



Eas Mhor House
Kildonan
North Ayrshire
Isle of Arran
KA27 8SE



4/5



3/4



2

Please contact us for
more information:

01770 461682
westcoast@watermans.co.uk





Property Summary

Eas Mhor House is a substantial detached residence from the 1900s. The four/five bedroom detached period home was formerly the old Manse to its neighbour the Kirk (a historically important Arts and Crafts church and now private home). Similarly, Eas Mhor House has lots of lovely period features awaiting restoration and modernisation, along with characterful décor redolent of William Morris interiors. The exclusive property offers a wealth of accommodation with highly spacious rooms, as well as generous private parking and sweeping wraparound gardens. It also boasts a truly stunning location in a private and commanding setting high above Kildonan, complete with incredible sea views overlooking Pladda and Ailsa Craig. Sandy beaches are nearby with opportunities to watch migrating sea birds, seals and otters. Forest trails are practically on the doorstep too, winding through the Eas Mhor ecology and nearby hydro project.

Features

- A substantial detached house with period features
- Stunning location with breath-taking sea views
- Entrance hall with coat closet and walk-in store
- Multiple reception rooms that are bright and spacious
- Versatile study/sitting room/fifth bedroom
- Generously appointed kitchen
- Utility room for discreet laundry
- Rear porch with access to the back garden
- Naturally-lit landing with a linen cupboard
- Four bright and airy bedrooms
- Shower room with a three-piece suite
- Three-piece bathroom with overhead shower
- Wraparound gardens with a vegetable plot
- Private driveway and attached single garage
- Oil-fired central heating and double glazing



Inside the home, you are greeted by a hall with a coat closet and a store room with a washbasin. From here, there are multiple reception areas to enjoy. The dual-aspect lounge will prove the heart of the home, especially with its spacious footprint and bay window framing amazing sea views. It also boasts a beautiful period feature fireplace and a shelved recess for display items. Next door is a versatile study/sitting room, which can also be used as a fifth bedroom (if required). Also with dual-aspect windows and a feature fireplace, it offers an intimate setting to suit the needs of the buyers.

A large, light-filled dining room provides a third reception area for family meals and lively dinner parties. It also faces towards the sea to capture those panoramic views and it neighbours a lovely sunroom that really makes the most of the sea vista.



“Multiple reception rooms
that are bright and spacious”



Charming breakfast room



Utility room



In addition, there is a charming breakfast room for casual meals, which is openly connected to the kitchen. The kitchen itself has a generous arrangement of wood-toned cabinets and sweeping worksurfaces in stone effect. It is an attractive look that suits the character of the building. It also accommodates a range cooker and freestanding appliances. Next door, there is a rear porch for muddy boots and a separate utility room, providing further storage and workspace. Completing the ground floor is a three-piece shower room.

The four bedrooms are on the first floor, each enjoying spacious proportions and an airy ambience, as well as patterned wallpaper and snug carpeting for comfort.





The front-facing bedrooms also boast far-reaching sea views – an inspiring backdrop to wake up to. Just off the first-floor landing which is naturally lit, there is also a linen cupboard and a three-piece bathroom, equipped with an overhead shower. Outside, the carefully-maintained gardens wraparound the property, offering a wealth of space and impressive views across neighbouring farmland, forestry, and the coast. The gardens feature vast manicured lawns, mature trees and plants, and a dedicated vegetable plot, as well as a greenhouse and a shed. Ample private parking is also assured thanks to a private driveway and an attached single garage.



Completing the ground floor is a three-piece shower room, and the first floor comprises a three-piece bathroom, equipped with an overhead shower







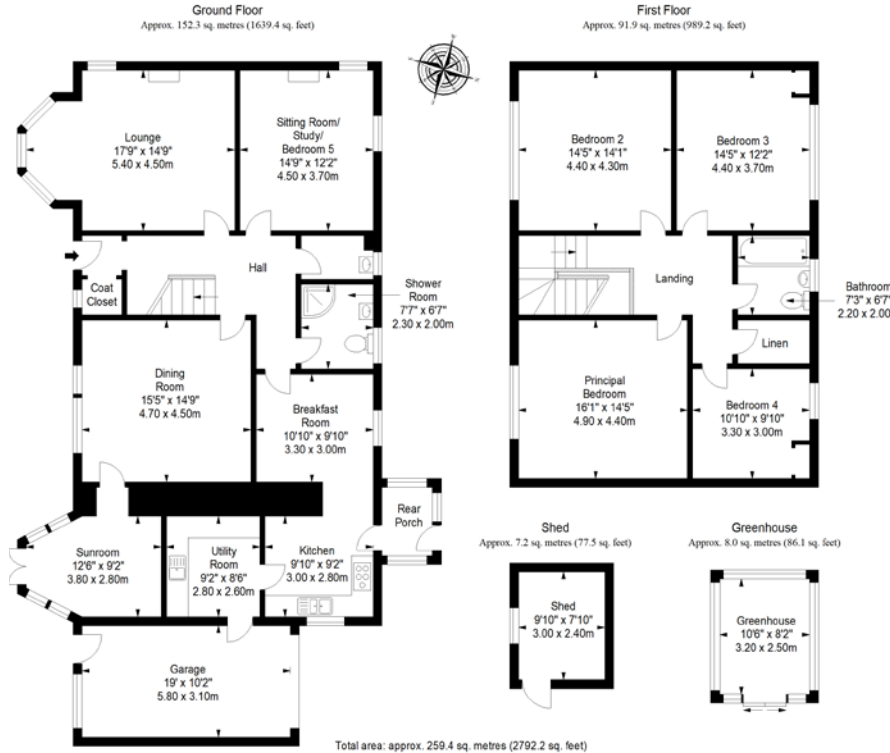
Directions

From Brodick pier, turn left to head south via Lamlash and Whiting Bay on the east coast or, alternatively, turn right to head across the centre of the island on The String Road to Blackwaterfoot, making a left turn to then head south along on the west coast. Either way, high above Kildonan on the main road you will arrive at Eas Mhor Café and Car Parks. At this junction, turn downhill towards Kildonan shore and on your right hand side will be two impressive properties (The Kirk and Eas Mhor House) both sharing a driveway as identified by our Watermans sign. Eas Mhor House is located furthest from the road through gated access into its own garden and driveway.

The Area

Elevated and on the coastal road with a semi-rural setting at the southerly tip of Arran. This location offers many attractive coastal and forestry walks and lies a short distance from Kildonan's beaches. Whiting Bay to the east has an array of shops, pubs, restaurants and other wider amenities including a primary school, village hall, garage, golf course, bowling and putting greens. Kildonan itself has an active village hall, The Kildonan hotel/bar/restaurant, and The Forest Of The Falls Café at Eas Mor. Kilmory further west has another very active village hall with weekly Post Office services, coffee mornings, and many other features for the community in addition to the attached Primary School and nearby Lagg Hotel with bar and restaurant. Blackwaterfoot is another productive community on the west coast with shops, a Post Office, cafes and tea rooms, a butcher, a bakery, and the Kinloch Hotel bar and restaurant. The main ferry port at Brodick has a selection of shops including leisure facilities at Auchrannie Hotel with swimming pools, a sports hall, and a spa. There is also an 18-hole golf course, primary school, bank, and hotels. Brodick Castle, a National Trust for Scotland property, sits 2 miles to the north and overlooks Brodick Bay. 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 Tariff (RET) ferry fares, which are substantially lower than before. Ardrossan has a mainline 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 south of Ardrossan, with Glasgow International Airport 24 miles east of Ardrossan. Additional ferry services currently operate to Troon as well as offering connecting services. Other interesting places on the island include the brewery at Claddach, the island's two whisky distilleries at Lochranza and Lagg, and Arran Provisions factory in Lamlash. Also at Claddach is Arran Aromatics soap, candle, and perfume factory. Arran offers some of the most spectacular hill walking opportunities in Scotland and its seven golf courses ensure that tourists and locals are well provided for. For those with an interest in horses, there is an equestrian centre at Blackwaterfoot on the west coast of the island. A sailing club can also be found in Lamlash. The island offers, by prior arrangement, opportunities to shoot pheasant and stalk red deer, as well as excellent freshwater and sea fishing.

Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
 0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
 0141 483 8325
westcoast@watermans.co.uk



ēspc rightmove Zoopla.co.uk

EPC Rating - E | Council tax band - F | Home report Value - £350,000

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.