



Watermans

St. Brides

Lochranza, Isle of Arran, North Ayrshire, KA27 8JF



Welcome

from the Watermans Team, to the property at:

St. Brides

Lochranza, Isle of Arran, North Ayrshire

KA27 8JF

Offering a truly picturesque coast and country lifestyle, this stunning three/four bedroom, three-bathroom detached villa (with a self-contained studio) has one of the most breathtaking locations by Lochranza village, providing impressive accommodation, parking, and wraparound gardens in a one-of-a-kind setting with incredible views.

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



Summary of the accommodation

General Features

A stunning detached villa and self-contained studio
Spectacular secluded location by Lochranza village
Truly breathtaking country and hillside views
Electric heating and double-glazed windows

Accommodation Features

Broad hall with storage and an open fireplace
Dual-aspect open-plan sitting room/kitchen
Farmhouse-inspired kitchen design
Separate utility room with garden access
Spacious dining room/third double bedroom
Landing/study/snug with a dormer window
Large principal suite with a built-in wardrobe
Second double bedroom with a dormer window
3pc en-suite bathroom with handheld shower
3pc family bathroom with overhead shower

Self-contained studio

Entered via the house or from an external deck
Highly versatile, triple-aspect studio space
Well-appointed, open-plan fitted kitchen
3pc bathroom with an overhead shower

Exterior Features

Substantial wraparound gardens and a shed
Secure, gated driveway for multiple vehicles
Mains water supply



[Click here](#)
for a virtual tour of
St. Brides



This traditional stone property circa 1870, incorporating a self-contained studio, is an exciting and rarely available property that was sensitively modernised and extended to a high standard 28 years ago. The home has an incredible and unforgettable location offering total peace and seclusion amongst the picturesque rolling hills and countryside of Lochranza, whilst still being within walking distance of the coastal village, its amenities, and the ferry for sailings to Tarbert or Claonaig. At every turn, the south-facing property boasts astounding hillside and country panoramas, and it even captures an inspiring view of the north Arran hills profile, the Sleeping Warrior. Furthermore, the home is in outstanding condition, enjoying a newly re-painted exterior and quality interiors finished with natural materials, incorporating rich wooden floors, alongside timber-panelled ceilings and light neutral décor. The layout of this home is quite unique too, lending itself to various configurations – particularly with the self-contained studio. The studio can be used as part of the home or independently, and it is perfect for older family members and for the holiday rental market. In addition, St Brides has deeds allowing for the erection of a back house, if desired (STPP) – (any enquires regarding this should be directed to North Ayrshire Council).





A unique home in an
incredible
location

St Brides is reached by a track that leads up from the Newton Shore side of Lochranza, taking in the most spectacular scenery on the way. It is an introduction you won't forget. Stepping inside, a broad hall (with storage) continues the initial promise, exceeding expectations with its stone tiled floor and open fireplace.



*Sit, relax and
admire the
breathtaking
views*

Arranged around a cosy log-burning stove, the dual-aspect sitting room forms the sociable heart of the home. It is well-proportioned for comfy lounge furniture and it is enhanced by the neutral decoration and wood finishes. It also has French doors extending out into the gardens. Meanwhile, the dining room continues the home's attractive natural aesthetic, adding exposed stone walls to complement the style. This room has spacious proportions for a table and chairs, and it is brightly illuminated by a box bay window with a fitted seat to admire the magnificent vista.





A farmhouse *inspired kitchen*

The dual-aspect kitchen shares an open-plan layout with the sitting room, although it is cleverly zoned to retain its own sense of space. It has room for a dining table and chairs, and it is equipped with cream-coloured cabinets and chunky wooden worktops. It enjoys a fitting farmhouse-inspired design, and comes with a Belfast sink, a range cooker, an integrated microwave, and space for undercounter appliances. A separate utility room provides further space for appliances and garden access.





Brightly illuminated by a box bay window with a fitted seat to admire the magnificent vista

...a beautiful open fireplace and a charming built-in book display





Bedrooms

Rooms with more than a view

The two double bedrooms maintain the impeccable styling, both enjoying expansive proportions for a wide choice of furnishings. On the ground floor, the large principal suite incorporates dual-aspect windows, built-in wardrobes, and the luxury of an en-suite bathroom. It also has a beautiful open fireplace and a charming built-in book display. The second bedroom is upstairs, extending off a brightly illuminated landing, which has a study/snug area that could also be used as an occasional sleeping space or relaxation zone. It also has a fitted seat by a south-facing dormer window, framing those inspirational views. The second bedroom also has a dormer window and the same incredible outlook. It has primary use of the family bathroom too. If desired, the dining room can be used as a third double bedroom or it can even be utilised as part of the self-contained studio.



Landing/study/snug with a dormer window





Self-contained studio

Accessible from the house or via a raised deck (to enjoy the sublime vista), the self-contained studio is of an equal standard to the main residence. It features a large, triple-aspect studio space for use as a reception/sleeping area, and it comes complete with built-in storage and a box bay window, equipped with a fitted seat for the outstanding views. A well-appointed kitchen with Belfast sink and waste disposer is attached; plus, the space has its own bathroom with an overhead shower.

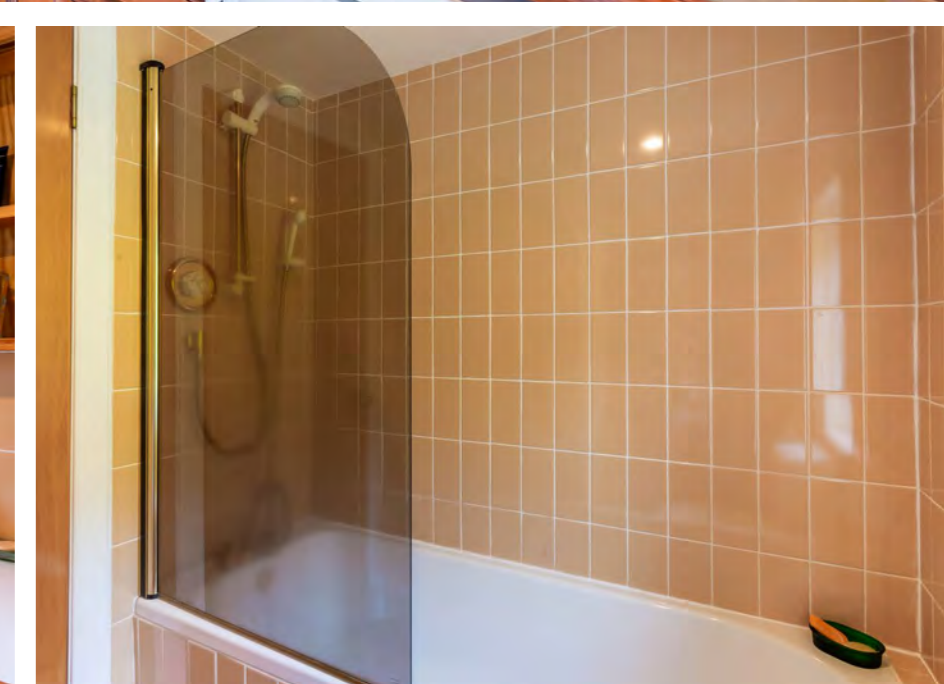
If desired, the studio can be converted into a one bedroom apartment by converting the dining room/bedroom three into a separate bedroom.

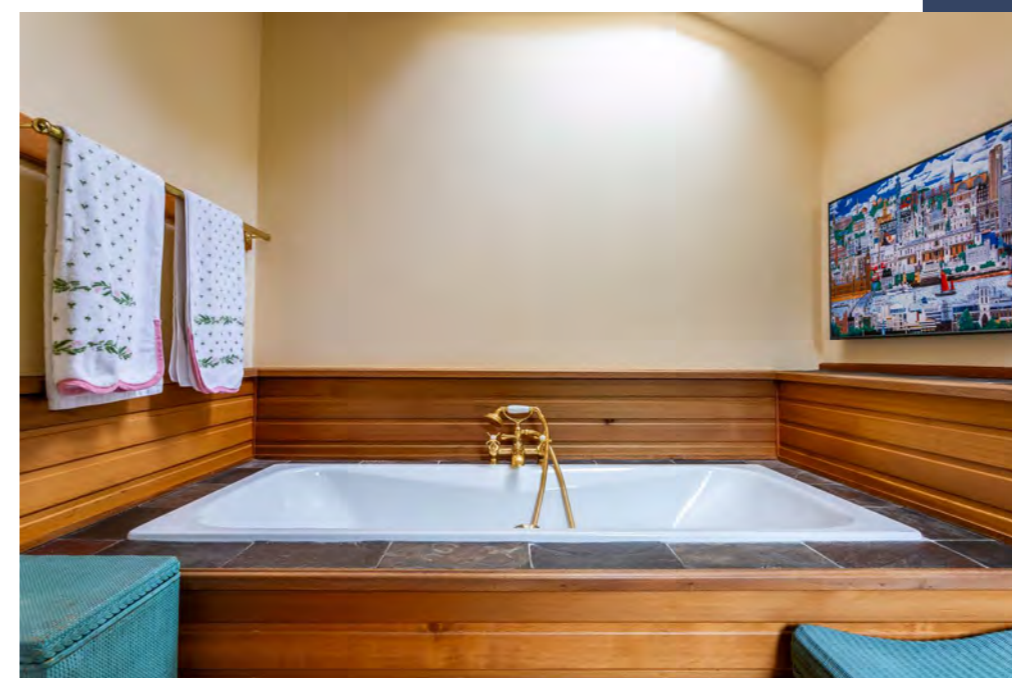
For year-round comfort, the entire property, including the studio, has electric heating and double glazing.





If desired, the studio can be converted into a one bedroom apartment...





The bathrooms

*Quality bathrooms with
three-piece suites*

Excluding the self-contained studio, St Brides has two bathrooms: the principal bedroom's en-suite and the first-floor family bathroom. Both are neutrally decorated and equipped with three-piece suites, fitted with a washbasin, hidden-cistern toilet, and double-ended bathtub with a handheld/overhead shower.



Substantial gardens *with breathtaking views*

Substantial wraparound gardens envelope the home, with sweeping manicured lawns dotted with mature trees. Fully enclosed, they are perfect for all family members, providing an abundance of space that captures all-day sun and those breathtaking hillside views. Behind the home, in the rear garden, is a practical shed. A gated multi-car driveway provides generous private parking too.

All furnishings are available by way of separate negotiation.

The property is accessed via a small uneven track and a suitable vehicle is required for access.





Property Name
St.Brides

Location
Lochranza, Isle of Arran, North Ayrshire
KA27 8JF

Council Tax
Value: F

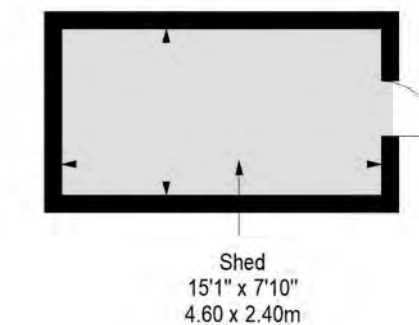
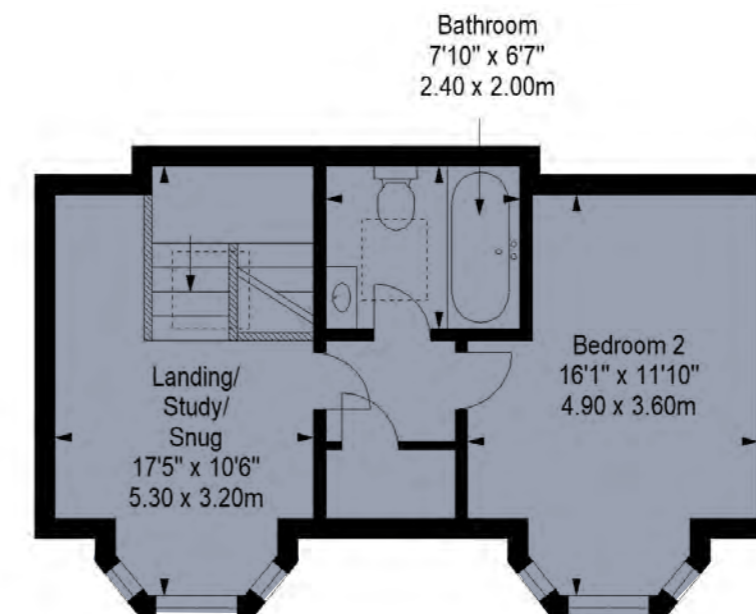
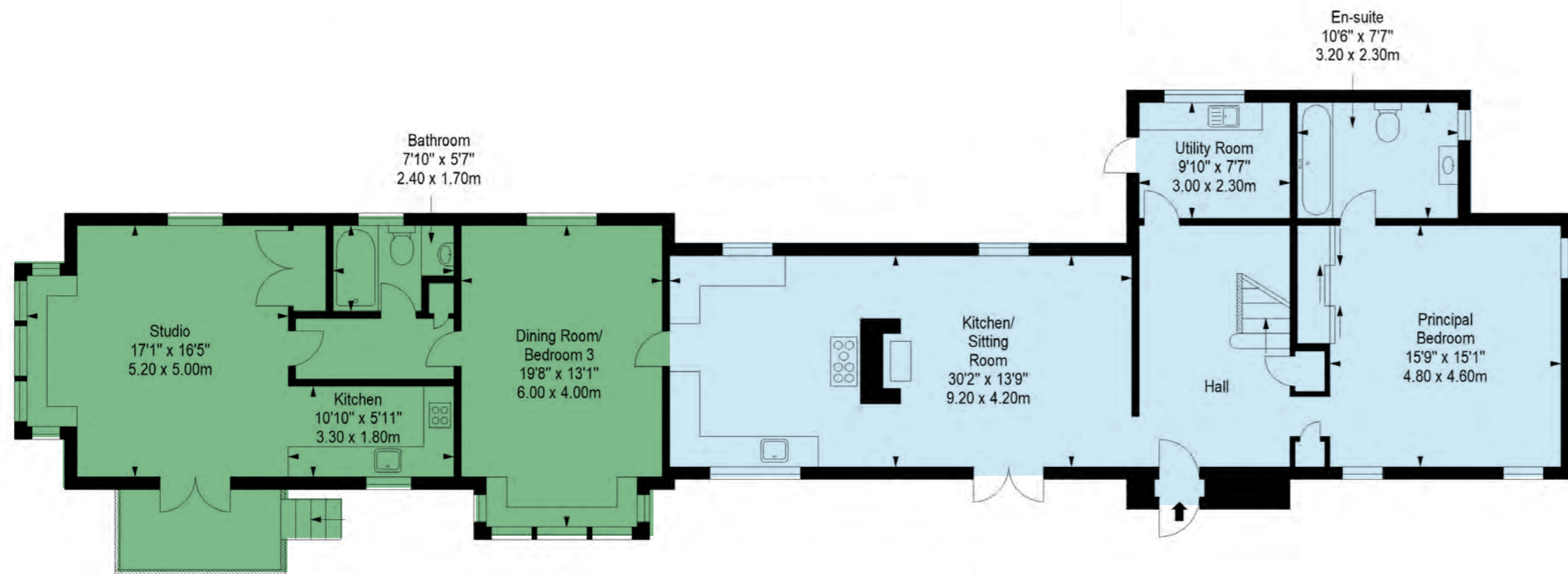
EPC Rating
Value: E

Home Report
Value: £390,000

Approximate total area:
211.4 sq. metres (2275.5 sq. feet)

Ground Floor ◆ **First Floor** ◆

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



Potential Independent Annexe ◆



Lochranza, Isle of Arran

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 Hotel was purchased by the local community in 2022 and re-opened in May 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. Caledonian MacBrayne offer regular sailings from Brodick to



the mainland at Ardrossan throughout the day. 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.

large population of red deer, golden eagles, seals and otters



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



Price & Viewings

Please refer to our website www.watermans.co.uk
or call us on 01770 461682

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