



Oakbank,
Auchencairn,
Whiting Bay,
Isle Of Arran,
KA27 8RQ



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

5 Bed Villa located in Whiting Bay



Welcome to the beautifully presented traditional stone built Oakbank. This lovely villa enjoys a rural elevated setting in the hamlet of Auchencairn, a short distance from all the amenities and community within Whiting Bay. The picturesque setting offers privacy yet wonderful open rural views across Whiting Bay and towards the Ayrshire Coastline.

Oakbank is in walk in condition, bursting with charm and character retaining many of its traditional features including the timber doors, exposed stone work and a red quarry tile floor throughout the ground floor. The presentation and décor of this spacious villa creates a peaceful, warm and inviting atmosphere for all the family to enjoy with its versatile layout.

With two reception rooms, open plan dining kitchen, up to five bedrooms, and three bathrooms, this property offers a flexible configuration that can easily accommodate your needs, whether you are looking for a family home with space to work from home or a holiday retreat.

If you appreciate original features and a cosy ambiance, this traditional yet contemporary villa is the perfect place to call home.

Entrance porch

6'11" x 4'4"

Sunny south facing entrance porch opens in to the spacious hallway.

Hall

17'0" x 5'10" overall

The hallway accesses all the accommodation within, with stairs up to the front bedrooms. Fully tiled with traditional red quarry tiles.

Lounge

15'3" x 12'2"

Spacious formal lounge to the front of the cottage, with dual aspect windows taking in the rural views across towards Whiting Bay and beyond to the Ayrshire coastline and gardens to the side.

The original stone fire place has been inset with a woodburning stove and a slate hearth creating the perfect spot for cosy nights in.

Ground floor bedroom 1/ study

9'9" x 10'7"

To the front of the cottage with a window overlooking the front gardens and beyond towards the Ayrshire Coastline.

This cosy double room retains the original fireplace and a traditional press.

Bathroom

5'6" x 10'0"

To the rear of the entrance hallway the spacious bathroom has a window to the side of the property and is fully fitted with a contemporary yet traditional white suite with a bath with shower over.

Dining room

9'1" x 14'6"

The hallway opens into the dining area, with steps up to the kitchen.

This lovely room in the heart of the cottage, enjoys a window out to the side gardens and rural views towards Knockenkelly. There is the focal point of an exposed stone display nook and a large pantry/ storage cupboard.

A door to the rear of the room opens into the rear hallway.

Kitchen

8'8" x 12'2" overall

The kitchen is in the heart of the villa and filled with natural light from the picture window overlooking the gardens to the side.

Fully fitted with plenty of wall and base units, an integrated dishwasher, Richmond electric stove with induction hob and an expanse of complementary quartz worktops. It opens into the rear vestibule to the side and steps down to the dining area.

Rear vestibule

4'4" x 10'1"

The rear vestibule leads of the kitchen and has a door out to the side gardens and driveway.

With plenty of space for a large free standing fridge freezer and to store and hang all your outdoor gear.

Rear hallway

5'6" x 15'2" overall

The rear hallway benefits from 3 storage cupboards, one of which accommodates the hotwater cylinder.

Ground floor bedroom 2

11'7" x 14'3"

This spacious double bedroom is bursting with traditional features again with an open stone fire place and dual aspect windows looking to the front and side gardens.

Ground floor bathroom

5'7" x 6'3"

Second ground floor bathroom, fitted with a white suite and fully tiled, with a shower over the bath and frosted window to the side.

Sitting room

11'1" x 14'6"

A cosy yet spacious second sitting room to the rear of the cottage, with a wood burning stove inset into the fireplace and a slate hearth.

A second staircase leads to a spacious attic room above. A door off the sitting room leads to a utility room to the side.

Utility room

5'8" x 11'1"

Off the sitting room to the rear of the cottage. The utility room has a rear door out to the gardens and a picture window overlooking the gardens towards Knockenkelly. It is fitted with base units and shelving with a traditional pulley, sink, washing machine and tumble dryer. A handy room to store all your extra essentials for family living and entertaining.

Upper hallway

3'9" x 2'10"

The entrances hallway stairs lead up to a small hallway accessing the bedrooms and bathroom on the first floor. It is flooded with natural light from the roof window and features an exposed stone wall.

Bedroom 3

15'10" x 12'5" overall

Spacious double bedroom with dormer window to the front of the villa, taking in the wonderful views across to the Ayrshire Coastline.

This lovely room features a painted exposed stone wall and original stone fireplace.



Bedroom 4

13'5" x 16'1" overall

Spacious double/ twin bedroom is filled with natural light from both a roof window to the rear and a dormer window to the front with a deep window sill taking in the wonderful views across to the Ayrshire Coastline.

This lovely room features a partially painted exposed stone wall and original stone fireplace.

Bathroom

7'9" x 5'10"

This upper floor bathroom is fully tiled with a white suite and bath with shower over.

Attic bedroom 5/ Studio

12'1" x 27'1"

The attic stairs at the rear of the sitting room open up into the spacious room with three roof windows and flooded with natural light. Lending it's self to be a multi purpose room that could be a fifth bedroom, studio or work room space.

Attic space

8'7" x 14'5"

This handy fully lined and shelved attic space leads of the Bedroom 5 and benefits from a roof window to the front of the villa.

Garden

Oakbank is accessed by an attractive short well maintained driveway leading from the adjacent public road. There is gravel parking and turning to the side of the villa and a lawn area sheltered by mature shrubs and trees. To the other side the garden has an open aspect across the fields and enjoys views to Whiting Bay and the Firth of Clyde to the Ayrshire coastline as well as the hills and fields to the rear. The grounds are relatively flat and private with a southerly outlook benefits from the sun for most of the day and late into the evening.

Additional land is available by negotiation.

Services

The property is connected to mains electricity, water and drainage is to a private septic tank. Central Heating is by the oil fired boiler heating radiators throughout.

Supplemented by the wood burning stove within the lounge and sitting room.

Council Tax

Oakbank is banded "F" for council tax paying £2724.99 including water in 2024/25.





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A little more information

Oakbank has all the relevant consents and Short Term Let licensing in place and a number of repeat customers, as such could be sold as a turnkey property, including the majority of the contents (bed linen etc.), furniture, and white goods.

Additional grazing land up to 9.7 acres - of two fields 3.06 hectares and .088 hectares respectively - to the front and side of Oakbank is available by negotiation.

Auchencairn is a small rural hamlet community on the outskirts of Whiting Bay approximately a quarter of a mile from the village amenities. Whiting Bay has a lovely sandy beach and Sandbraes park as well as an excellent selection of shops, two fuel stations and a garage, village pub and restaurants. There is an eighteen hole golf course and the large much utilised community village hall that is venue for many local functions. Whiting Bay has its own primary school and early years classes. The secondary school with UHI Argyll Hub is in Lamlash to which pupils travel to daily by bus.

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

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///passports.widely.grows](https://www.what3words.com/passports.widely.grows)





FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier turn left and proceed south through Lamash towards Whiting Bay. Passing the Kings Cross turn off on the left. As you reach the outskirts of Whiting Bay turn right up the road signposted Auchencairn and travel for approximately 150 metres where Oakbank is the first house on the left hand side.
What3words:///passports.widely.grow

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