



Watermans

# The Knowe

Lochranza, Isle of Arran, KA27 8JF





# Welcome

from the Watermans Team, to the property at:

## The Knowe

Lochranza, Isle of Arran, KA27 8JF

One of the most northerly properties on the island, The Knowe is an exceptional two/three-bedroom detached house, which offers a wealth of high-end accommodation, landscaped gardens spanning approximately 3/4 of an acre, and a most spectacular coastal location with incredible views across the Kilbrannan Sound, Loch Fyne, and the upper Firth of Clyde.

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



## Summary of the accommodation

### General Features

A rarely available detached house  
Approximately 3/4 of an acre of land  
Truly special location by Lochranza village  
Exquisite interiors of exceptional quality

### Accommodation Features

Naturally-lit entrance porch/boot room  
Central hall with two built-in cupboards  
Dual-aspect living room with log burner  
Family room/bedroom three with log burner  
Multi-aspect garden room and separate conservatory  
Stunning dining kitchen with log burner  
Utility room/rear porch with garden access  
Landing with built-in storage cupboard  
Large principal suite with Juliet balcony  
Second bright and spacious bedroom  
Family bathroom with a four-piece suite  
Quality three-piece en-suite shower room  
Electric heating and underfloor heating  
Double-glazed windows are throughout

### Other Features

Impressively large wraparound gardens  
An apple orchard and vegetable garden  
Four big storage sheds (two with power)  
Gated driveway with ample private parking









## Breathtaking from the outset *in a truly special location*

**F**ormerly a farming croft, The Knowe is a one-of-a-kind property in a truly special location by the coastal village of Lochranza. The rarely available two/three-bedroom home is of an exceptionally high standard, boasting exquisite interiors which include four reception rooms, two bathrooms, and a statement dining kitchen. Furthermore, it comes with roughly 3/4 of an acre and generous private parking; plus, it boasts magnificent sea and countryside views at every angle. Scenic and awe-inspiring, the home offers a tranquil hill and seaside setting that will appeal to anyone seeking luxury living in a remote area that is still within easy reach of amenities and all the essentials.

The property is peacefully located at the end of a narrow track shared and maintained with several other properties. Flanked by the sea and rolling hills, it is a breath-taking approach, the home providing seclusion and privacy and a true sense of awe. The front door opens into a naturally-lit porch/boot room, which gives way to a central hall with two cupboards – it is a wonderful introduction that immediately establishes the home's luxury credentials.

[Click here for a virtual tour of](#)  
**The Knowe**





## Four reception rooms

### All the space you need

With four reception rooms, The Knowe ensures you have all the space you need. The living room and family room both offer generous proportions for unwinding and socialising. They also mirror one another, enjoying dual-aspect glazing, crisp neutral décor, and hardwood floors. In addition, both rooms have log-burning stoves for cosy winter evenings. The family room also offers flexibility in its use and it has French doors flowing out into the garden. The home further benefits from a conservatory on one gable end and a separate garden room on the other gable end, both providing sunny, versatile spaces with garden and sea panoramas – perfect for relaxation.











Multi-aspect  
garden room and  
separate conservatory





## A stunning dining kitchen

With a double-height ceiling lined with skylights, in addition to dual-aspect windows, the dining kitchen is simply stunning, boasting a voluminous sense of space and a light-filled ambience. It also perfectly captures the sea views, ensuring the most wonderful backdrop for family meals and entertaining. In addition, it has a log-burning stove and space for a comfortable sofa too. It is equipped with wood-fronted cabinets and luxury granite worksurfaces, ensuring ample storage and workspace. An electric cooker and an integrated fridge/freezer are included. A neighbouring utility room/rear porch provides further storage, workspace, and room for additional freestanding appliances.





## Spacious and versatile *sleeping quarters*

The two main bedrooms are on the first floor, extending off a landing with built-in storage. Both rooms maintain the high standards, pairing neutral décor with soft carpeting to create a comfortable environment. Furthermore, being elevated the two spacious rooms also boast spectacular views over the sea and over the colourful gardens. The principal suite makes the most of its position too, further benefitting from a Juliet balcony, as well as a modern en-suite shower room. If desired, homeowners can also use the family room as a third bedroom, ensuring versatility to meet a variety of needs.







## A quality family bathroom *and en-suite*

**B**oth immaculately presented in white tiles, the home has a quality family bathroom and en-suite shower room. The bathroom features dual-aspect windows and a four-piece suite, comprised of a pedestal washbasin, a toilet, two towel radiators, a shower cubicle, and a bath with a handheld shower. The three-piece en-suite has a toilet, a washbasin, a towel radiator, and a shower enclosure.

The property has double-glazed windows and electric heating, as well as electric underfloor heating in the porch/boot room and wet underfloor heating installed in the hall, living room, family room, and family bathroom. A private water supply is from a well, pumped to a holding tank uphill and gravity fed to the house via crystal filtration. There is also an additional tap feed from the burn alongside. Furthermore, the home has excellent 4G Wi-Fi from Kintyre and good Sky TV service.



# Gardens & Parking

With approximately 3/4 of an acre in private land, the home boasts incredibly generous gardens that are beautifully maintained, creating a magical space for outdoor enjoyment – especially as they are framed by those inspiring sea and hillside views. The gardens are predominantly terraced, and are neatly organised for practical use, featuring manicured lawns, mature planting, and lovely patios and seating areas for relaxing and dining in the sun. It also has a small apple orchard, an established vegetable garden, a pond, a log store, and four big sheds (two with power). In addition, a gated driveway provides ample private parking and a turning area.

*Magical wraparound gardens with an abundance of space*







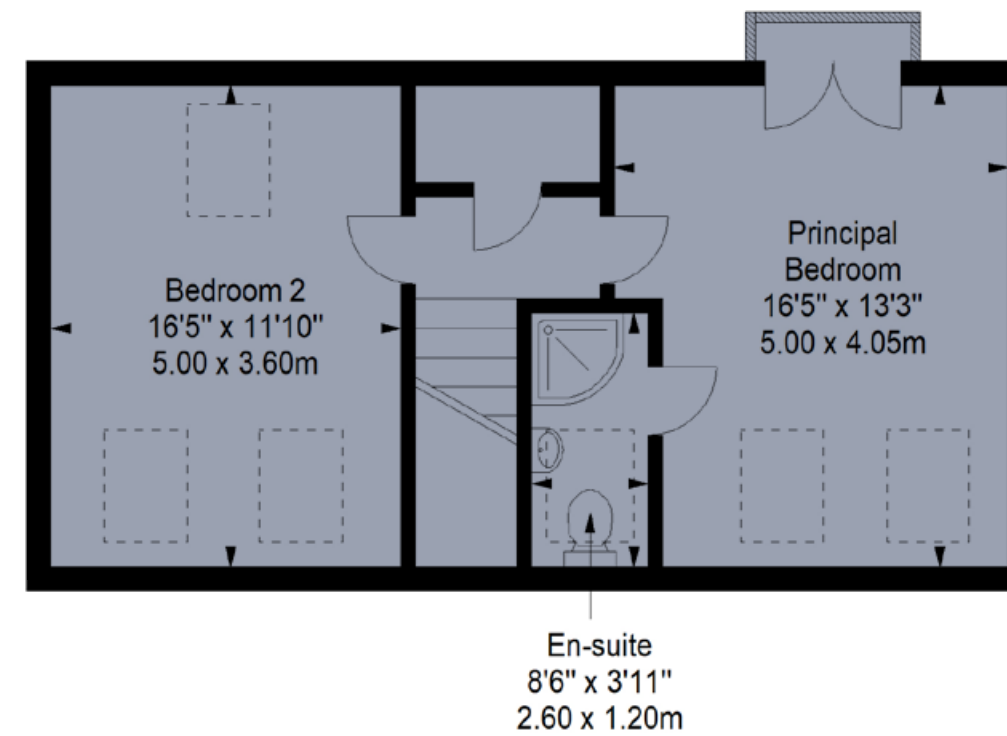
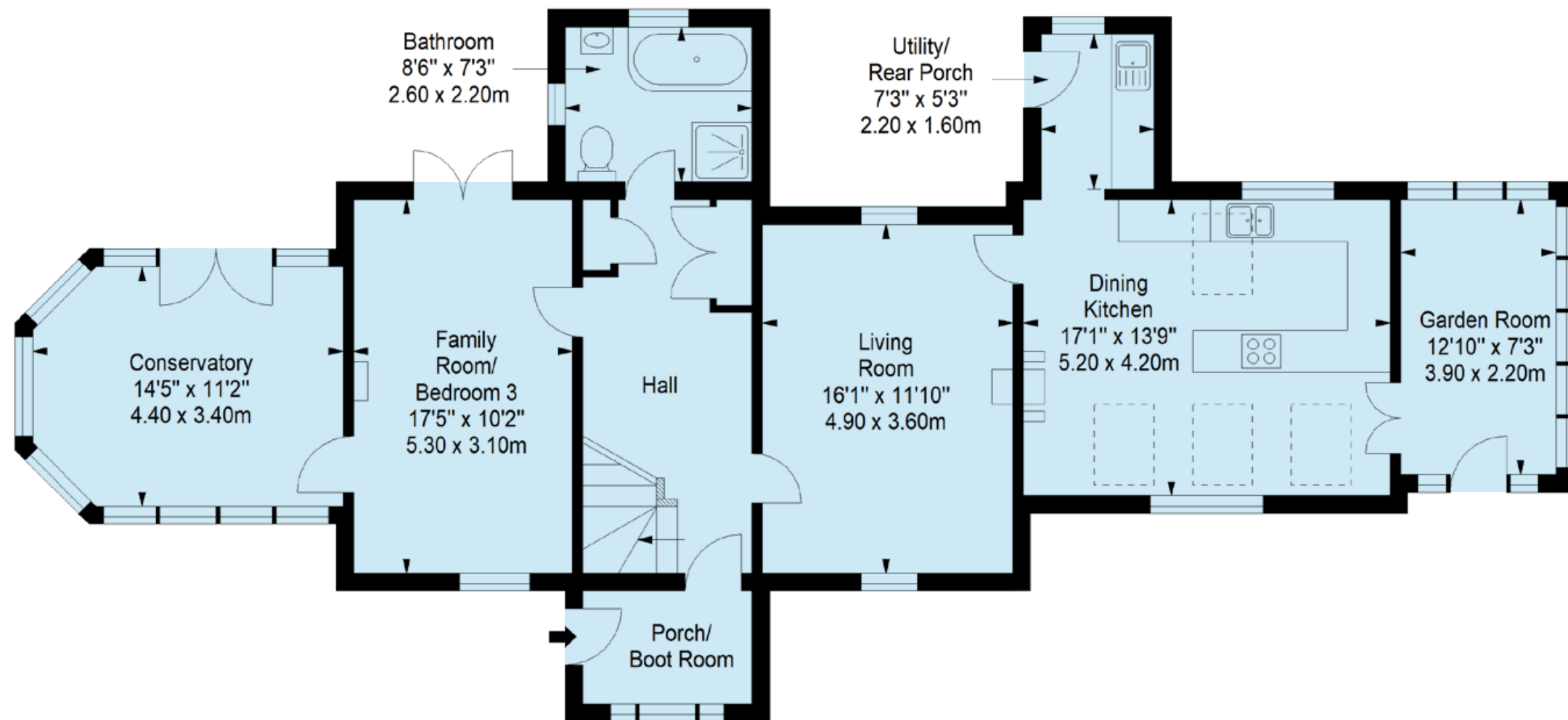
Property Name  
The Knowe

Location  
Lochranza, Isle of Arran, KA27 8JF

Approximate total area:  
157.8 sq. metres (1698.6 sq. feet)

Ground Floor First Floor

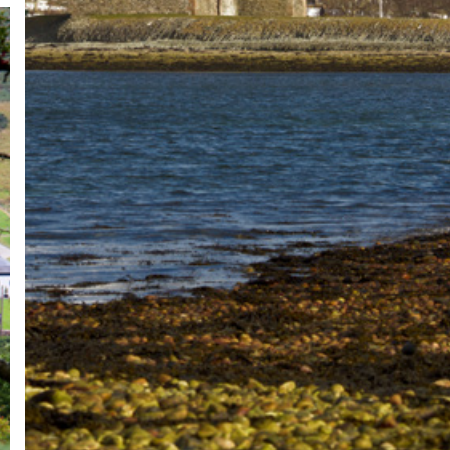
The floorplan is for illustrative purposes. All sizes are approximate.





# Directions

From Brodick pier turn right and proceed through the village, taking the coastal road north through Corrie & Sannox to Lochranza. On entering the village, pass the distillery on the left-hand side and proceed for a further 1/4 mile, then turn right opposite the Outdoor Centre. Proceed across the golf course and turn left towards the shore, then take the narrow track on the right-hand side. Proceed for approximately 1 mile to the end of the track, where 'The Knowe' is located on the right-hand side of the track.



Lochranza is thought to be the most scenically attractive of Arran's villages and is sheltered by the surrounding hills. The village focal point is Lochranza Castle, which sits on a shingle spit. On the southern side of the loch, other attractions include the Isle of Arran Distillery, which began production in 1995, the large population of red deer, golden eagles, seals and otters and a 11-hole golf course. There is a ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come! The village has an active local community, post office, surgery and the 'Stags' restaurant, which is renowned for excellent food. The Lochranza Country Inn has been purchased by the local community and re-opened in 2023. Primary schooling is available at the nearby village of Pirnmill, with secondary schooling in Lamlash.

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.

## 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 **WATERMANSLEN20** to enjoy a 20% discount on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner - just mention **WATERMANSLEN20** 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

Glenisle hotel: 01770 600559

Use code WATERMANSLEN20 to enjoy a 20% discount





## Price & Viewings

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

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