

DIPPEN LODGE

Dippen, Isle of Arran, Ayrshire



A STUNNING REFURBISHED COASTAL LODGE AND COTTAGE

With 130 acres of land including grazing, woodland and coastal frontage on the Isle of Arran with uninterrupted views over the Firth of Clyde.

C-Listed Lodge: Beautifully refurbished, offering three elegant reception rooms, seven bedrooms and four bathrooms (including two en suite) all enjoying uninterrupted views over the coast.

Former Coach House: A charming secondary dwelling with one reception room, three bedrooms, and three en suite bathrooms ideal for guest accommodation or multi-generational living.

Mature Grounds: Landscaped formal gardens with sweeping lawns, richly planted borders, and mature woodland leading out to dramatic, heather-clad cliff tops.

Traditional Glasshouse: A period-style glasshouse cultivating a variety of fruits including apricots, nectarines, and grapes.

Extensive Outbuildings: Including a machinery store, potting shed, and wood store, offering practical space for estate management.

Land: Comprising a mix of pasture, rough grazing, and mature woodland extending to 130 acres in total.

General-Purpose Sheds: Two well-maintained buildings suitable for a variety of agricultural or storage uses.

Scenic Lochan: With a timber pontoon, offering wildlife interest and sporting potential, including rough shooting and deer stalking.

Coastal Frontage: Extending to about 885 metres (foreshore not included), providing exceptional amenity and natural beauty.

Additional Land Available: Two additional blocks of land extending to 97 acres with coastal frontage which may be available by separate negotiation.

About 130.93 Acres in total

Distances: Whiting Bay 2.5 miles, Brodick 11 miles, Glasgow International (via boat) 49 miles (All distances are approximate)



SITUATION

Dippen Lodge occupies an elevated coastal position on the southeastern tip of the Isle of Arran, enjoying spectacular, uninterrupted views westward across the Firth of Clyde to mainland Ayrshire, and southward from the gardens to Pladda Island and the dramatic outcrop of Ailsa Craig.

The nearby village of Whiting Bay, just 2.5 miles away, offers a range of amenities including a newsagent, post office, pharmacy, café/bar, restaurant, hardware store, and farm shop. The village also features a craft store, art gallery, primary school, and a picturesque 18-hole golf course. Secondary education is available at Lamlash High School, while the island’s principal town, Brodick (11 miles), provides a more comprehensive range of shops and services.

The surrounding area offers some of Arran’s most scenic walking routes, both along the rugged coastline and through nearby attractions such as the Glenashdale Falls. Often described as “Scotland in Miniature,” Arran spans approximately 167 square miles and is uniquely divided by the Highland Boundary Fault, creating a northern highland and southern lowland landscape in a single island. Its rich geological history—marked by significant volcanic activity during the Tertiary period—makes it a highly sought-after destination for geologists.

The local area also bears the imprint of ancient history, with numerous stone circles and standing stones, such as those at Machrie Moor and the Giants’ Graves above Whiting Bay, as well as Iron Age and Viking remains found nearby.

Arran offers a wealth of opportunities for outdoor enthusiasts, with excellent sailing, walking, mountain biking, and both sea and freshwater fishing. Local attractions include Arran Aromatics, the Arran Heritage Museum, Lochranza Distillery, and Brodick Castle. The island’s abundant wildlife includes otters, seals, red deer, and golden and white-tailed eagles.



The island is easily accessible via Caledonian MacBrayne car ferry services from both Troon and Ardrossan to Brodick. Prestwick Airport is less than 5 miles from Troon and Glasgow International Airport is just 30 miles away, both offering flights to a range of domestic, European, and international destinations.

Glasgow City Centre, 34 miles from Troon via the M77, is within easy reach and offers world-class shopping, dining, and cultural experiences. Edinburgh, Scotland's historic capital, lies just over 93 miles to the northeast.

The wider Ayrshire coast is internationally renowned for golf, with championship courses at Royal Troon, Prestwick, and Turnberry, all of which have hosted The Open Championship. Nearby Ayr Racecourse holds regular flat and jump racing, including prestigious events like the Scottish Grand National and Ayr Gold Cup.

HISTORICAL NOTE

Dippen Lodge was owned by the Dukes of Hamilton (from Brodick Castle) as a Grouse hunting Lodge until it was sold in the 1920's into private hands. The Hamiltons enlarged the original small tower house (dating from 1500) over the centuries notably in 1745 (plans are in the Mitchell Library in Glasgow) and finally around 1844 when they renovated and extended Brodick Castle on the marriage of the 11th Duke to Princess Marie of Baden. Many of the features in the Dippen renovation such as the marble fireplaces and floorboards appear also in Brodick Castle. By 1990's the house was being used for self-catering accommodation and was divided into two. The current owners underwent a complete remodelling of the Lodge in 2012 back into a single house and restoring many of its original features whilst modernising with ground source underfloor heating throughout and wiring the house for internet connections. The Cottage was completely renovated a few years earlier from three separate dwellings into a comfortable house, again with ground-source heating.



DIPPEN LODGE

Dippen Lodge is accessed via a private, tree-lined tarmac driveway leading from the main road and culminating in a gravelled parking area to the front of the house. Enjoying a southeasterly aspect, the property sits in a superb elevated position, affording breathtaking sea views across the Firth of Clyde to the Ayrshire coast.

Originally a hunting lodge, the property has been sympathetically refurbished by the current owners to provide an exceptionally comfortable and elegant home while retaining many original features. It benefits from a ground source underfloor heating system throughout all floors and refurbished sash-and-case windows throughout.

The entrance porch opens into a generous hallway with an open fireplace, traditional tartan carpet, and a grand staircase ahead. The ground floor offers a suite of three principal reception rooms including;

- A double-aspect drawing room with bay window, ornate cornicing, wood-burning stove, and spectacular coastal views.
- A large sitting room, effectively two rooms in one, with an open fireplace at one end and a wood-burning stove at the other.
- A cosy library to the front, with fitted bookshelves, sea views, and wood-burning stove.

Additionally, there is a cinema room and a study to the rear.

The dining kitchen, designed by Callum Walker (Perth), is a real highlight. It features:

- A large central island with a marble worksurface
- A gas-fired Britannia stove
- Integrated Miele appliances
- Tiled flooring
- Two large window seats with built-in storage
- A walk-in scullery for additional preparation space with access to the patio at the rear of the property



Also on the ground floor are two W.C.s, a utility room, and the rear sunroom offering garden access.

A wide staircase with wood panelling, tartan carpeting, and light streaming in from a central cupola, leads to the first floor. The central portion of the house includes five well-proportioned double bedrooms and two family bathrooms. Three of the bedrooms feature wood-burning stoves.

One of the bathrooms is a notable period feature, retaining original fittings including:

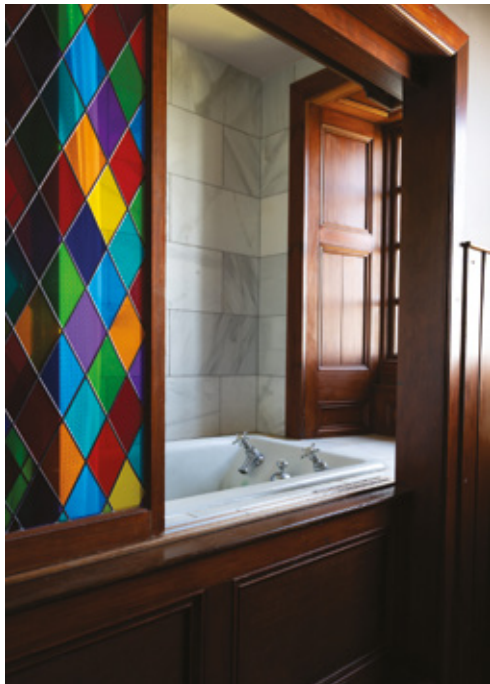
- An antique loo with carved wooden seat and back
- An enclosed original bath behind sliding stained-glass panels
- A double marble vanity unit

The principal bedroom suite is located in the east wing and comprises:

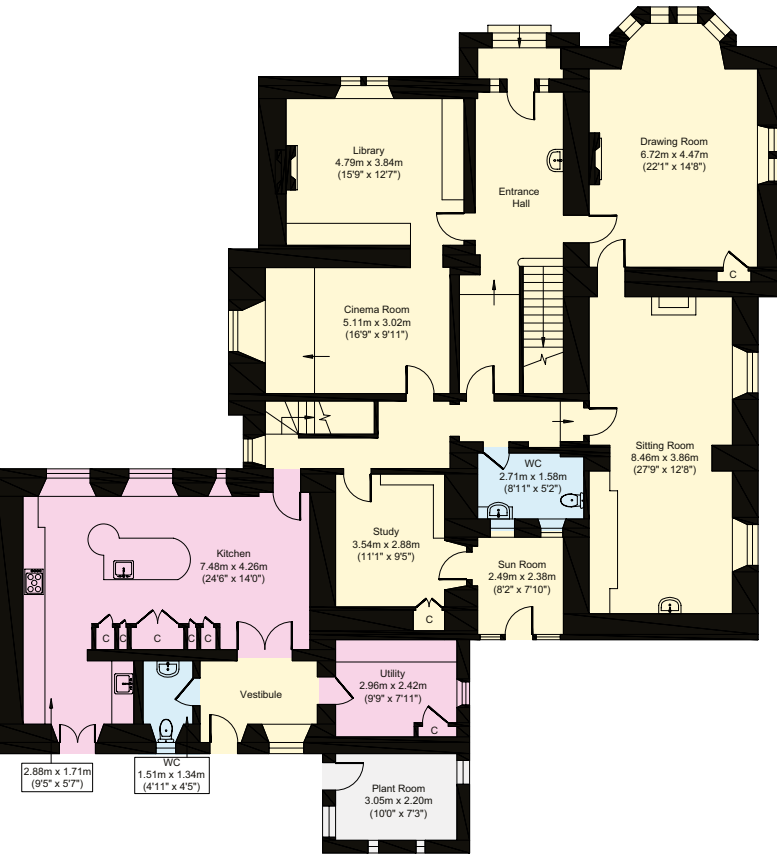
- A large double bedroom with wood-burning stove
- An dressing room
- An en suite bathroom with rolltop bath and separate shower

Stairs from this wing lead to the second floor, where there is a further double bedroom with en suite shower room.

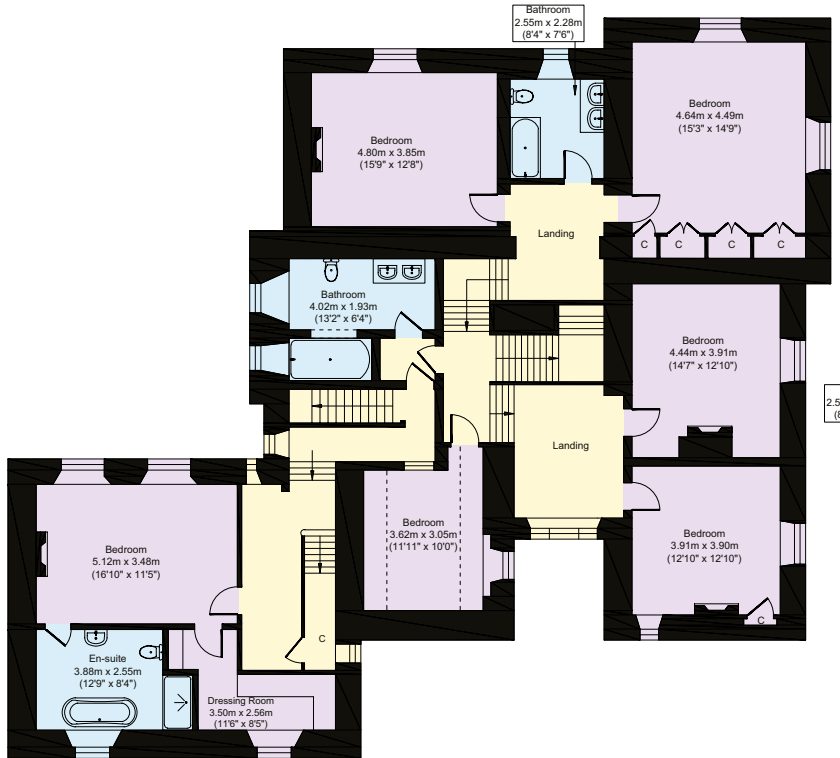




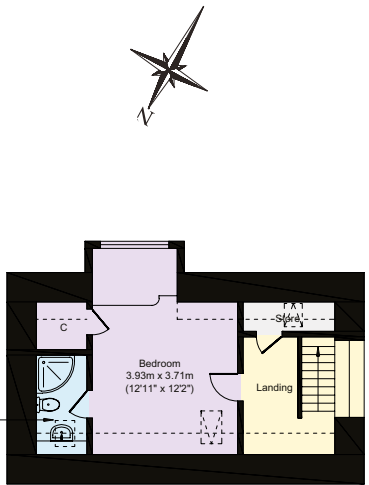
Dippen Lodge, Arran, KA27 8RN



Approximate Gross Internal Area
535.21 sq m (5761 sq. ft)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



DIPPEN BOTHY

Adjacent to the main house, the former Coach House and Bothy have been thoughtfully combined and fully renovated by the current owners to create a charming and comfortable cottage—ideal as a guest annexe, holiday let, or extended family accommodation.

The Bothy benefits from sash-and-case double glazing throughout and a ground source heating system, ensuring energy-efficient comfort all year round.

The accommodation comprises:

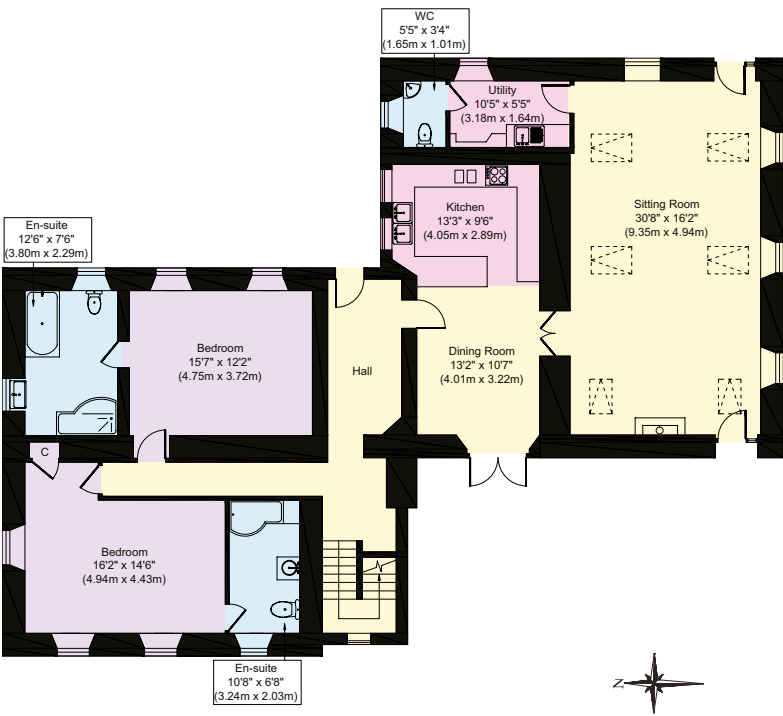
Entrance hall, dining kitchen (with Rayburn), large sitting room (with wood burner), utility room and WC, double bedroom, family bathroom (rolltop bath and separate double shower) and double bedroom with en suite shower room.

Upstairs is a large third bedroom with en suite facilities and accessed also by an exterior staircase.

There is a small set of kennels next to the Bothy.

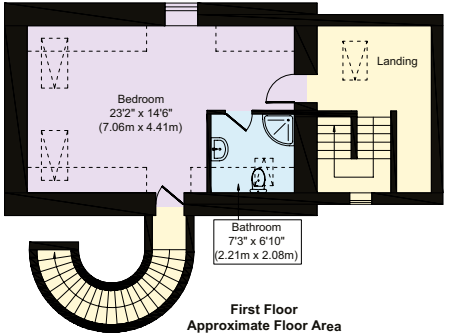


Dippen Bothy, Arran, KA27 8RN



Ground Floor
Approximate Floor Area
1919 sq. ft
(178.29 sq. m)

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor
Approximate Floor Area
568 sq. ft
(52.77 sq. m)

Approximate Gross Internal Area
231.06 sq m (2487 sq. ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





OUTBUILDINGS AND GARDENS

Set within the grounds there are a range of outbuildings including a garden store and a workshop, potting shed and wood store.

The formal gardens and policies surrounding Dippen Lodge and Dippen Bothy extend to about 26 acres, offering a remarkable setting of both scale and natural beauty.

Expansive sweeping lawns lead down to the heather-clad clifftops of Dippen Head, providing panoramic westerly and southerly views across to Pladda Island, the iconic Ailsa Craig, and the Ayrshire coastline beyond.

The grounds are bordered by mature woodland and punctuated with vibrant rhododendron displays, offering seasonal colour and privacy. Meandering garden paths invite exploration through this idyllic landscape.

At the heart of the garden stands a traditionally built glasshouse, home to a thriving grapevine and used to cultivate an impressive range of stone fruits, including apricots, nectarines, and peaches—a rare and distinctive feature in this coastal location.







FARM BUILDINGS

Immediately to the west of the house, there are two large general purpose sheds. These are accessed separately off the main road via a track running down the side of one of the paddocks.

Each of the sheds are 3-bays, steel portal frame construction with concrete floors and corrugated roofs (14m x 10m & 16m x 10m).

LAND

The land holding with Dippen Lodge extends to 130.93 acres in total. This includes 70.44 acres on the south side of the main road and 60.49 acres to the north of the road. The land rises from 60 metres below Dippen Lodge to about 150 metres above sea level at the northern boundary. It consists of about 3.19 acres parkland, 40.59 acres pasture, 48.70 acres rough grazing and 31.57 acres of woodland. The remainder is made up of gardens and miscellaneous ground.



The land to the north of the road is accessed via a farm track through paddocks of pasture and take you up next to an attractive lochan with jetty and previously stocked with trout. The land goes up to a heather clad piece of hill at the highest point.

SPORTING

The ground offers opportunity for deer stalking, rough shooting and the loch has been previously stocked with trout.





ADDITIONAL LAND

There are two additional blocks of land extending to 97.83 acres in total which may be available to purchase by separate negotiation (see sale plan). Further details are available from the Selling Agents.



GENERAL INFORMATION

Directions

From Brodick Pier, turn left and proceed through Lamrash to Whiting Bay. Continue through the village and climb the A801 until you get to the first hairpin bend. As you come out of that bend the driveway is immediately on your left.

What3words

///nets.boarded.adjusting

Rights of Access/Title Conditions

The property is sold with the benefit of and subject to all existing rights and burdens contained within the Title Deeds.

Timber and Minerals

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

Solicitors

Mackintosh & Wylie Solicitors
23 The Foregate
Kilmarnock,
KA1 1LE
Tel: 01563 525104
Email: fconnolly@mackwylie.com

Local Authority

North Ayrshire Council

Entry

Entry is available by arrangement with the seller.

Household Contents

Fitted furniture, carpets and curtains are included in the sale. The cinema screen and seating will be included. Separate items of furniture may be available by separate negotiation. A selection of estate equipment may also be available separately.

Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Banding
Dippen Lodge	Vacant	Ground source heating, LPG gas for cooker, private (filtered) water supply and private drainage.	H	E
Dippen Bothy	Vacant	Ground source heating, oil for rayburn, private (filtered) water supply and private drainage.	...	...

Listing and Designations

Dippen Lodge is classed as category C-listed by Historic Environment Scotland.

Part of the land along the southern boundary as well as some of the land to the north of the road is designated as part of the Arran Moors Site of Special Scientific Interest (SSSI). Part of the land on the north side of the road forms part of the Arran Moors Special Protection Area (SPA).

There is an historical fort (Dippen Promontory Fort) to the northeast of the lodge.

Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600).

Health & Safety

Given the hazards of accessing a remote property, please make you plan your visit in advance and understand the directions in full.

Agri-environmental schemes

All of the land is registered by the Agricultural, Food and Rural Committee in Rural Payments and Inspections Directorate (AFRC-RPID) under the code County Parish holding number 275/0005.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following an inspection.

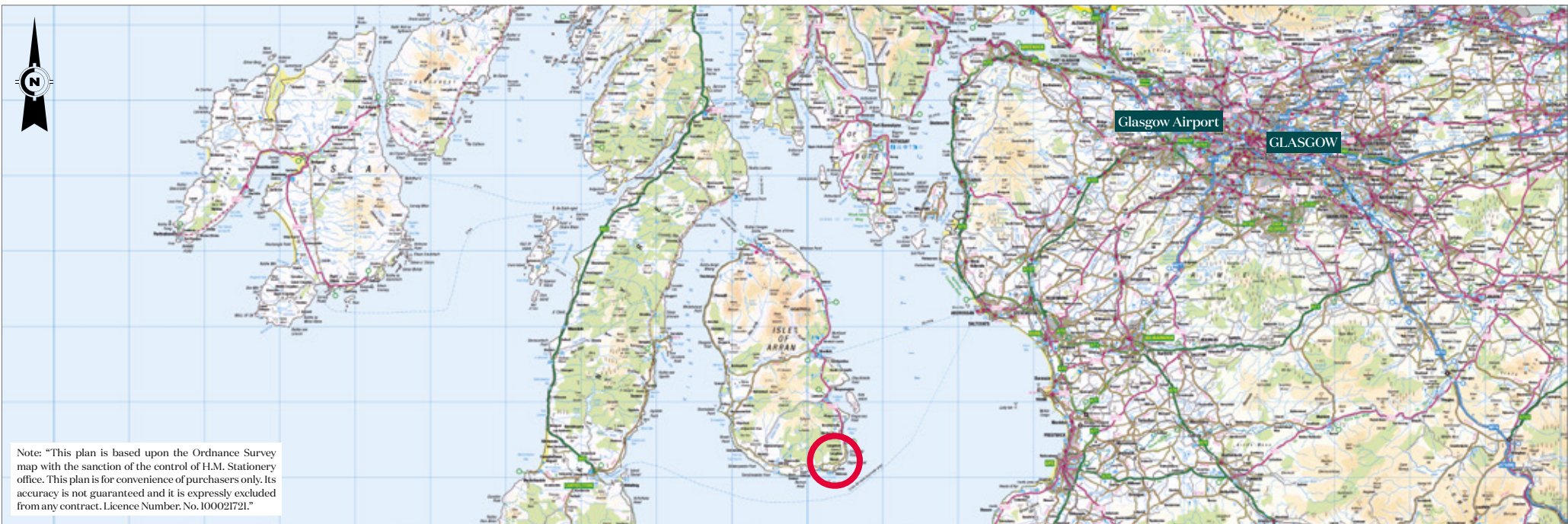
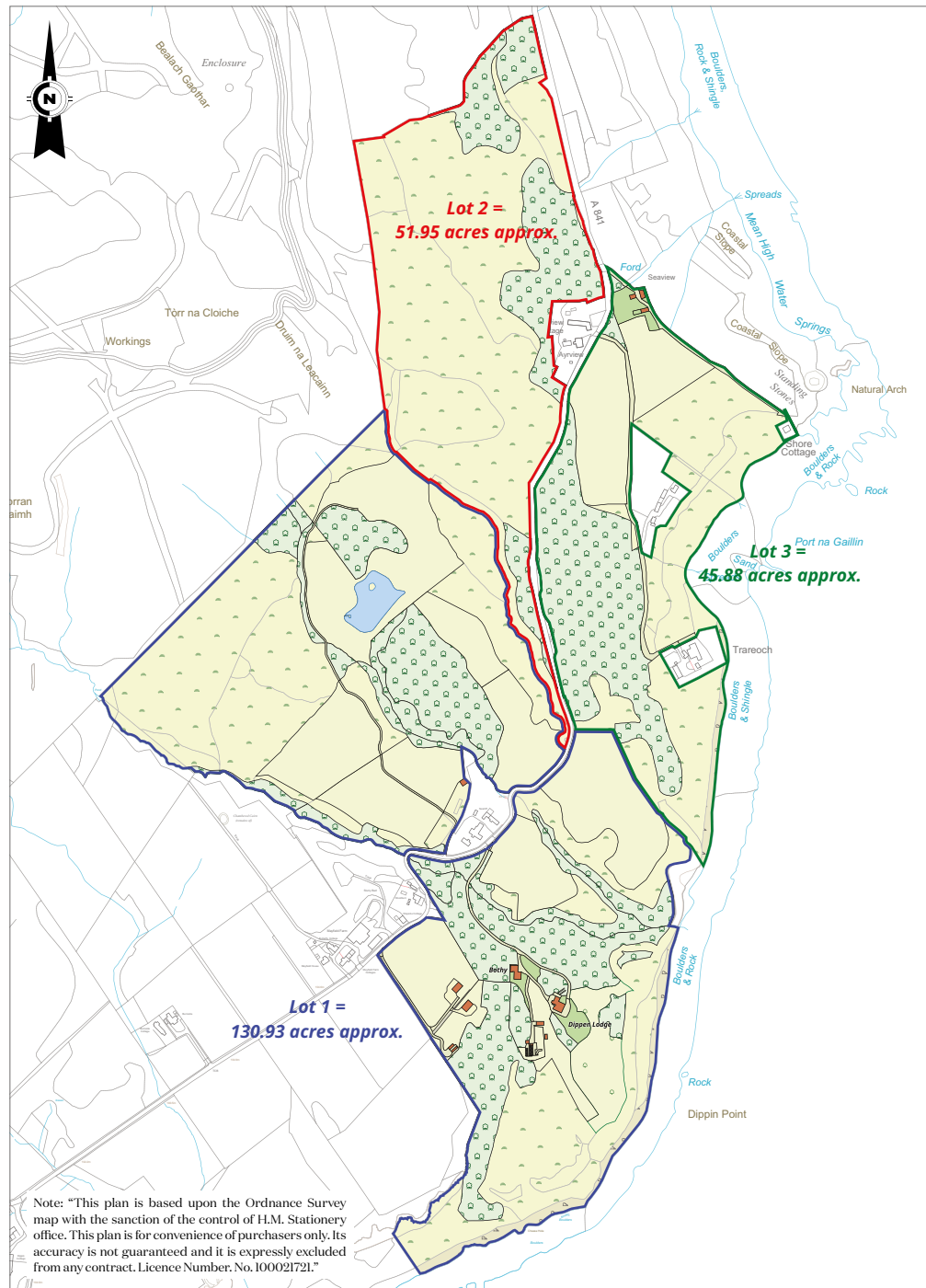
Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

A closing date for offers may be fixed, and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.





Particulars dated July 2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.

