



Watermans

Mackellars Wood

Pirnmill, Isle of Arran, North Ayrshire, KA27 8HP



Welcome

from the Watermans Team, to the property at:

Mackellars Wood

Pirnmill, Isle of Arran, North Ayrshire

Offering a truly unique and privately positioned property in Pirnmill, this individually designed detached villa offers **212sq.m.** of accommodation, including three en-suite double bedrooms (two with dressing rooms), a large living/sitting room, a fabulous kitchen/family/dining room, and a versatile conservatory, plus lovely gardens and a private driveway.

This stunning detached villa is hidden from the road and situated in Pirnmill, allowing one to fully immerse themselves in island life, with breath-taking views from the front and rear and enviable proximity to the waterfront. Specifically designed by the current owners 18 years ago and on the market for the very first time, the three-bedroom, three-bathroom home makes the most of the natural light on offer with a wealth of glazing, and represents a wonderful family home that is sure to appeal to those who love to host and entertain.



[Click here to take a virtual tour of Mackellars Wood](#)

Summary of the accommodation

General Features

Individually designed detached villa in Pirnmill
Tranquil, private position with breath-taking views
First time the property has been on the market
212sq.m. of accommodation
EPC Rating - C | Council Tax Band - F

Accommodation Features

Entrance porch and hall with storage and WC
Large, light-filled living/sitting room
Fantastic kitchen/family/dining room
Versatile conservatory
Principal bedroom with en-suite bathroom and dressing room
Second double bedroom with en-suite bathroom
Third double bedroom with dressing room and en-suite shower room
Oil-fired central heating and double glazing

Other Features

Beautiful mature garden grounds
Driveway for up to three cars (with turning head)



Welcome inside to wonderful, light-filled spaces for family time and gatherings



A practical entrance porch invited you into the home and leads through to a hallway with built-in storage and a useful WC. The wonderfully bright and spacious living/sitting room is filled with natural light owing to no less than five sets of French doors and two further windows, and offers excellent flexibility for endless configurations of lounge furniture. The room is neutrally decorated and fitted with practical floor tiles, and a homely fireplace nestles a warming wood-burning stove and creates a focal point around which furniture can be arranged.

“...The wonderfully bright and spacious living/sitting room is filled with natural light...”





Kitchen/family/dining room and conservatory

The perfect space for dinner parties



Offering another ideal space for relaxing as a family and entertaining guests is the kitchen, family, and dining room (featuring a log-burning stove) with an adjoining conservatory. The kitchen is fitted with handsome wood cabinets, coordinating worktops, and splashback tiling, with an LPG Range cooker included, and a utility room (with external access) providing space for additional goods. The conservatory opens onto the garden and can be used in a number of ways to suit the new owner, including an extra sitting area, a home office/study, or a children's play room.





Bedrooms and bathrooms

Tranquil sleeping areas
with their own en-suites

The home's three double bedrooms and three washrooms can be found on the first floor. The particularly spacious, triple-aspect principal bedroom boasts a dressing room and an en-suite bathroom, with the second bedroom also supplemented by an en-suite bathroom, and the third enjoying a dressing room and an en-suite shower room. The dressing rooms would be perfect for use as nurseries or study areas. The en-suite bathrooms comprise baths with overhead showers and glazed screens, alongside WC-suites, whilst the shower room includes a shower area, a pedestal basin, and a WC. Bedrooms two and three are ideal if the buyer wishes to set up an exclusive bed and breakfast.

“...The particularly spacious, triple-aspect principal bedroom boasts a dressing room and an en-suite bathroom...”







Externals and parking

Beautiful gardens and ample private parking

Externally, the property enjoys a wonderfully private position owing to surrounding trees, and the beautiful gardens are predominantly lawned, interspersed with a wealth of lovely leafy trees and shrubs, with paved and gravelled areas offering space for outdoor seating and barbecues. The front garden enjoys a wonderful panoramic outlook over the adjacent water and the hills in the distance. A large private driveway provides parking for multiple vehicles. The land to the front of the property could be developed further (STPP) - a dwelling/summerhouse/gin deck would be able to take full advantage of the home's picturesque position.

DIRECTIONS

Coming from Blackwaterfoot - On entering the village, pass a group of houses and before the construction work on the new bridge. There are two lanes on the right- side. The sign for Mackellar's Wood is at the bottom of the second lane. You can park at the bottom of the road or come up to the house, passing an upturned boat on the left-hand side.

Coming from Lochranza - Drive through the village, navigate the temporary new bridge, see the sign on the left-hand side and either park at the bottom of the first lane or drive.





Property Name

Mackellars Wood

Location

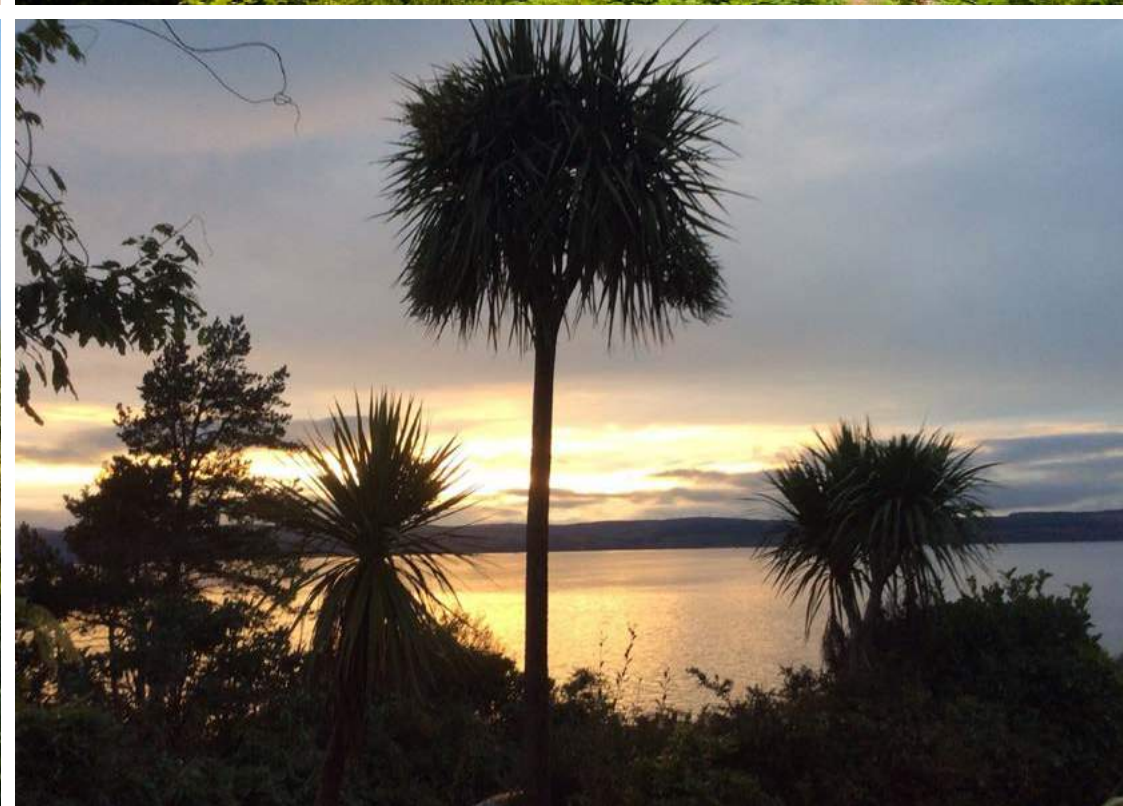
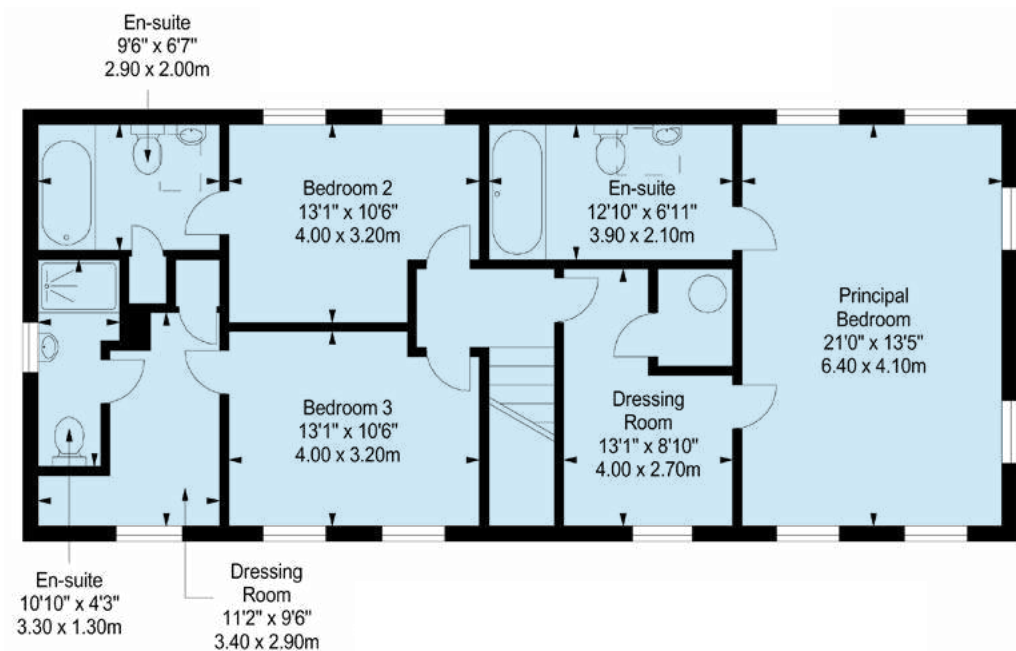
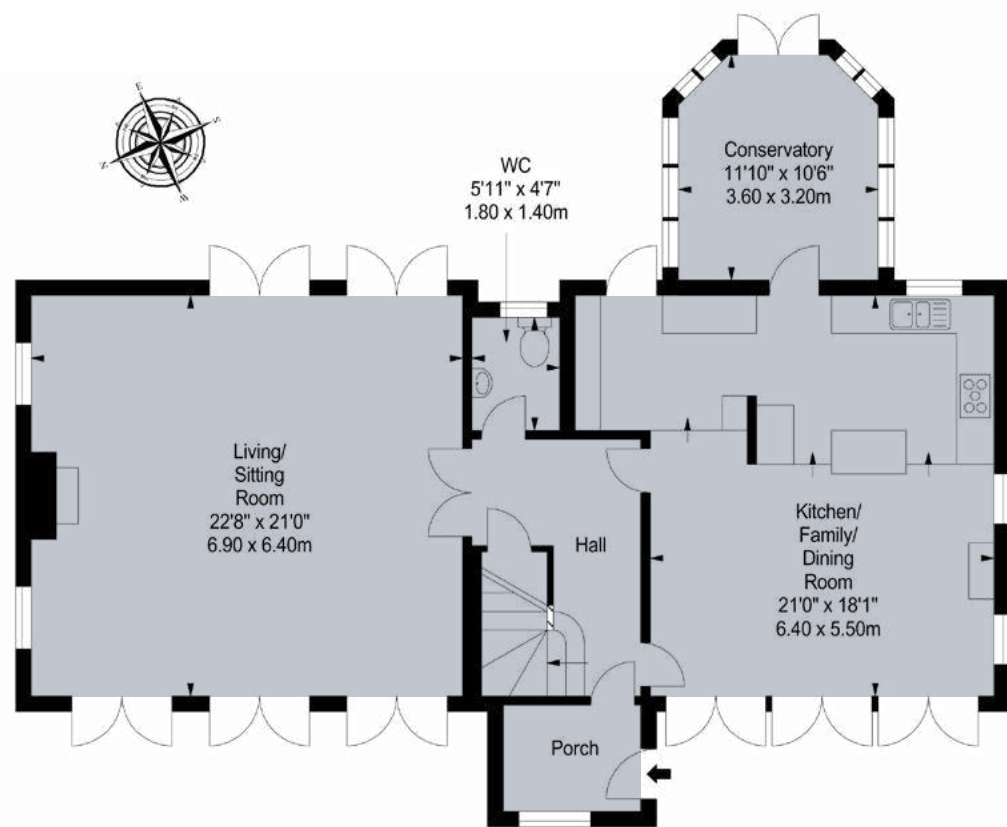
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Approximate total area:

212.2 sq. metres (2284.2 sq. feet)

Ground Floor  First Floor 

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





The Area

Mackellars Wood is situated in an elevated position in the beautiful coastal village of Pirnmill, on the west coast of Arran. The house is in a position of dramatic scenic beauty, with the steep glens and mountains of the northern end of Arran to the rear. There are spectacular views across the Kilbrannan Sound (the body of water that separates the island from the Kintyre peninsula) to the eastern side of Kintyre. The village has a small primary school, an active local community, post office with shop and the Lighthouse Restaurant is renowned for excellent food. Pirnmill, once a stop of the famous Clyde Steamers, is now a busy tourist spot for visitors to the Island. The west coast benefits from beautiful coastal and hill walking with plentiful wildlife easily spotted: red squirrels, red deer and even the occasional otter are regular visitors to Pirnmill. The coastal road (via Lochranza), leads to Brodick, the main town of Arran, where there are two Co-op supermarkets and a good range of further professional services. Brodick is the port from which regular ferries depart daily to the mainland at Ardrossan. Ardrossan has a main line rail station and is approximately 30 miles from Glasgow City Centre.

Prestwick International Airport is 16 miles to the south from Ardrossan with Glasgow International Airport 26 miles from Ardrossan. Primary schooling is available at Pirnmill. The secondary school of the island is Arran High School in Lamlash. Lochranza, 6 miles to the north, is highly picturesque with its bay being dominated by the ruins of Lochranza Castle. The village also has a distillery with visitor centre, shop and restaurant and The Lochranza Hotel. A frequent bus service runs around and across the island. Lochranza has ferry terminal to and from Claonaig on Kintyre.

[Walks - Pirnmill Hills - Best of the West](#)



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Price & Viewings

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