



Watermans

# Cuddy Dook House

Cordon, by Lamlash, Isle of Arran, North Ayrshire, KA27 8NQ



# Welcome

from the Watermans Team, to the property at:

## Cuddy Dook House

Cordon, by Lamlash, Isle of Arran,  
North Ayrshire, KA27 8NQ

**E**xtensive detached split-level bungalow in Cordon on the Isle of Arran, offering flexible accommodation including four/five bedrooms, multiple reception areas, a dining kitchen, and five bathrooms, **plus three acres of garden grounds**, an attached garage, and a private driveway.

*We hope you love this property as much as we do.*



## Summary of the accommodation

### General Features

Extensive detached split-level bungalow in Cordon  
Spectacular location with far-reaching views  
Spacious and flexible accommodation  
Potential for use as a residential home or bed and breakfast

### Accommodation Features

Entrance porch and hall with storage  
Generous, dual-aspect living room with log-burner  
Dining kitchen with separate utility room  
Four double bedrooms with en-suites  
One additional double bedroom/family/dining room  
Four-piece family bathroom  
Oil-fired central heating and double glazing

### Other Features

Set in three acres of land with a natural woodland (two of which are steep and sloping) and wildlife garden  
Attached garage and driveway for private parking



## Extensive detached split-level bungalow *in a spectacular location with far-reaching views*

**T**his four/five-bedroom detached split-level bungalow is set in Cordon on the Isle of Arran, elevated to enjoy wonderful far-reaching views over Lamlash towards Holy Isle, set just a 10-minute drive from Brodick, and a few minutes' walk from the sea. The house has an incredibly flexible layout and offers potential to be further developed, if desired, and is set in almost three acres of land (at least two of which are steep and sloping), including gardens, natural woodland, and a wildlife garden enjoying daily visits from red squirrels and a wide variety of birds. Cuddy Dook House is currently operating as a very successful seasonal bed and breakfast, which could be continued or be used as a spacious family home. The owner has their own website - [www.monamore-arran.co.uk](http://www.monamore-arran.co.uk). Its current use may be of interest to a buyer wishing to set up a B&B on the island (accounts available on request, nightly prices range from £115-£135 per night).

**Click here**  
for a virtual tour of  
**Cuddy Dook House**





## Elegant and versatile living areas

The home has two/three reception areas, offering spacious and flexible rooms ideal for modern family life. The living room occupies a generous footprint which allows for various configurations of lounge furniture, all arranged around a warming log-burning stove. The room is illuminated by dual-aspect glazing, with the front window enjoying views of the adjacent sea and hills. The sun room also has a lovely scenic outlook and offers a cosy, comfortable setting for an additional seating area, with alternative options for use including a children's play room or a home office. One of the property's five bedrooms also offers flexibility for use, including as a family or dining room, if desired by the new owner.



*Generous, dual-aspect living room with log-burner*







Sun room



Sun room

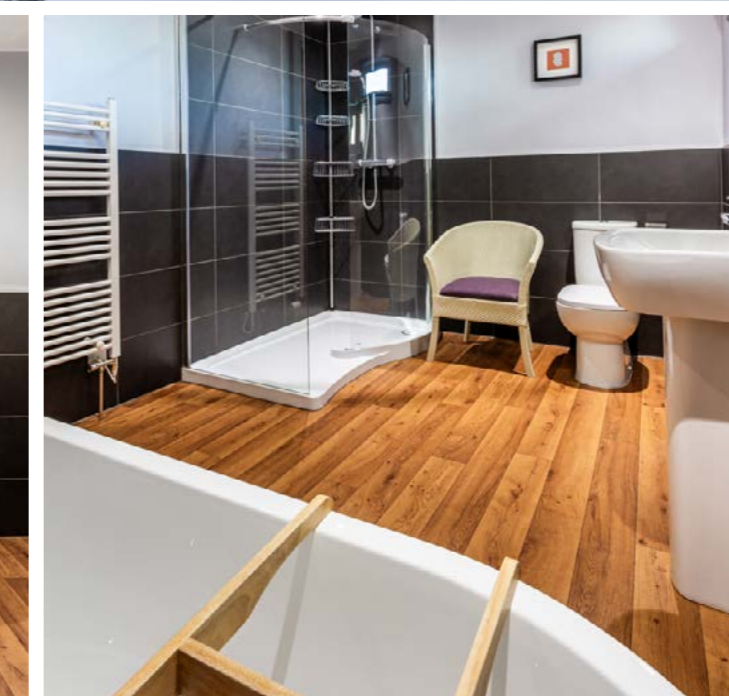


## The dining kitchen

*A Sociable space for everyday life and entertaining*

The kitchen is fitted with a range of wall and base cabinets, spacious worktops, and splashback tiling, with integrated appliances comprising twin ovens, a gas (LPG) hob, and an extractor hood. Provision is made for a selection of freestanding and undercounter appliances, and space is provided for a seated dining area, ideal for family meals, entertaining, and socialising while cooking. An adjoining utility room (with external access) offers space for laundry appliances and houses excellent storage space.





## Four well-proportioned double bedrooms

The home accommodates four well-proportioned double bedrooms, all accompanied by en-suites (three four-piece bathrooms and one shower room). As well as being ideal for family life, the en-suite bedrooms also offer excellent potential for the property to be utilised or remain as a bed and breakfast. The bedrooms are all well-presented with neutral décor and fitted with carpets for optimum comfort underfoot. A fifth room, which leads off the kitchen, is currently being utilised as a bedroom and opens onto a decked area in the garden.

*The en-suite bedrooms also offer excellent potential for the property to be utilised as a bed and breakfast*



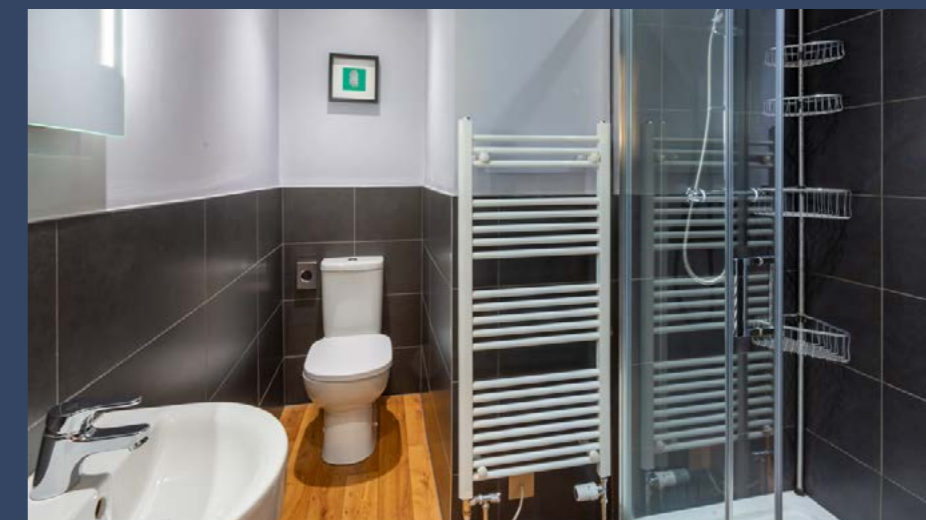


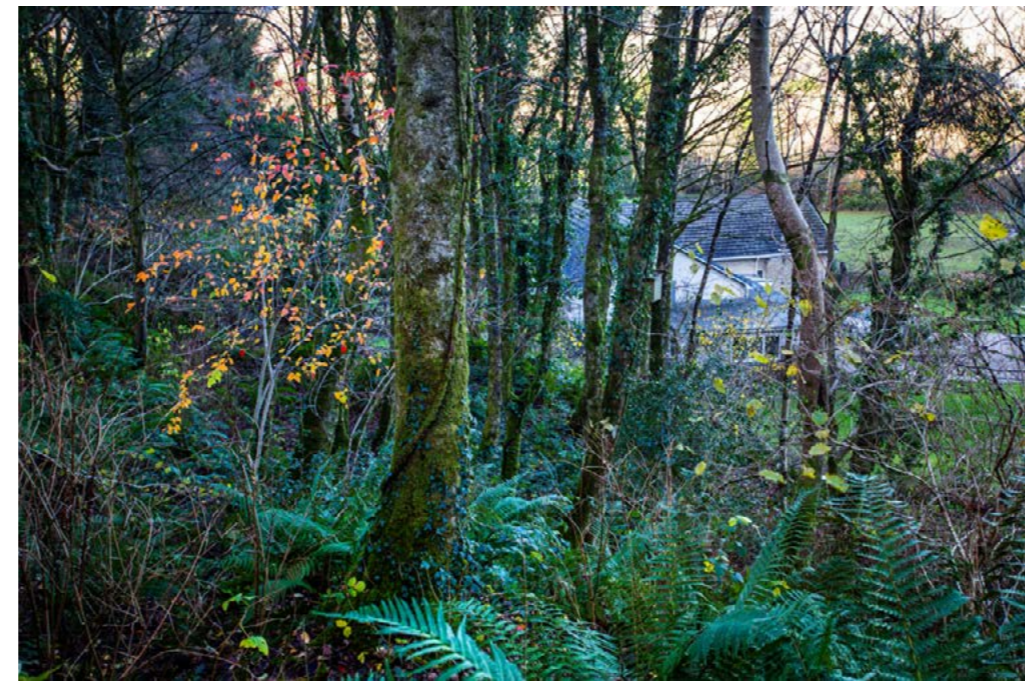


## Five well-appointed washrooms

The property has five well-appointed washrooms, comprising four bathrooms and a shower room, all enjoying modern styling, fixtures and fittings. The bathrooms all feature bathtubs, separate shower enclosures, WC-suites, and towel radiators, whilst the shower room has a shower enclosure, a basin, a WC, and a towel radiator.

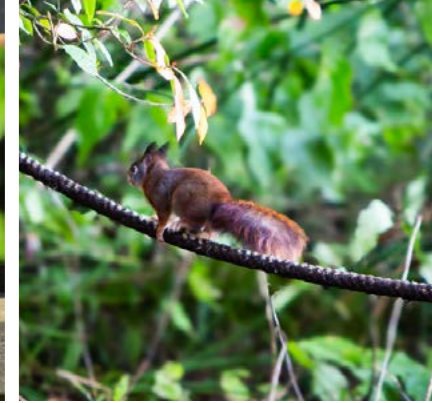
The property is kept warm by an oil-fired heating system and benefits from double-glazed windows throughout.



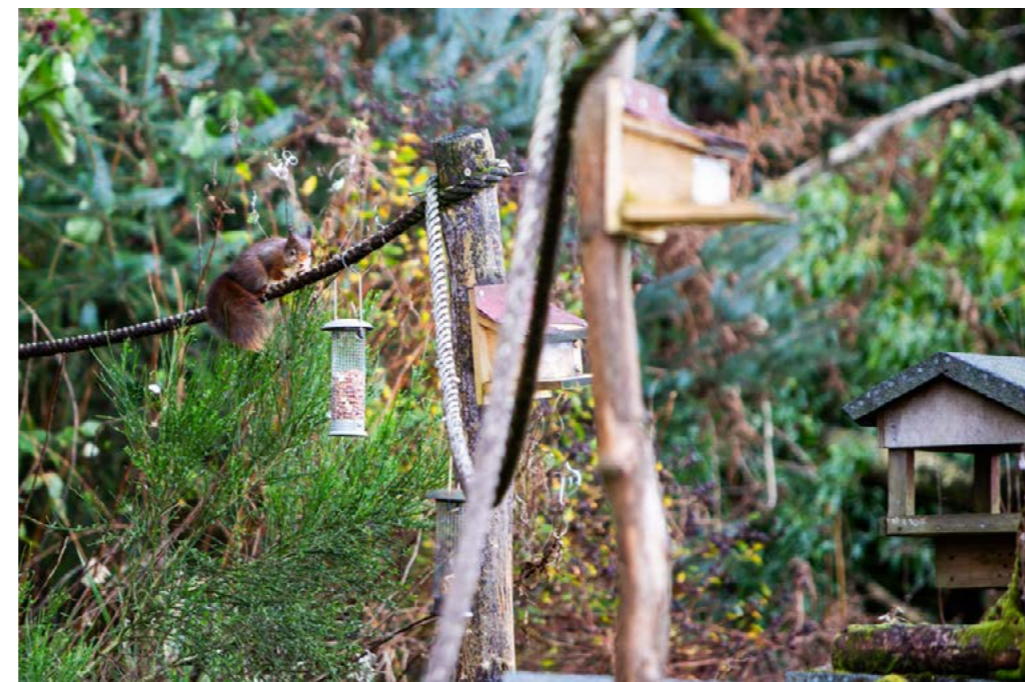


Extensive gardens/  
woodland and  
excellent private  
parking

Externally, the bungalow is accompanied by approximately three acres of land, including gardens, natural woodland, and a wildlife garden. The garden areas are predominantly laid to lawn, and the wildlife area enjoys daily visits from red squirrels and a wide variety of birds – sure to appeal to animal lovers. The woodland is dense and mainly sloping.



*Wildlife enjoying Cuddy  
Dook House garden*







### Property Name

Cuddy Dook House

### Location

Cordon, by Lamlash, Isle of Arran,  
North Ayrshire, KA27 8NQ

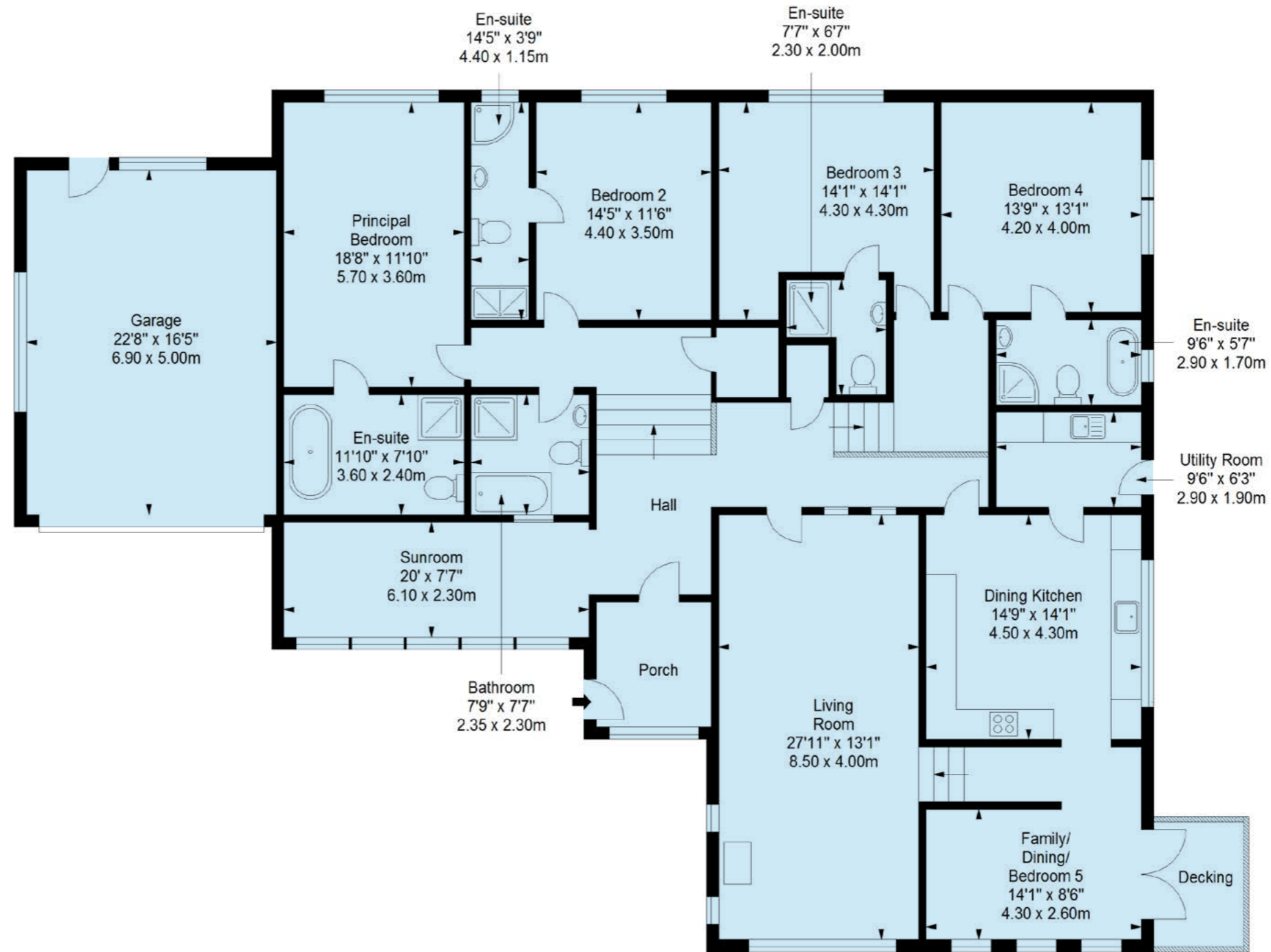
### Approximate total area:

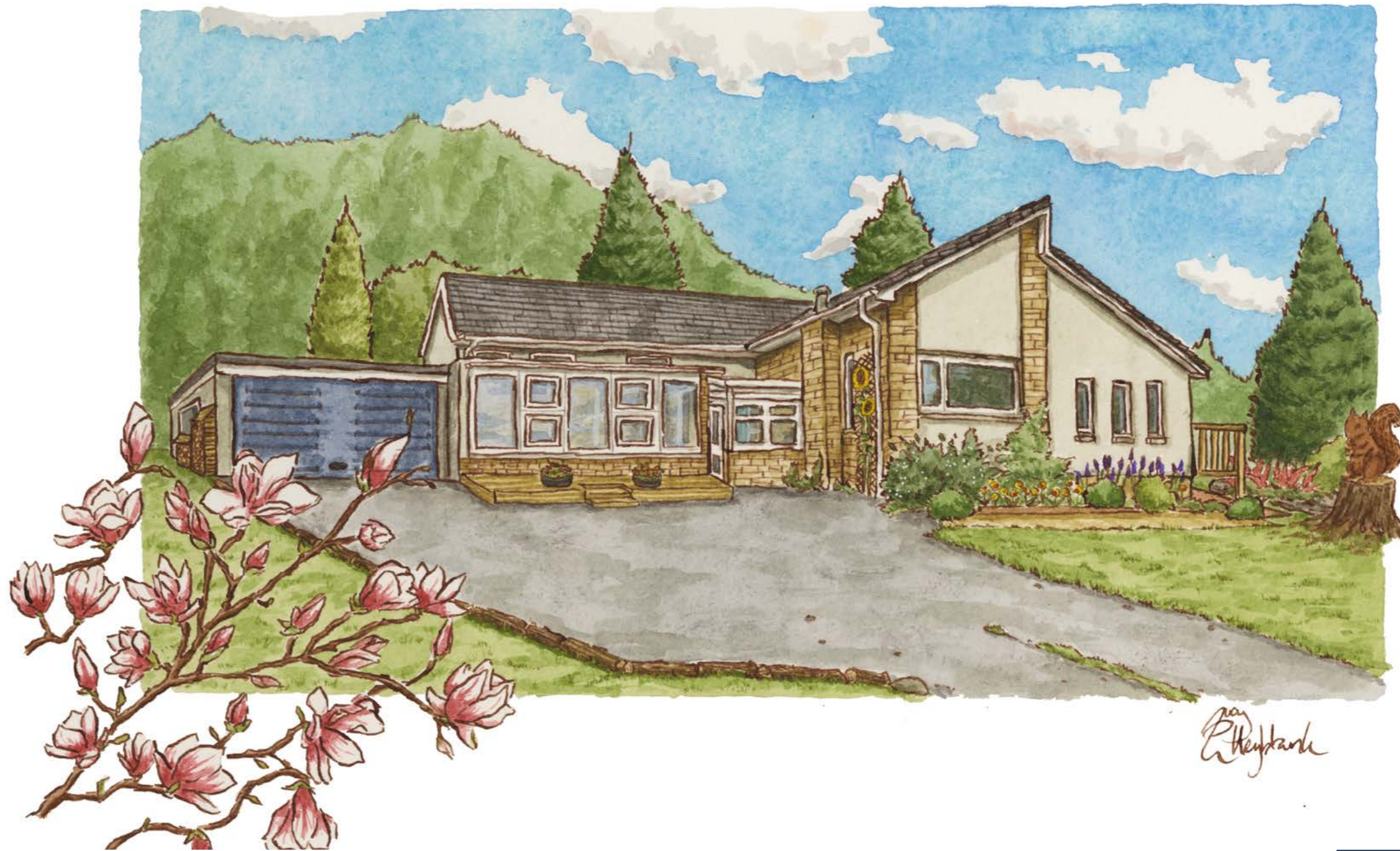
274.6 sq. metres (2955.9 sq. feet)

### Ground Floor



The floorplan is for illustrative purposes. All sizes are approximate.





## Services:

Cuddy Dook House is connected to mains electricity and water. Drainage is to a septic tank located within the grounds. Heating is by oil fired central heating.

## Council Tax:

Cuddy Dook House is commercially rated, however in accordance with North Ayrshire Council's Small Business Rates Relief Scheme, it currently benefits from 100% relief from payment. As the present owners reside in the property, they are liable to pay Band 'A' rates of council tax. Previously before it was rated the whole of the property was banded as 'F'. Water charges amount to approximately £30 per month - payable to Pure Utilities.



## Cordon, By Lamlash

This detached bungalow is situated in a quiet location, in the relaxed, coastal village of Lamlash, which lies on the eastern aspect of the Isle of Arran, a popular island off the west coast of Scotland. The village of Lamlash has two hotels (The Glenisle & Lamlash Bay Hotel), two pubs (The Pierhead Tavern (PHT) & The Drift Inn), a local church, a newsagents, a chemist, medical centre, the only hospital on the island and the Co-op.

Brodick, Arran's main town, has two larger Co-Op supermarkets and a full range of professional services. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tarrif

(RET) ferry fares, which are substantially lower than before. Ardrossan has a main line rail station, with trains to Glasgow that connect with the ferry times, and is approximately 30 miles from Glasgow City Centre. Prestwick International Airport is 16 miles to the south of Ardrossan, with Glasgow International Airport 24 miles east of Ardrossan.

The Primary school, nursery and the only High School and Gym Campus are situated within a very short level walk and further Primary schooling is available in Corrie, Brodick and Whiting Bay. A frequent bus service runs around and across the island and, at Lochranza, there is the ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come !





## Price & Viewings

Please refer to our website [www.watermans.co.uk](http://www.watermans.co.uk)  
or call us on 0141 430 7055

### Edinburgh

5–10 Dock Place, Leith, EH6 6LU  
0131 467 5566

### Glasgow

193 Bath Street, Glasgow, G2 4HU  
0141 430 7055

[westcoast@watermans.co.uk](mailto:westcoast@watermans.co.uk)  
[www.watermans.co.uk](http://www.watermans.co.uk)