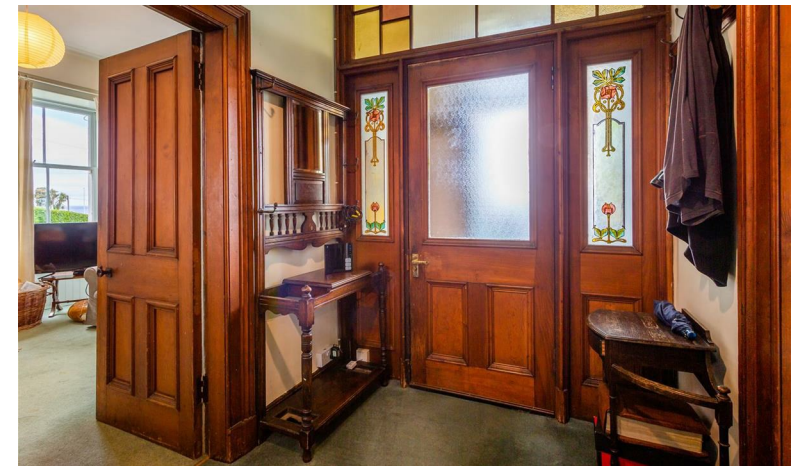
Floor Plan

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

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///clapper.widen.frost





Seabank, Clauchlands Shore Road, Lamlash, Isle of Arran, KA27 8LG

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





Seabank Ground Floor



Upper 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. At the bottom of the hill turn left along the Clauchlands, Shore Road. Carry on along the shore road for approximately ½ mile, where Seabank is located on the left hand side.
What3words:///clapper.widen.frost

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

E: sales@arranestateagents.co.uk
T: 01770 302310
www.arranestateagents.co.uk