

Cnoc-Na-Coille

Imachar, By Pirnmill, Isle of Arran, North Ayrshire KA27 8HR



westcoast@watermans.co.uk | www.watermans.co.uk
01770 461682



Welcome to

Cnoc-Na-Coille

Built circa 1800's, this charming 3-bedroom detached villa occupies a dramatic and private position in a rural setting approximately one mile from Imachar village centre and a short distance from Pirnmill. The property sits in splendid isolation on an elevated plot of approximately one-third acre, commanding outstanding coastal views towards Kintyre. Surrounded by extensive agricultural land and woodland, this highland retreat offers tremendous potential for further development, extension or modernisation (subject to planning permission). Available on the open market for the first time since 1991, this is truly the ultimate sanctuary to escape to.





Porch & Living Room

The welcoming porch features bright white panelled walls providing a practical space for outdoor gear, storage, and white goods including tumble dryer and under-counter freezer. The central lounge area is a characterful space with a stunning feature stone fireplace and wooden panelled walls. While existing windows capture magnificent views, planning permission exists for an additional window to further enhance this bright, inviting space. A cosy nook tucked around the side of the stairs creates the perfect spot for relaxation.

A copy of the planning permission is available upon request.





Kitchen & Dining Area

The kitchen space continues the wooden panelled wall feature, creating a warm, rustic atmosphere. Practical yet charming, it boasts a substantial range cooker and double Belfast sink. The ample dining area is positioned next to a window, perfect for enjoying meals with a view. A traditional washing pulley overhead adds character, while windows at either end of the room create a pleasant channel of light throughout the day.



Double Bedrooms

The first floor landing, brightened by a Velux window, leads to two generous double bedrooms, both featuring characteristic fireplaces. The master bedroom offers outstanding views across the dramatic landscape, while the second bedroom includes a log burning stove alongside equally impressive vistas. Both rooms maintain the property's blend of traditional charm with practical, comfortable living space.





[Click here
to take a
tour](#)

The third room on the first floor serves as either a study or single bedroom, complete with a Velux window providing natural light. The ground floor bathroom includes a shower over bath arrangement, large window and attractive wood accents that contrast beautifully with the white fittings. A convenient washing machine is positioned under the stairs within this space.



Exterior Features

The property's grounds extend to approximately one-third acre and have been landscaped for ease of maintenance with tidy grass lawns and established, low-maintenance shrubs. A picturesque burn runs through the garden, creating a natural highland adventure playground for children. The villa enjoys dramatic panoramic views from all aspects of the garden, making outdoor relaxation a true pleasure. Additional exterior features include a substantial shed complete with power and light, offering versatile additional space, while ample parking is available on the driveway to the front aspect. Modern comforts include replacement double glazing in timber frames and heating provided by storage heaters and electric panel heating throughout.

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





Cnoc-Na-Coille



Property Location

Cnoc-Na-Coille is situated in a stunning position in the beautiful coastal village of Imachar, 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 of Pirnmill 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/Troon. Both have a main line rail station and are approximately 30 miles from Glasgow City Centre.

Prestwick International Airport is 16 miles to the south of Ardrossan with Glasgow International Airport 26 miles from Ardrossan.

Primary schooling is available at Pirnmill. The secondary school of the island is Arran High School, in Lamlash. Lochranza, 6 miles to the north, is highly picturesque with its bay being dominated by the ruins of Lochranza Castle. The village also has a distillery with visitor centre, shop and restaurant and The Lochranza Hotel. A frequent bus service runs around and across the island. Lochranza has ferry terminal to and from Claonaig on Kintyre.

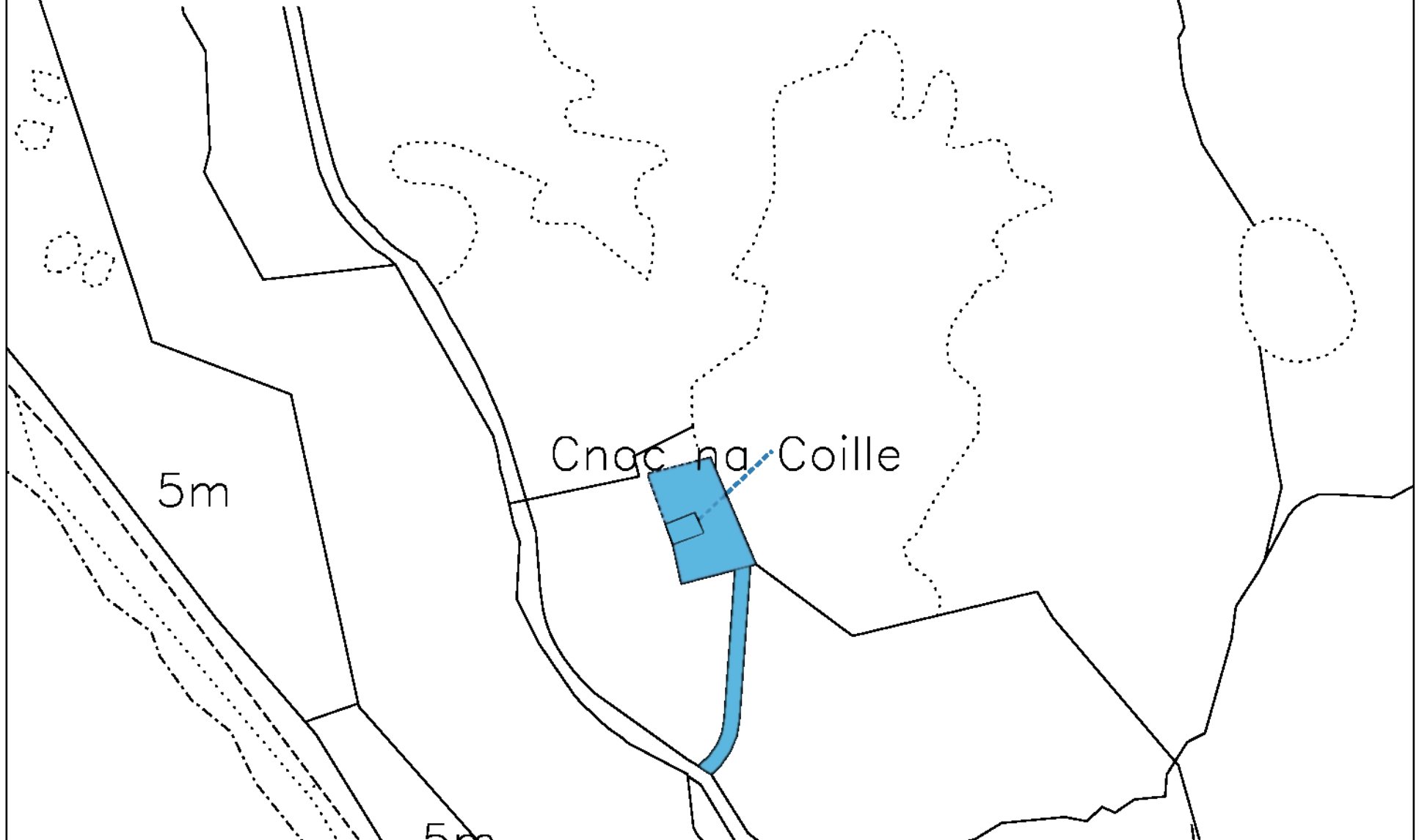


Directions

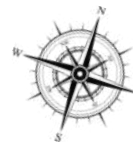
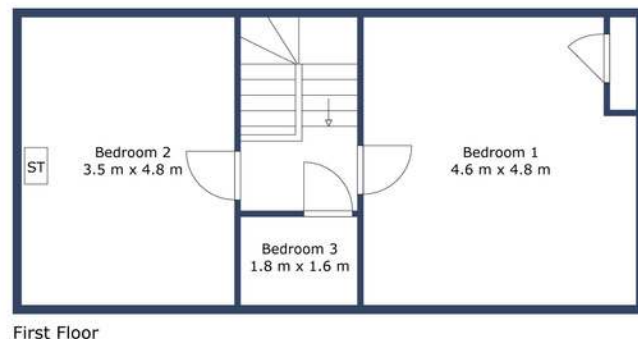
Look for the track next to Hazelwood Farmhouse. If you're coming from Brodick, head on the String Road, turn right at Machrie, past Dougarie and keep on the A481 and after a while the road bears right away from the sea and you will see Hazelwood Farmhouse on the right, set back from the road, turn right here and carry on (slowly) on the track - you need to go through two gates. Before the Banlicken stone sign on the track, you take the small track left up the hill and you will see Cnoc-Na-Coille in front of you.

Site Plan

The boundaries shown by dotted lines have been plotted from the deeds. Physical boundaries will be indicated after their delineation on the Ordnance Map.



Floor Plan



If you are visiting the Isle of Arran to view this property, the Glenisle Hotel in Lamlash has an exclusive offer for Watermans' clients.

Call the hotel on 01770 600559, using the code **WATERMANSGLEN20** to enjoy a **20% discount** on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner - just quote **WATERMANSGLEN20** when booking your table or requesting the bill.



Property

Cnoc-Na-Coille

Location Address

Imachar, By Pirnmill, Isle of Arran, North Ayrshire KA27 8HR

Approximate Total Area

101 m²

Ground Floor: 52m² | First Floor: 49m²

Shed: 21m²

The floorplan is for illustrative purposes. All measurements are highly reliable but not guaranteed.

Home Report Value - £320,000



Watermans



Price & Viewings

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

Visit us at

Glasgow - 193 Bath Street, Glasgow, G2 4HU

Edinburgh - 5-10 Dock Place, Leith, EH6 6LU



zoopla

espc

rightmove

This document is for informational purposes only and does not form part of any offer or contract. While the details provided are believed to be accurate, no guarantees are made regarding their correctness. Some of the images included may be virtually staged or digitally enhanced and do not represent the actual furnishings or condition of the property. Prospective buyers should verify the accuracy of the information through inspection or other means. Interested parties are strongly encouraged to notify their solicitor as soon as possible to ensure they are informed should an early closing date for offers be established.