



Watermans

Hazelbank

Pirnmill, Isle of Arran, KA27 8HP



Welcome

from the Watermans Team, to the property at:

Hazelbank

Pirnmill, Isle of Arran, KA27 8HP

A spectacular three-bedroom detached villa in the village of Pirnmill on the west coast of Arran, offering an incredible coastal lifestyle, along with expansive accommodation finished to exceptional standards, generous private parking, and approximately two thirds of an acre of land.

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



Watermans



Summary of the accommodation

General Features

Spectacular detached villa set by the coast
With approximately two thirds of an acre
Stunning location in the village of Pirnmill
Expansive rooms in exceptional condition
Scope to covert garage to a self-contained annexe (STPP)
Unrestricted views over the Kilbrannan Sound

Accommodation Features

Bright hall with storage and cloakroom WC
Expansive living room with a gas stove
Dining room with dual-aspect windows
South-facing garden room with epic views
Exquisite, statement breakfasting kitchen
Naturally-lit galleried landing with storage
Three large bedrooms with incredible views
Jack-and-Jill bathroom with five-piece suite
Bright three-piece en-suite bathroom
LPG gas central heating and double glazing
Underfloor heating in the garden room

Other Features

Vast wraparound gardens with coastal views
Multi-car driveway and integral double garage



Spectacular *detached villa*

Built around 1900 (circa) and with a modern extension, Hazelbank is a detached villa in one of the most stunning locations on the Isle of Arran. It is set directly beside the coast and flanked by rolling hills and vast greenery, enjoying the very best sunsets on the island and unrestricted views across the Kilbrannan Sound to the eastern side of Kintyre. It is a dramatic outlook and backdrop that also ensures seclusion and privacy, whilst still being within easy reach of Pirmill village's amenities and the active local community. The primary school is a short stroll away as well, along with the renowned Lighthouse restaurant.

The home itself further boasts expansive rooms that are in exceptional condition, pairing attractive interior design with high-end finishings. It features three reception rooms, three bedrooms, and three washrooms, as well as the most beautiful wraparound gardens (covering almost two thirds of an acre). The property also has a large double garage connected to the kitchen, which could easily be converted into additional living accommodation or even an annexe flat for guests or the holiday rental market (STPP).



[Click here](#)
for a virtual tour of
Hazelbank



Stunning *coastal home*

Set along the coast and hugged by open green spaces, the approach to Hazelbank is nothing short of breathtaking. A long private driveway connects to the house, with the front door opening into a naturally-lit hall with understairs storage and a cloakroom WC. It is a welcome that leaves a lasting impression.

Hazelbank has three beautiful reception areas. The living room is the place to unwind, enjoying a substantial footprint for a wide assortment of furnishings. It is enhanced by a calming neutral palette and plush carpeting, as well as a handsome fireplace inset with a gas stove. Display shelving and twin windows complete the room. A separate dining room continues the appealing aesthetic, enjoying dual-aspect windows with views over the water. It has a shelved recess, built-in storage, and ample floorspace for sociable dinner parties.



*Beautiful
reception
rooms*







South-facing garden room *with garden access*

In addition, there is a south-facing garden room extension, added approximately 10 years ago. Perfect for relaxing and socialising, whatever the time of year, this space is the ideal setting for soaking up the magnificent garden panoramas and views over the Kilbrannan Sound. Sliding glazed doors extend the space out onto the garden's patio, whilst underfloor heating ensures a cosy environment no matter the weather.



South-facing garden room with epic views





The kitchen

An exquisite centrepiece

The breakfasting kitchen is an exquisite centrepiece to the home. It features a central island and a stylish colour palette, pairing Shaker-inspired cabinetry in fashionable mix-and-match tones with generous, down-lit worksurfaces. It also has a fitted breakfast bar, space for comfortable seating, and a shelved recess for cookery books. Plus, there is a handsome brick-framed gas stove, adding to the statement design. This show-stopping space is completed by neat storage solutions and an integrated (five-ring) induction hob and twin ovens by Neff. A door from the kitchen provides access to the neighbouring garage, which is ripe for a conversion (STPP).





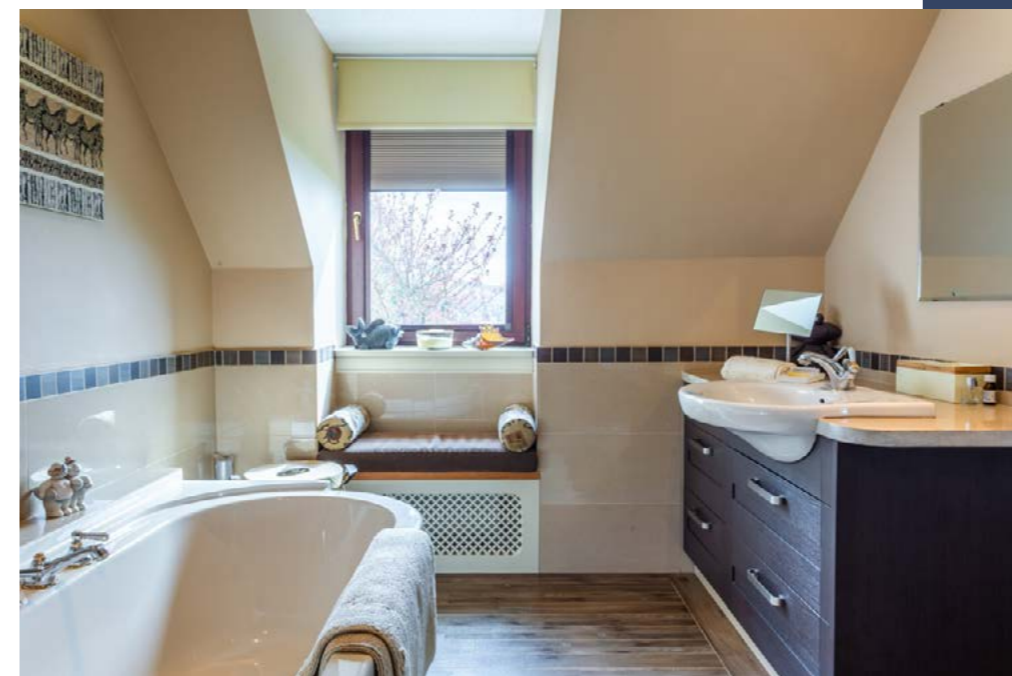
Three bedrooms *with incredible views*

The three bedrooms are upstairs, extending off a naturally-lit galleried landing with two built-in cupboards. Each room has generous proportions and incredible elevated views, as well as attractive styling that maintains the home's impeccable standards. The dual-aspect principal bedroom has the added advantage of built-in wardrobes, Karndean flooring around the surround of the floor, and attic access, whilst bedrooms two and three are softly carpeted.



The dual-aspect principal bedroom has the added advantage of built-in wardrobes, Karndean flooring (surround), & attic access...





The bathrooms

Three modern washrooms

The bedrooms are accompanied by two en-suites: a Jack-and-Jill bathroom, accessed from the first and second bedrooms (the latter via a pocket door), and a bright three-piece bathroom with overhead shower (attached to bedroom three). The Jack-and-Jill bathroom is particularly impressive, featuring Karndean flooring and a charming window seat to admire the views. It also has a five-piece suite, incorporating a toilet, a bidet, a storage-set washbasin, a ladder-style towel radiator, a rainfall quadrant shower, and a double-ended bathtub. On the ground floor, there is also the convenient cloakroom WC as well.

The property has double-glazed windows throughout and LPG (Calor gas) gas central heating. It also has mains water and septic tank.

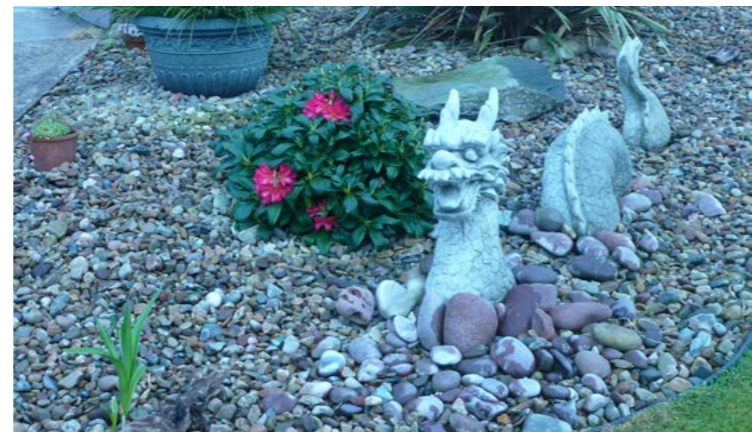
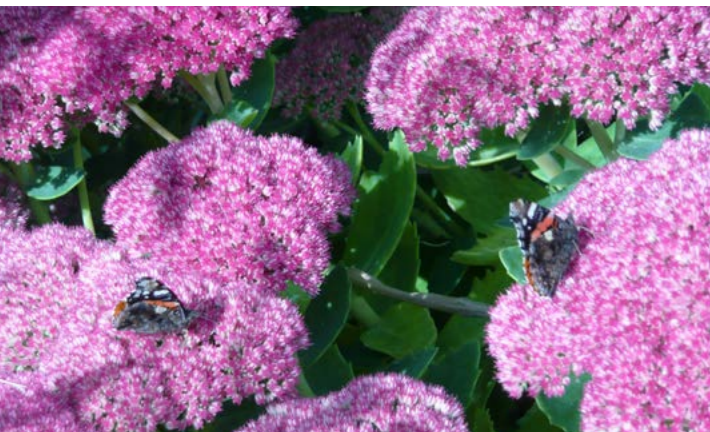


Vast wraparound gardens

The pride and joy of Hazelbank

Spanning approximately two thirds of an acre, the wraparound gardens are the pride and joy of Hazelbank. They are immaculately landscaped and maintained to a very high standard, incorporating epic lawns, mature planting, and a patio for alfresco dining. With the coast to the front and a tree-lined hill to the rear, the gardens are truly special providing a magical haven for the entire family and awe-inspiring panoramas over the Kilbrannan Sound. Furthermore, they are unobstructed and with unrivalled privacy, capturing sun throughout the entire day. Unsurprisingly, they attract an abundance of bird and wildlife too, with red squirrels, red deer and otters being regular visitors to the surrounding area. There is also a multi-car driveway and an integral double garage, equipped with cabinets and workspace, as well as plumbing for a washer and dryer, and additional storage in the ceiling joists above.







Property Name

Hazelbank

Location

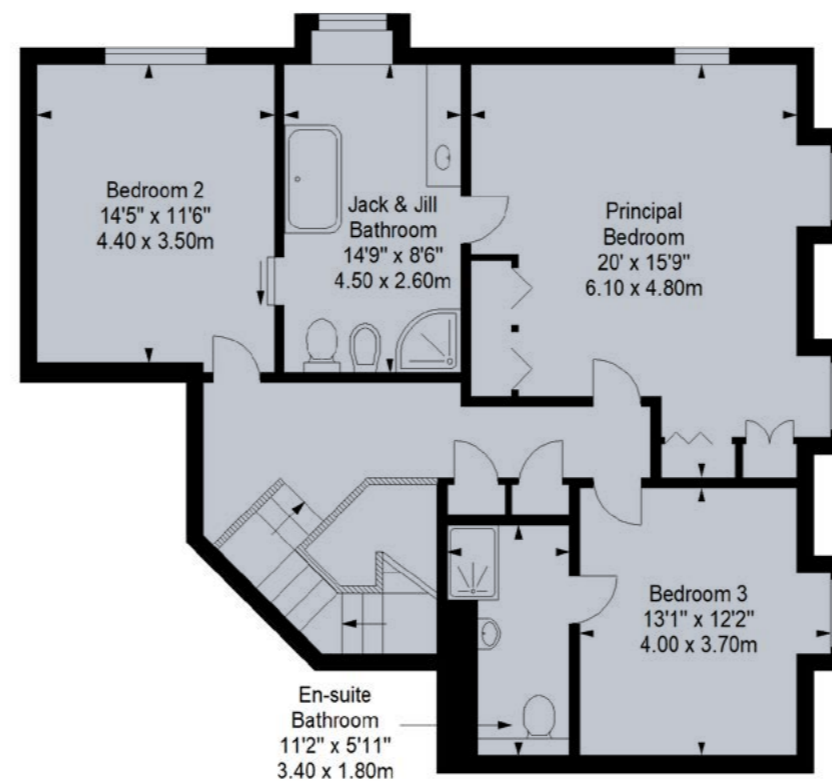
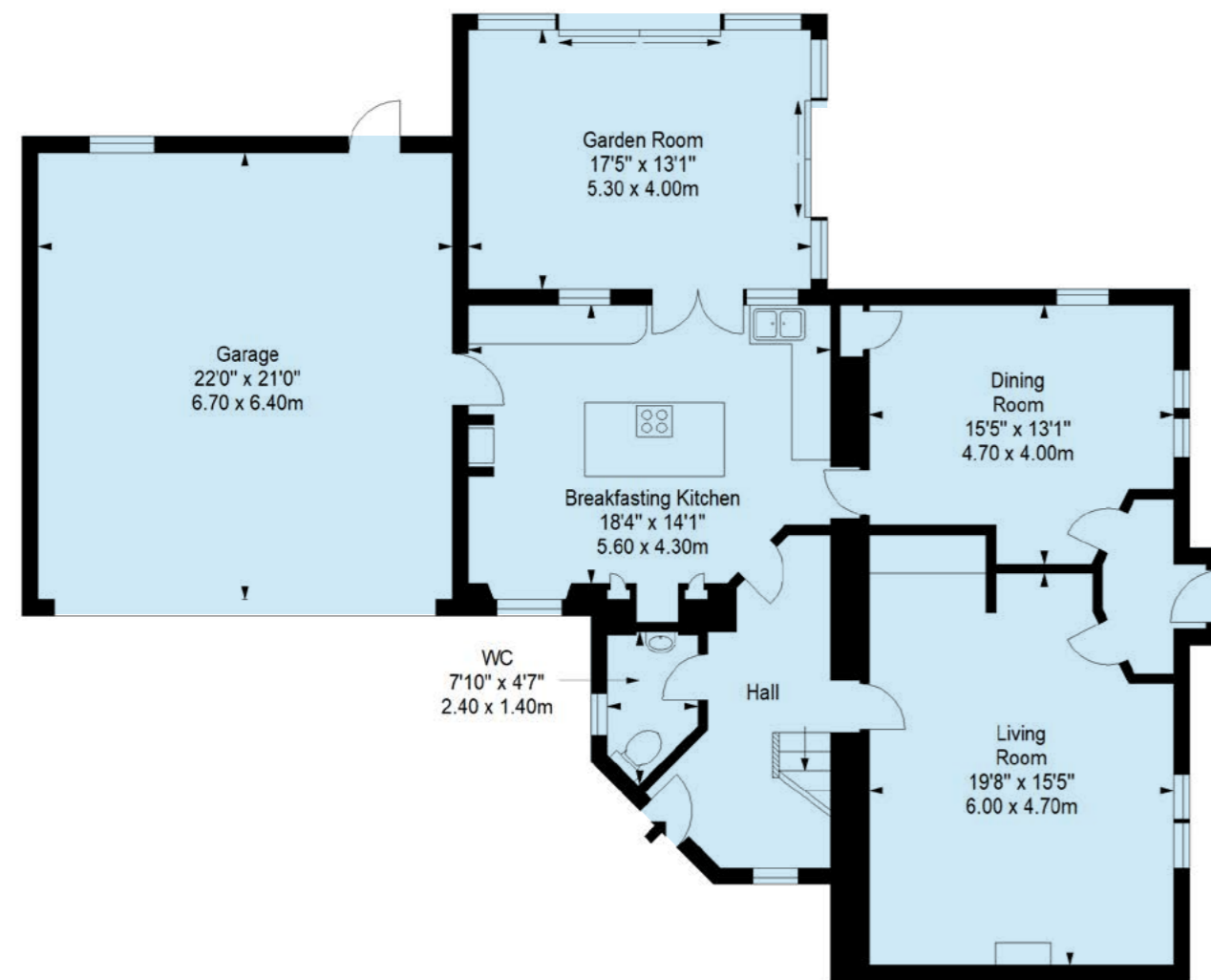
Pirrmill, Isle of Arran, KA27 8HP

Approximate total area:

254.2 sq. metres (2736.3 sq. feet)

Ground Floor First Floor

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



glenisle
hotel & restaurant

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

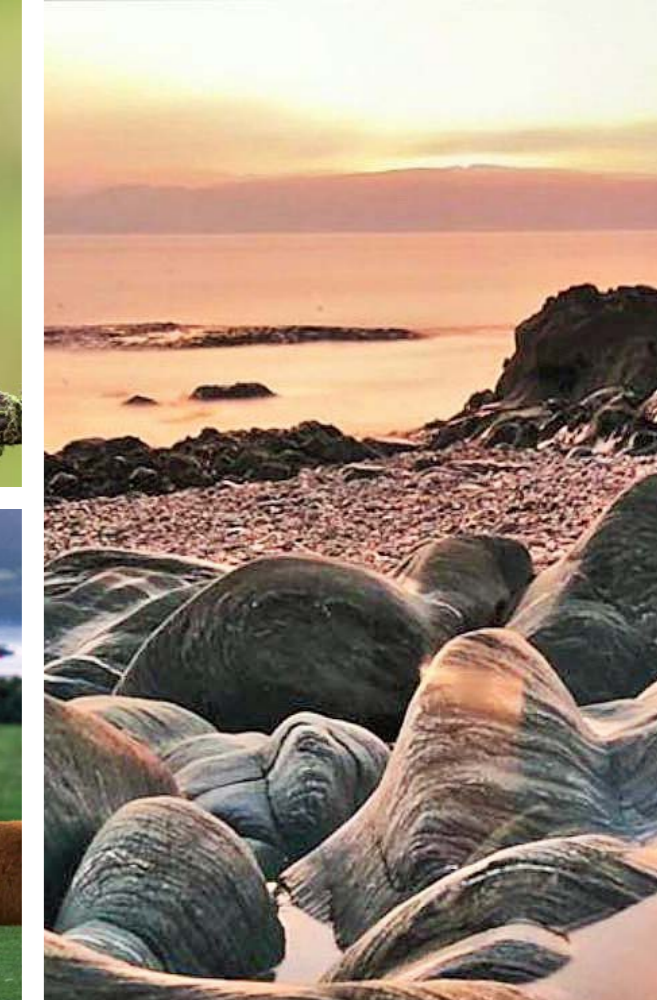


Catacol, Isle of Arran

Hazelbank is situated in a stunning 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.



Taken from Hazelbank



The beautiful coastal village of Pirnmill is situated on the west coast of Arran



Price & Viewings

Please refer to our website www.watermans.co.uk
or call us on 0141 430 7055

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