



Dippin House,  
Dippen,  
Isle Of Arran,  
KA27 8SB



## 3 Bed House located in Dippen



++ UNDER OFFER ++ Nestled in the charming village of Dippen on the picturesque Isle of Arran, this substantial period villa offers a unique blend of historical character and modern comfort, retaining many of its original features. With three spacious reception rooms and three double bedrooms, the accommodation is both flexible and well appointed - perfect for both entertaining guests, working from home or enjoying quiet family time.

Set in an expansive peaceful and elevated location, the villa enjoys breath taking panoramic views of the sea and surrounding rural landscape, making it a true haven for nature lovers and those seeking tranquillity. Dippen House is set within an impressive one acre of grounds, offering plenty of outdoor space for gardening, recreation, simply soaking in the stunning views or generating an income.

With its rich history, beautiful surroundings, and generous living space, this villa in Dippen is a rare find and presents an exceptional opportunity for anyone looking to embrace the serene lifestyle of the Isle of Arran.

### Entrance hallway

5'10" x 16'0" overall

The front door opens into a spacious hallway accessing all the accommodation with and the timber staircase up to the upper floors. There is a handy under stair cupboard for storage.

### Lounge

13'7" x 16'0"

Bursting full of character and original features the spacious lounge to the front of the villa takes in the wonderful views across the gardens and beyond to the Ayrshire coastline through the bay window. With a traditional open fire inset with an electric stove effect heater for cosy nights in.

A door to the rear of the room opens into the appended conservatory.

### Conservatory

16'7" x 10'7"

Spacious appended conservatory to the south gable end enjoys the panoramic views across the gardens and the Firth of Clyde.

### Kitchen

13'6" x 13'2"

A large dining kitchen is to the rear of the property with a window over looking the courtyard of the gardens. A door to the side leads to the utility porch, with a second door to the side leading to a pantry hallway accessing the wetroom.

The traditional farmhouse style kitchen is partially timber panelled and fitted with a traditional drying pulley above the Rayburn stove. The Belfast sink inset under the window really does finish this lovely space.

### Utility rear porch

The rear utility porch is just off the kitchen and has a door out to the gardens. There are built in cupboards with plenty of space for storing all your outdoor gear, a sink and space for a stacking washing machine and tumble dryer. The oil boiler is located in the porch

### Rear hallway / pantry

5'1" x 8'8"

A handy shelved area for all your kitchen needs with a sliding glazed door into the wet room.

### Wet room

3'0" x 8'7"

A frosted window over looks the rear driveway and this handy ground floor wet room is fully wall boarded and fitted with a white suite.

### Bedroom 1 / dining room

16'0" x 11'5"

A spacious double bedroom on the ground floor to the front of the cottage taking in the wonderful views across the gardens and beyond with a handy traditional press.

A flexible room which could also be a dining room or study space to work from home.

### Upper hallway

The stairs lead up to a half landing and spilt to the rear of the villa and onwards up to the front.

### Bedroom 2

12'0" x 15'8"

Spacious double bedroom to the front of the villa with dual aspect windows over looking the gardens and beyond to Ailsa Craig.

### Bedroom 3

15'9" x 11'6" overall

A third large double bedroom to the front of the villa with windows taking in the wonderful views over the hills towards the Ayrshire Coastline.

### Bathroom

6'3" x 9'7"

The family bathroom is to the front of the villa, with a window looking out to the Ayrshire Coastline. It is fully tiled and fitted with a white suite with a shower over the bath.

### Study / bedroom 4

10'4" x 10'5" overall

Accessed from the half landing this lovely room is bright and airy with it's dual aspect roof windows and has been used as a study/ additional guest sleeping space. Once two large cupboards, it has been opened out creating a lovely light space to work from home.

### Garden

Dippen House enjoys extensive grounds of approximately 1 acre, and are clearly defined by fencing and hedging. Each area has been zoned with planted shrubs and walkways, to include a front terraced lawn with off road parking area, small copse of trees, patio area, ornamental garden with pond, vegetable bed area, a hard standing for a substantial greenhouse, three timber sheds and a large relatively flat paddock with a static caravan on site. To the rear there is a shared driveway and off road parking area, beside a large stone built outbuilding which is split into three and supplied with power. From every corner of the garden and house, you get a different view across Arran and beyond.

### Services

Dippen House is connected to mains electricity and water. Central heating is by the oil fired boiler located in the rear utility porch, supplying radiators throughout. This is supplemented by the open fire in the lounge and oilfired Rayburn in the kitchen. Drainage is to a shared SEPA registered septic tank which is located within the grounds.

### Council Tax

Dippen House is rated 'E' for council tax, paying £2380.56 including water in 2025/26.



### A little more information

Located approximately 3 miles from the village of Kildonan which is the most southerly village on Arran with beautiful beaches, forest walks, spectacular views and sunsets over the Kintyre peninsula and is a well-known haven for wildlife including seals and otters. The area enjoys a bustling community and boasts a thriving village hall. The primary school is at Whiting Bay approximately 3 miles to which pupils are conveyed daily and the secondary school is at Lamlash. Whiting Bay is a bustling and friendly community with a large village hall, local pub, restaurants, excellent shops, an 18-hole golf course and bowling green.

### 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///pretty.portfolio.outfit

### Floor Plan

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

### Viewings by appointment

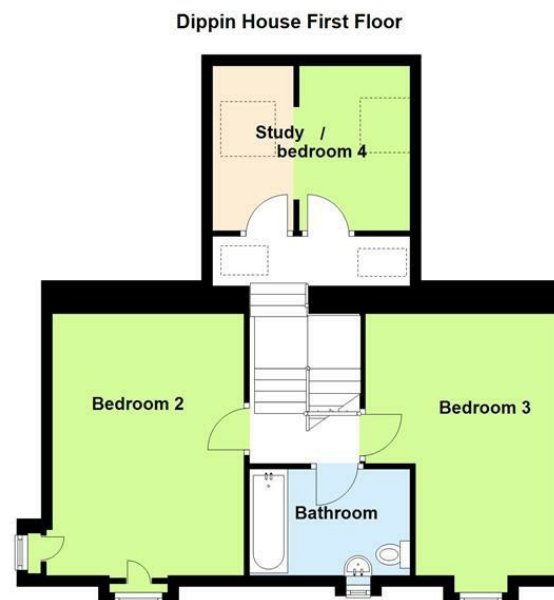
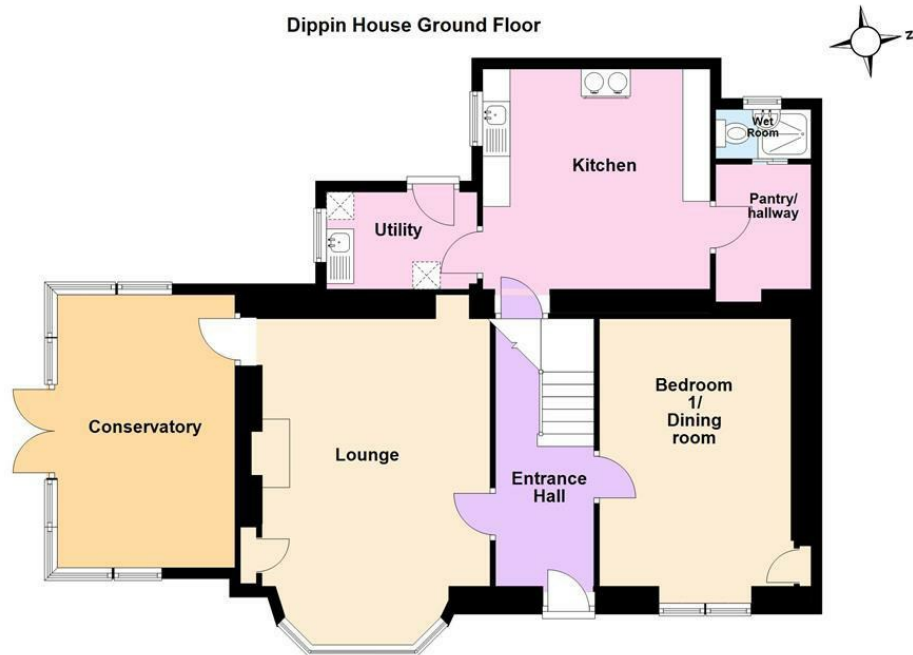
Please note that viewings are strictly by appointment.

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)





## DIRECTIONS

From Brodick Pier turn left and proceed south travelling through Lamblash and Whiting Bay to Dippin, turn left down the coast road to Kildonan travel approximately 250metres and take the third right, into the parking area. Dippin House is the last property on the left of the terrace of three. What3words [///pretty.portfolio.outfit](https://www.what3words.com/pretty.portfolio.outfit)

## CONTACT

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| Energy Efficiency Rating                    |           |           |  |  |  |
|---------------------------------------------|-----------|-----------|--|--|--|
|                                             | Current   | Potential |  |  |  |
| Very energy efficient - lower running costs |           |           |  |  |  |
| (92 plus) <b>A</b>                          |           | <b>87</b> |  |  |  |
| (81-91) <b>B</b>                            |           |           |  |  |  |
| (69-80) <b>C</b>                            |           |           |  |  |  |
| (55-68) <b>D</b>                            |           |           |  |  |  |
| (39-54) <b>E</b>                            |           | <b>32</b> |  |  |  |
| (21-38) <b>F</b>                            | <b>32</b> |           |  |  |  |
| (1-20) <b>G</b>                             |           |           |  |  |  |
| Not energy efficient - higher running costs |           |           |  |  |  |
| Scotland                                    |           |           |  |  |  |
| EU Directive 2002/91/EC                     |           |           |  |  |  |

**Arran**  
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