



The Manse,
Marnaheglis Road,
Lamlash,
Isle Of Arran,
KA27 8LL



4 Bed Detached Villa located in Lamlash



On the edge of the popular village of Lamlash on the Isle of Arran, this substantial villa offers a unique opportunity for those seeking a peaceful lifestyle and plenty of space to work from home. With a flexible and versatile layout, the property boasts three spacious reception rooms, perfect for entertaining, working from home or relaxing with family. The villa features four double well-appointed bedrooms, providing ample space for both residents and guests, along with three bathrooms that ensure comfort and convenience.

Set within large private grounds with wonderful rural views across Lamlash, this property not only offers a serene environment but also presents development potential, making it an attractive prospect for those with vision. The tranquil surroundings are complemented by the close proximity to village amenities, allowing for easy access to local shops, cafes, and community services.

This villa is ideal for families or individuals looking for a peaceful retreat while still being connected to the vibrant life of the village. Whether you are seeking a permanent residence or a holiday home, this property promises a delightful living experience in one of Scotland's most picturesque locations. Don't miss the chance to make this exceptional villa your own.

Entrance Hall

18'6" x 10'5"

The glazed front door folds the airy reception entrance hall with natural light. There plenty of space for outdoor gear, access to the integral garage and stairs lead up to the upper floors and accommodation.

Garage

20'4" x 9'1"

Integral garage with up & over door, to the front or door to the side into the hallway. The garage is equipped with light and power sockets.

Study

11'1" x 15'6" overall

A good sized room on the ground floor with dual aspect windows to the front and side, flooding the room with natural light. This is a versatile room - an ideal study/office/playroom/ second lounge or groundfloor bedroom.

Visitor Toilet

7'3" x 6'0"

A handy ground floor toilet with sink with plenty of space to add a shower cubicle.

First Floor - Upper Hall

7'7" x 46'4" overall

The timber stairwell, opens into a central glazed hallway which is filled with light. With a second staircase to the rear of the hallway.

Lounge

16'8" x 15'10" overall

A spacious airy lounge with dual aspect views over Lamlash, wood burning stove. There is a covered external balcony to the front and window seats to the side - the deal place to sit and take in the views across.

Dining area

17'0" x 7'6"

Leading on from the lounge is the dining area has dual aspect windows to the front and side and a glazed door into the kitchen.

Kitchen

9'9" x 11'6"

The kitchen over looks the side of the property and driveway, it is fitted with timber oak effect base and wall units with complimentary worktops. There is a freestanding electric cooker and plenty of space for under counter fridge and freezer.

Bathroom

9'2" x 7'8"

The spacious family bathroom is partially tiled with a window to the side of the property and fitted with a light coloured suite with shower over the bath.

Bedroom 1

10'4" x 11'8" overall

Double bedroom with fitted wardrobes and a wash hand basin enjoying the rural views to the side.

Bedroom 2

11'10" x 15'6" overall

The principal double bedroom with a window seat, enjoying the rural views. It is fitted with a built in wardrobe and there is an ensuite shower room

Ensuite Shower Room

5'10" x 9'10" overall

With a frosted window to the side, it is fitted wash hand basin, toilet and separate shower cubicle.

Bedroom 3

10'4" x 11'1"

Good sized double bedroom to the side with a window looking across the hills and fitted with a built in wardrobe.

Bedroom 4

11'0" x 10'7"

Spacious double bedroom with a window over looking the side gardens and fitted with a built in wardrobe.

Rear Ground Floor - Hall

5'11" x 59'6" overall

Stairs lead down from the first floor this part of the house.

Utility Room

8'11" x 7'3" overall

On the lower ground floor the good sized utility room is a large built in cupboard, stainless steel sink and plumbing for a washing machine with a door out to the side.

Drying / Boiler Room

10'1" x 7'2" overall

A spacious room accommodating the hot water tank and boiler also and plenty of space drying and for storing household items with a door out to the side of the property and gardens.

Garden

The Manse enjoys slightly sloping elevated, substantial grounds, expanding to approximately 1/3 acre, bounded by fencing and hedging.

To the front there is a gravel driveway with off road parking and turning for several cars. A timber deck to the front leads to the front door. The gardens are mostly laid to lawn to the side and rear, planted with a variety of mature trees and shrubs.



A little more information

The Manse is a substantial detached villa set in an elevated peaceful edge of Lamlash, it is in need of modernisation, however it has the potential to be a very attractive flexible family home with it's spacious accommodation.

Arran High School is in Lamlash which also has a primary school with early years classes. It is home to the island's cottage hospital, has a medical centre as well as police, fire and coastguard stations and a selection of restaurants, bars, hotels and shops including a co-op with post office in-store. Lamlash has its own 18-hole golf course, a bowling green, a tennis court as well as excellent boating and water facilities. Lamlash is approximately 4 miles from the ferry terminal at Brodick.

The Isle of Arran is 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.

Services

The Manse is connected to mains electricity, water and drainage. Central heating is by the oil fired boiler located in the boiler room, supplying radiators throughout. This is supplemented by the log burning stove in the lounge.

Council Tax

The Manse is rated 'F' by North Ayrshire council, paying £3392.10 in 2025/26 including water and waste.

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:///upgrading.covertly.butternut

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





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		
	57	73
EU Directive 2002/91/EC		
Scotland		

DIRECTIONS

From Brodick Pier turn left and follow the signs for Lamlash. After the Lamlash Golf Club take an immediate first left turn, drive 200 yards through the golf course follow the road right up to the end where The Manse is located. What3words
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