



Wellingtonia &
Little Wellingtonia,
Brodick,
Isle Of Arran,
KA27 8DW



3 Bedroom Villa with Appended 1 Bedroom Self Contained Cottage located in Brodick



With a roadside location in the the picturesque vibrant village of Brodick, a stone's throw from the the golf course, on the Isle of Arran, this delightful property presents a unique opportunity for those seeking a beautifully maintained charming home with additional income potential.

Wellingtonia, the main house offers a versatile layout, has two spacious reception rooms, perfect for both entertaining and family living, alongside three well-appointed bedrooms and two modern bathrooms.

In addition, there is an appended one-bedroom cottage, which offers options for use as a guest suite and annex, a rental opportunity, or even a private studio space. This feature enhances the property's appeal, making it an excellent choice for those looking to generate additional income or accommodate visitors and multi-generational living.

The property is in walk-in condition, beautifully presented showcasing an abundance of character and charm of this traditional home that is sure to captivate any prospective buyer. The thoughtful design and tasteful décor create a warm and inviting atmosphere throughout.

The extensive timber garage and separate workshop/ aviary provide ample storage and workspace, catering to a variety of hobbies, projects or business opportunity.

Situated in a highly desirable village location, this property is surrounded by the stunning natural beauty of the Isle of Arran, with easy access to local amenities, scenic walks, and outdoor activities. This home is not just a place to live; it is a lifestyle choice that offers both comfort and potential. Whether you are looking for a family home or an investment opportunity, this property is sure to impress.

WELLINGTONIA

Entrance Porch

4'11" x 3'10"

The glazed front entrance porch offers a handy space for store outdoor gear. A glazed door from the porch opens into the lounge.

Lounge

19'11" x 16'7" overall

A spacious lounge with the focal point of a wood burning stove and deep set window taking in the wonderful views across the gardens and beyond to Brodick Golf course. A door leads through to the kitchen and stairs lead up to the upper floor.

Sitting room/ Study

7'2" x 16'7"

Off the lounge this room enjoys dual aspect to the front and rear through the deep set windows and the focal point of fire place inset with an electric fire. A handy multipurpose room as a study, second sitting room, dining room or fourth bedroom. A door to the rear and side leads through to Little Wellingtonia.

Kitchen

14'8" x 11'7"

The breakfasting dining kitchen is to the rear with a door leading out the rear gardens and parking area. The dual aspect windows to the side, look across to Goatfell and the rear gardens.

The kitchen is fitted with wall and base units, a freestanding gas cooker, free standing fridge freezer, dishwasher and washing machine. There is a handy built in cupboard.

Bathroom

8'5" x 6'2"

The family bathroom to the rear of the lounge, is partially tiled fitted with a white suite and an electric shower over the bath. A bright room with its frosted window and deep set windowsill overlooking the rear grounds.

Upper hallway

2'11" x 8'5"

The stairs from the lounge lead up to the upper floor and hallway.

Bedroom 1

9'11" x 16'2"

A spacious double bedroom taking in the wonderful views across Brodick Golf Course, Brodick Bay and beyond to the Ayrshire Coastline from the dormer window to the front and a roof window to the rear looking across to the hills and Glen Cloy.

Bedroom 2

12'5" x 16'11"

A second spacious double bedroom taking in the wonderful views across Brodick Golf Course, Brodick Bay and beyond to the Ayrshire Coastline from the dormer window to the front and a roof window to the rear looking across to the hills and Glen Cloy. A built in cupboard houses the hot water cylinder.

Bedroom 3

7'1" x 8'1"

A good size single bedroom with roof window to the front.

Shower room

6'4" x 7'1"

To the rear of the villa is a good size shower room with a dormer window to the rear taking in the views across Glen Cloy, partially tiled it is fitted with a corner shower unit and white suite.

LITTLE WELLINGTONIA

Lounge

9'8" x 16'1" overall

The front door to Little Wellingtonia opens in to a good size lounge / seating area with space for a dining table open plan to the kitchen to the rear.

Enjoying natural light from the roof window and window to the front taking in the views across the golf course.

Kitchen

7'1" x 11'8" overall

The kitchen area is to the rear of the lounge with a window over looking the rear grounds.

Fitted with white wall and base units with complementary work top, integrated fridge, electric oven/ grill and hob and a freestanding washing machine.

Bedroom

7'10" x 16'1"

Off the lounge, the double bedroom has natural light from both the window to the front and roof window.



Ensuite shower room

4'10" x 8'2"

To the rear of the bedroom the shower room is fitted with a white suite and corner walk in shower.

Rear entrance hall

2'11" x 9'8"

Of the kitchen the rear entrance hall has plenty of space for storing out door gear and benefits from a large built in cupboard.

Garden

Wellingtonia sits on a substantial plot which is relatively flat, with beautifully maintained grounds, gravel driveways and off road parking wrapping around the cottage. There is a large timber garage and second workshop / aviary to the rear, along with a lawn drying green planted with mature apple trees. To the front the garden is mostly laid to lawn with shrubs and flower bed borders.

Services

Wellingtonia and Little Wellingtonia are connected to mains electricity, water and drainage. Central heating and hot water for Wellingtonia is by an electric boiler located within bedroom 2, supplying radiators throughout. This is supplemented by the log burning stove in the lounge. Little Wellingtonia hot water and heating is via electric with storage heaters and a towel rail.

Council Tax

Wellingtonia and Little Wellingtonia are rated 'E' for council tax paying £2775.29 in 2025/26 including water and waste water. The property is regarded as one title.

A little more information

Wellingtonia and Little Wellingtonia offer 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.

Located close to all the village amenities, golf course and Auchrannie Resort, this lovely property offers scope for further development with studio / workshop space.

Brodict has excellent leisure facilities including tennis, bowling, the 18-hole golf course and those at the award wining Auchrannie Resort, Brodict village's amenities include shops, hotels, restaurant, bars, library and museum. Brodict has a primary school with early years class and the secondary school is located in Lamlash to which pupils travel daily by bus.

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.





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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///knowledge.issues.spark

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.

Calmac 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





TOTAL AREA: APPROX. 168.5 SQ. METRES (1813.3 SQ. FEET)

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		
	21	52
Scotland	EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier turn right and proceed through the village passing Brodick Golf Club House on the right hand side and proceed for a further 100 metres where St Elmos is located on the left hand side immediately before Glencloy Road.
 What3words:///knowledge.issues.spar

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