



Afton, Lochranza  
Isle of Arran  
North Ayrshire  
KA27 8HL



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Afton

  
Lochranza  
Castle

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for a  
virtual tour  
of  
**Afton**





## Property Summary

Afton is an attractive, double-fronted detached cottage in Lochranza on the Isle of Arran, enviably situated on the banks of a loch and enjoying tranquil open views encompassing the loch itself, the sea, and the hills in the distance. It offers two/three bedrooms, an open-plan kitchen/living area, and two bathrooms, plus a side extension with a flexible room and a practical wet room. Externally, the home is accompanied by gardens to the front and rear. The home and its location, adjacent to the loch, is sure to appeal to those who enjoy watersports and watching wildlife, with Arran's Big 5 (eagles, otters, red squirrels, deer, and seals) frequently spotted.

You are welcomed into the home by a practical entrance vestibule with useful space for storing coats and shoes, leading directly into the wonderful open-plan ground-floor accommodation. Here, plenty of space is provided for configurations of lounge and dining furniture to suit the new owner's needs, with a tranquil atmosphere created by pared-back neutral décor and warm wood flooring.



## Features

- Charming detached cottage in Lochranza
- Practical entrance vestibule
- Open-plan kitchen/living/dining room with adjoining pantry & utility room
- Two double bedrooms with built-in wardrobes/storage
- One en-suite shower room
- Third bedroom/study
- Four-piece family bathroom
- Side extension with flexible accommodation including an office/family room, a mezzanine storage area, and a wet room (ideal as an art studio)
- Lovely gardens to the front, rear, and adjacent
- Electric heating and double glazing



## The living area

The living area further benefits from characterful display recesses and dual-aspect glazing, with the front window framing lovely open views and the rear window capturing sunny southerly sunshine. On the opposite side of the room you will find the kitchen, alongside space for a dining table and chairs.





The pantry



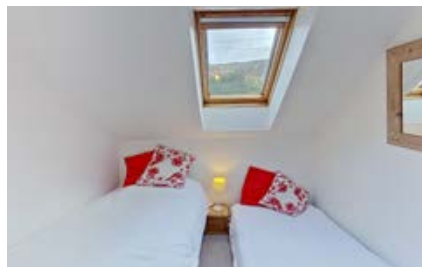
The laundry room



## The kitchen

*with adjoining pantry and utility room*

The kitchen is well-appointed with a selection of attractive wall and base cabinets, workspace, and splashback tiling, with an AGA range taking centre stage (it has worked well in the past, but is not currently functioning and probably due a service). The kitchen is supplemented by an adjoining large pantry/summer kitchen with additional cabinetry/storage, space for a cooker and a dishwasher (both available by separate negotiation), with a separate utility room offering an ideal discrete space for laundry appliances.



## Two bedrooms

*both fronted by oriel  
dormer windows framing  
wonderful open views*

On the first floor, a landing leads to two bedrooms, both fronted by oriel dormer windows framing wonderful open views and accompanied by built-in wardrobe/cupboard storage. The principal bedroom also has the benefit of an en-suite shower room comprising a corner shower enclosure, a pedestal basin, and a WC. A flexible additional room can also be found on the first floor, with potential to be used as a twin/single room or a study, if a quiet homeworking space is required. Completing the main accommodation is a bathroom, accessed from a half landing and replete with a bath with an overhead shower and a glazed screen, a WC-suite, and a bidet. The property is kept warm by an electric heating system and benefits from double-glazed windows.



A four-piece family  
bathroom & one  
en-suite shower room





The side extension is accessible from the pantry and the kitchen, as well as having its own external entrance, offering an opportunity for it to be utilised as a self-contained annexe with potential to create additional income (subject to the correct permissions). This area accommodates a multipurpose space that could lend itself to a variety of uses, with a stepladder affording access to a mezzanine storage area, as well as a practical wet room. It would be perfect for artists and those looking for a space in which to be creative, with desirable separation from the main living space, yet still having the convenience of being attached to the house.







Front garden



Back garden

Externally, the cottage is flanked by low-maintenance front and rear gardens, both predominantly paved for easy upkeep and ideal for outdoor dining furniture. There is also a garden area adjacent to the property, fully deer fenced and low-maintenance yet thriving with an abundance of cottage-style plants.



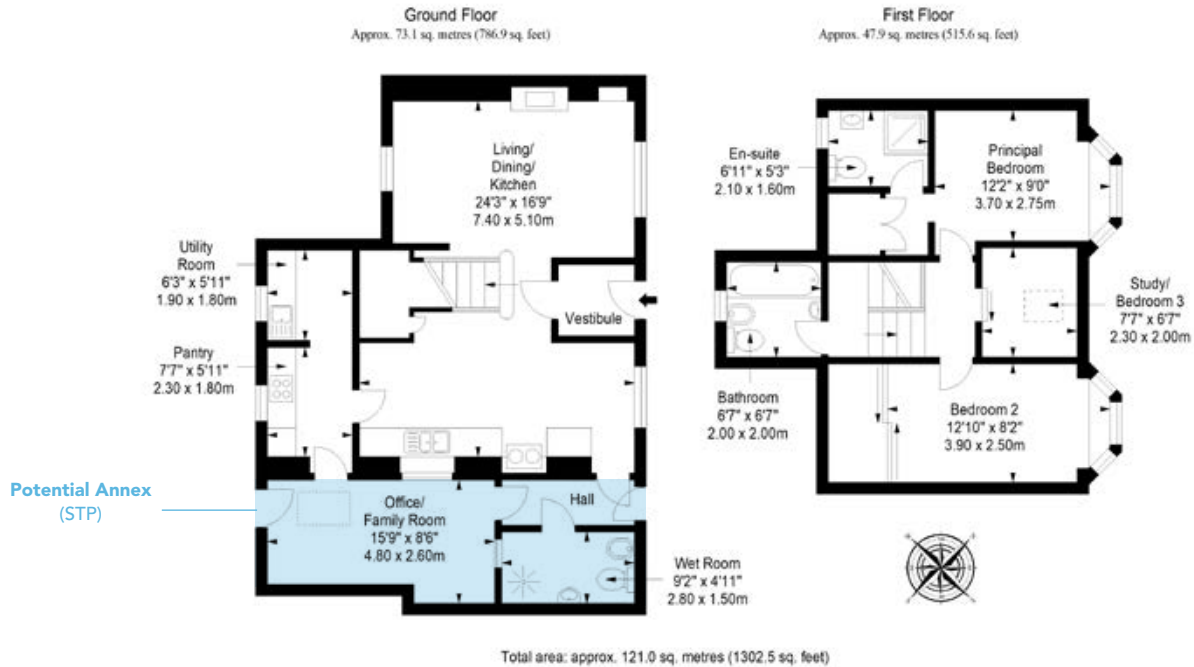
**Directions:** From Brodick pier turn right and proceed through the village, taking the coastal road north through Corrie & Sannox to Lochranza. On entering the village, pass the distillery on the left-hand side and proceed for approximately half a mile, then turn left by the village hall to access the track towards Afton. There is ample parking here at the village hall should you wish to simply park and walk across the green to Afton, which will be clearly identified by our Watermans For Sale Board.



## Lochranza

Afton is quietly located on a narrow track, inland from the coastal road and behind the small village green, close to the village hall and overlooking Lochranza Castle and its sea loch. 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, a regular post office outreach service and coffee mornings at the village hall. '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 Ardsrossan. Commuters and travellers now benefit from Road Equivalent Tarrif (RET) ferry fares, which are substantially lower than before. Ardsrossan 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 Ardsrossan, with Glasgow International Airport 24 miles east of Ardsrossan

# Floorplan



**Services:** Mains Water and Electricity. Electric heating via panel and storage heaters and hot water by immersion.

EPC Rating - F | Council tax band - C | Home Report value - £290,000



Glenisle hotel: 01770 600559



Use code WATERMANSLEN20 to enjoy a 20% discount

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## 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



# Watermans

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