



Rowanbank
& Rowanbank
Cottage,
Brodick,
Isle Of Arran,
KA27 8DW



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

Four Bedroom Villa with One Bedroom Annex located in Brodick



++ UNDER OFFER ++

Rowanbank is a beautifully maintained red sandstone villa in a prime Brodick village location, enjoying stunning sea views. This fantastic four bedroom home includes a separate one bedroom cottage, with its own entrance, garden and parking space - providing flexible options for extended family living or for an additional source of income.

Accommodation on the ground floor of Rowanbank comprises entrance sun porch, hall, lounge, open plan dining kitchen, sitting / dining room, ground floor shower room, utility area and bedroom. On the upper floor, a family bathroom, a single bedroom and two double bedrooms, one of which enjoys an ensuite shower room.

Rowanbank Cottage accommodation comprises side entrance utility porch, bathroom, open plan lounge / kitchen with a spiral staircase leading to a galleried double bedroom on the upper floor.

WELCOME TO ROWANBANK

Rowanbank is a charming home, packed with traditional features and quirky details - cosy and welcoming with stripped timber doors and architraves, a features sandstone wall - combined with modern, open plan living areas. This home has it all.

ROWANBANK ACCOMMODATION

Sun Porch

6'6" x 10'4"

A beautiful and bright double doored entrance, providing a tranquil spot to sit and enjoy the views.

Hallway

5'6" x 12'10"

The original front timber glazed door opens into the central hallway with access to all accommodation within.

Lounge

15'9" x 12'10"

The lounge enjoys a large window to the front, with feature log burning stove, solid timber floor as well as picture rails and cornice detailing.

Kitchen / Dining Room

15'4" x 13'4"

The kitchen is a delightful room - full equipped with integrated appliances and a double porcelain butler sink and with an idyllic space to sit and enjoy breakfast by the front window.

Sitting Room / Dining Room

16'8" x 8'9"

This more formal dining space is accessed from the open plan kitchen, with large windows to the front and patio doors to the rear garden offering plenty of flexibility.

Utility Area

7'11" x 4'4"

To the rear of the kitchen, with doors to both the rear lobby and the ground floor shower room.

Shower Room

7'11" x 4'3"

Stylish shower room featuring painted tongue and groove panelling.

Rear Lobby

5'6" x 3'3"

Perfect location for discarding outdoor gear with plenty of hanging space, this leads to the rear enclosed garden.

Bedroom 4

5'6" x 9'1"

A small bedroom on the ground floor with window to the rear

Upper Hallway

6'6" x 9'3"

From the bright central hallway, the bright stairway enjoys plenty of natural light from the upper floor, provided by the Velux roof window.

Bedroom 1

15'4" x 9'6"

Well proportioned double bedroom with built-in storage and dormer windows with views over the golf course towards the sea

Bedroom 2

6'0" x 6'1"

The smallest of the upper floor bedrooms is a classic single room with Velux roof window.

Bedroom 3

15'9" x 12'10"

Well proportioned ensuite double bedroom with built-in storage and dormer windows with views of the golf course towards the sea.

En-Suite Shower Room

5'2" x 6'6"

A delightfully styled ensuite shower room cleverly fitted with a space saving pocket sliding door.

Bathroom

5'7" x 9'9"

The immaculate family bathroom again features tongue and grooved panelling with natural stone tiled walls providing a classic and elegant finish.

ROWANBANK COTTAGE ACCOMMODATION

Entrance Hall

5'6" x 6'11"

Access to the cottage is by a side rear door and into a good sized porch. This is a functional utility space, with washing machine, tumble dryer as well as ample rook for wet weather gear.



Cottage Bathroom

5'6" x 8'4"

The bright bathroom, with Velux roof window and cottage window to the rear is fitted with an electric shower over bath and white three piece suite.

Cottage Kitchen / Living Area

15'10" x 12'2"

A panelled glazed timber door leads into the delightful open plan kitchen / dining / lounge. This room is beautifully designed with a compact breakfasting kitchen which is open plan to a cosy lounge space and features a wrought iron and timber spiral staircase leading to the upper floor.

Cottage Bedroom

18'0" x 11'8"

An attractive galleried double bedroom with large Velux roof window providing natural light.

Garden

Bound by timber fencing, the front garden is gravelled and provides off road parking for up to three vehicles. The attractive grounds are planted with flowering shrubs to enhance the charming frontage of both properties. To the rear, the enclosed garden is laid to lawn with a slabbed patio seating area which can be accessed from the sitting / dining room doors of the main property. There is also a timber storage shed and two log stores in the rear garden.

Services

The property is connected to mains electricity, water and drainage and benefits from a recently installed electric heating system which can be controlled remotely.





Rowanbank & Cottage Brodick, Isle Of Arran, KA27 8DW

A little more information

Rowanbank and Rowanbank Cottage are currently operated as a letting business, providing the owner with a consistent and steady income. Both properties are extremely popular with many repeat guests and excellent reviews. Conversion back to residential is not a difficult process and offers a wonderful opportunity for the new owner to live and generate an income or perhaps offers the option for a multi generational family. Contents can be included separately by negotiation. The Isle of Arran is a place where you can find a little bit of everything you could ever want from a Scottish island; ever changing views, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of local produce. With excellent leisure facilities including tennis, bowling, the 18-hole golf course and those at the award winning Auchrannie Resort, Brodick village's amenities include shops, hotels, restaurant, bars, library and museum. Brodick has a primary school with early years class and the secondary school is located in Lamblash to which pupils travel daily by bus.

Floor Plan

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

Cal Mac travel details

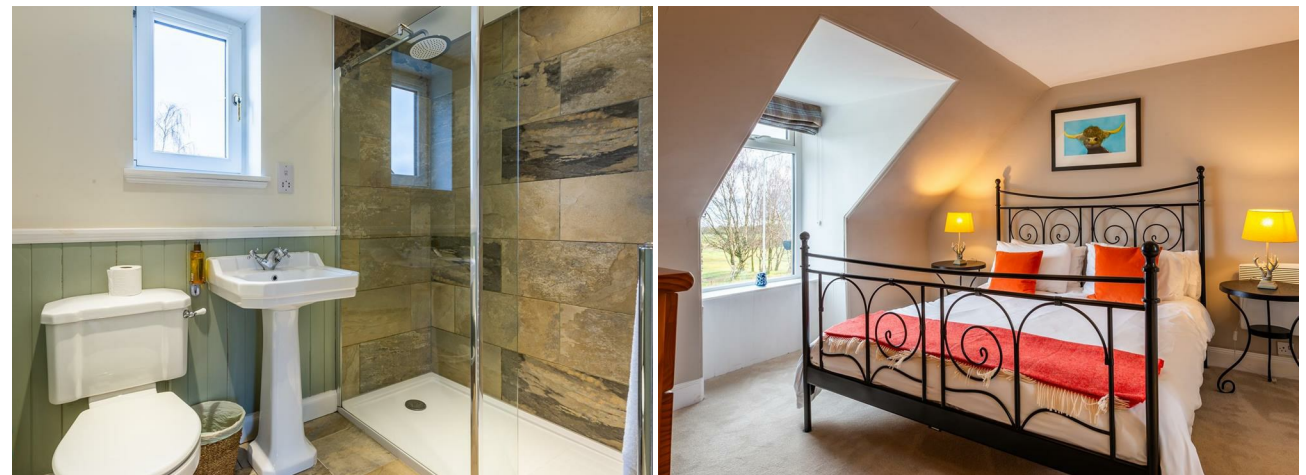
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.
Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk

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.

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///snowboard.surcharge.always





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(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 passing the village, clubhouse and golf course on the right-hand side and continue for a further 300 meters. Passing the directional signs for the Auchrannie Resort on the left, Rowanbank and Rowanbank Cottage are just a little further along the road, before Brodick Primary School.

CONTACT

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