



Rothwell Lodge
Brodick, Isle of Arran
North Ayrshire
KA27 8AJ



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more information:

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Rothwell Lodge

Ideally situated in Brodick on the Isle of Arran, within walking distance of excellent amenities (including the ferry terminal), this architect-designed, generous detached house was built in 2009 and offers an impressive footprint of over 280sq.m. The property was previously run as a top-rated guesthouse and could be set up as so again (STPP) or it would make an ideal family home. The main house enjoys five bedrooms, a large living room with a balcony, a dining kitchen, and three bathrooms, whilst there is a one-bedroom self-contained apartment on the ground-floor ideal for live-in relatives, older children not quite ready to fly the nest, or as a holiday/Airbnb rental, subject to the correct permissions. Although a well-maintained and loved home/business over the years, the house would now benefit from a degree of modernisation and redecoration, allowing the new owner to put their own stamp on a fantastic home.



Features

- Unique, architect-designed detached house built in 2009
- Main house and self-contained apartment
- Over 280sq.m. of accommodation
- Opportunity to be utilised as a B&B (STPP)
- Low-maintenance rear garden
- Attached single garage and driveway
- Oil-fired central heating
- Double-glazed windows

The main house comprises:

- An airy dining hall
- A living room with a multi-fuel stove and a balcony with fantastic views
- A large dining kitchen
- Principal bedroom with en-suite shower room
- Four further double bedrooms
- One additional shower room
- Separate family bathroom

The self-contained apartment (which requires a re-fit) includes:

- An entrance porch and hall with storage
- An open-plan kitchen/living room
- A bedroom with storage
- A practical wet room
- Internal staircase to main house




Rothwell
Lodge



The main house

The main home is accessed via the large kitchen, where ample space is provided for a seated dining area, and wall and base cabinets are accompanied by workspace and integrated appliances comprising a double oven, a hob, and an extractor hood. In the neighbouring living room, a flexible floorspace is provided for arrangements of comfortable lounge furniture, with a warming multi-fuel stove creating an ideal focal point. The living room opens out onto a balcony with space for outdoor furniture and fabulous views encompassing the Firth of Clyde and Goatfell. Also found on this level of accommodation are two bedrooms (including the principal which is accompanied by built-in storage and an en-suite shower room), a family bathroom, and a large dining hallway. On the second floor, you will find a further three bedrooms and another shower room, leading off an airy landing which could comfortably accommodate a study/home office area. Bedrooms four and five on this floor could be opened into one large bedroom/studio, as originally intended.





“A balcony with space for outdoor furniture and fabulous views encompassing the Firth of Clyde and Goatfell”







Bathrooms & En-suite to Main House



Self-contained apartment

The self-contained apartment, which is accessed via its own external entrance or by an internal staircase which could be used or locked as required, comprises an entrance porch and hall with built-in storage, an open-plan kitchen/living room, a bedroom with storage, and a wet room. The apartment requires a complete re-fit, however this offers an exciting opportunity for the new owner to design it exactly as they wish.

The main house and apartment are both kept warm by an oil-fired central heating system (with both areas able to be controlled independently owing to two heating circuits) and benefit from double-glazed windows.





Low-maintenance rear garden

Externally, the property is accompanied by low-maintenance garden area to the rear with decking and raised beds, whilst excellent private parking is provided by an attached single garage and a multi-car driveway.

NB – The independent apartment has been taken back to a complete shell. There was a leak from the WC, which has now been rectified, and plumbing and electrics all in place. The apartment requires a complete re-fit but offers a superb blank canvas to an incoming buyer. There is also the option of converting the integral garage (STPP) to create additional accommodation.



glenisle
hotel & restaurant

Glenisle hotel: 01770 600559

Don't miss out! **20%**
DISCOUNT

If you are visiting the Isle of Arran to view this property, the Glenisle Hotel in Lamlash has an exclusive offer for Watermans' clients. Please call the hotel on 01770 600559 and quote the code **WATERMANSGLLEN20** to enjoy a 20% discount on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner - just mention **WATERMANSGLLEN20** when booking your table or requesting the bill.

Glenisle Hotel is an award-winning boutique hotel on the Isle of Arran, in the charming village of Lamlash. The hotel offers modern, luxury rooms, all with a bath and (or) shower and free Wi-Fi in a comfortable living space. Most rooms boast far-reaching views over the River Clyde and encompassing the Holy Isle – make sure you request a room with a view so you don't miss out.

* Offer not valid on event days

Use code **WATERMANSGLLEN20** to enjoy a 20% discount



The Area

'Rothwell Lodge' is located in the heart of Brodick on the beautiful Isle of Arran. The Isle of Arran (aka "Scotland in Miniature") has everything to offer – a welcoming community, forest trails and mountain peaks, sheltered beaches, and a vast range of local heritage, crafts and produce.

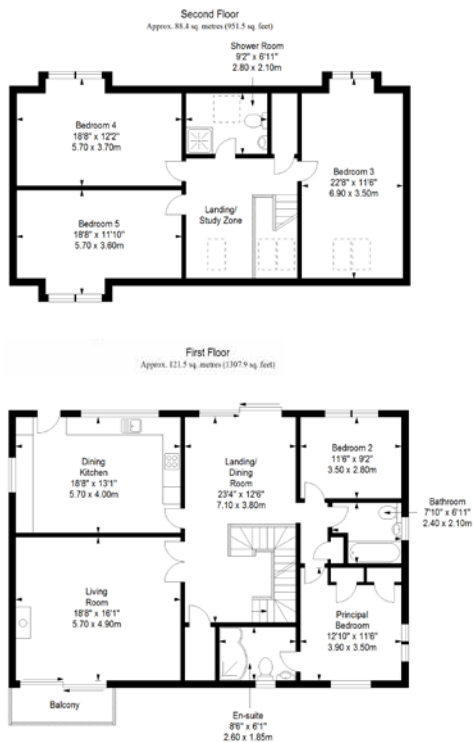
Brodick, Arran's capital, has two Co-op supermarkets, a great selection of individual shops, restaurants, cafés and a full range of services including a primary school, nursery, library and medical centre.

Brodick hosts the island's main ferry terminal from which there are regular sailings throughout the day, serviced by Caledonian MacBrayne, to the mainland at Ardrrossan. Commuters and travellers now benefit from Road Equivalent Tariff (RET) ferry fares. The port of Ardrrossan has a mainline rail station, with direct 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 Ardrrossan, with Glasgow International Airport 24 miles east of Ardrrossan.

The village of Lamlash, only a short drive from Brodick, is home to the Island's High School and hospital. It also offers a range of shops, restaurants and cafés. A frequent bus service runs around and across the island and, at Lochranza, there is a ferry terminal that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come !

Main House Floorplan

Self-contained Apartment Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

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Glasgow

193 Bath Street, Glasgow, G2 4HU
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westcoast@watermans.co.uk

ēspc rightmove  Zoopla.co.uk

EPC Rating - C | Council tax band - E | Home report Value - £385,000

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