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GREYHOLME

*The Big Wooden House*



# GREYHOLME

*Brodick, Isle of Arran*





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 Ardrossan. 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. Lamlash, only a short drive away, is home to the Island's administrative centre, with the High School, medical centre, hospital and range of shops. A frequent bus service runs around and across the island and, at Lochranza, there is the ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come!

Greyholme (The Big Wooden House) sits next to the fourth tee of the Brodick Golf Course. A beautiful secluded beach is a mere five-minute stroll away. Brodick Castle with its world famous gardens, and the Auchrannie Spa Hotel with its two swimming pools and all its amenities, including a beauty salon if you fancy some pampering, are close-by. The Heritage Museum, Cheese shop, Arran Aromatics and Brewery are all within a ten-minute walk where you can also pick up the start of the Goatfell path.



View towards Brodick Bay, Arran Heritage Museum, Arran Cheese Shop and The Wineport Bar and Bistro







View to Goat Fell, Auchrannie House Hotel and Spa, Arran Aromatics and Brodick Castle Garden and Country Park



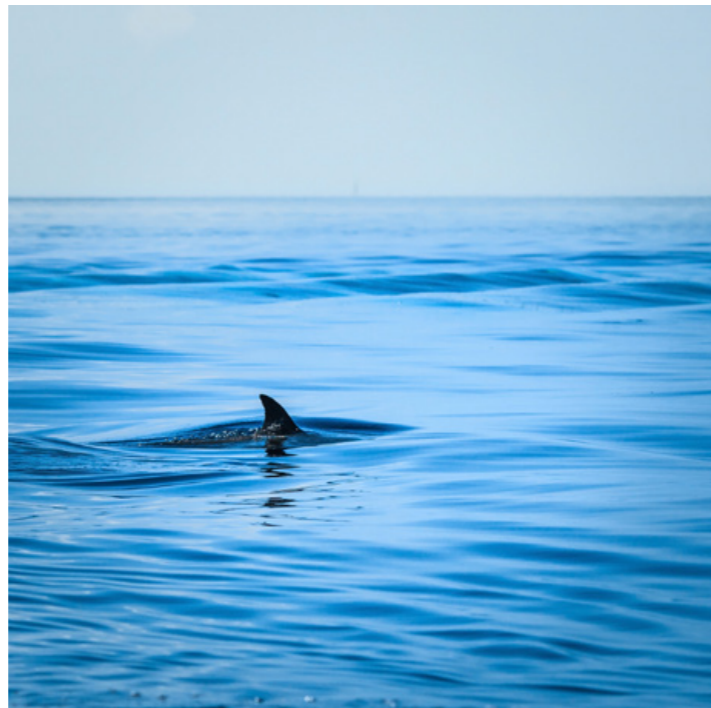






Arran is some 25 miles long and 12 miles wide and offers some of the most spectacular and beautiful scenery in Scotland, ranging from the rugged granite ridges in the north, dominated by Goatfell (2,866 feet) to the undulating plains and valleys in the south. A good road encircles the island for 56 miles, whilst two others cross from east to west. Activities include:

- Walking: Arran provides unsurpassed walks and rambles. Keep an eye out for red squirrels, red deer, golden eagles, otters, seals, dolphins and maybe basking sharks!
- Riding and Trekking: Pony trekking is available at Blackwaterfoot, Kilmory and North Sannox.
- Fishing: Burn, loch and sea angling is available to the public. For shore fishers, there are miles of easily accessible beaches where a good sport may be enjoyed.
- Golf: There are seven golf courses. Competitions are run regularly throughout the year at most courses.
- Bowling and Tennis: Bowling greens are open to visitors at Brodick, Lammlash and Whiting Bay. Tennis courts are available at most villages.
- Boat Hire: Rowing boats and dinghies are available for hire at Brodick, Lammlash and Whiting Bay.
- Cycle Hire: Cycles can be hired in all the main villages.







## GREYHOLME

### *The Big Wooden House*

We are delighted to give you the opportunity to acquire one of the most iconic properties in the West of Scotland. The Big Wooden House (Greyholme) is a unique, “B” Listed, spacious ‘Arts and Crafts’ country house. It’s currently being used as luxury, self-catering accommodation, with generously proportioned public areas and five double bedrooms, but would equally make a wonderful family/holiday home. Breathtaking sea and mountain views are available from every window. Conveniently positioned minutes from the ferry terminal and local amenities, the property sits in splendid isolation at the mouth of the Rosaburn, in a plot of (circa) 1.3 acres and a sandy beach is within a very short stroll. Internally, the property has been comprehensively redesigned and reworked by the current owner and now offers fantastic and versatile accommodation, formed over three substantial levels.

Recapture the style and elegance of the thirties and feel the stress of the twenty-first century drift away as you enter the property. Greyholme is a very special place to call home and you will only be the fourth owner to stake that claim!

The History of Greyholme (Circa 1938)

- Architect William Gibson OBE designed Greyholme as his personal residence. Built in the Arts and Crafts style, it was the only private house he designed amongst many public buildings in Central Scotland. Greyholme is a listed building on the historic Scotland register and is recorded as follows - “The design of this house is unusual in Scotland, and unique in Arran”
  - The staircase and the woodcarvings were commissioned and created by Claude Gill. The wood is reclaimed oak from the original 1922 Waterloo Bridge on the River Thames. The house’s outer cladding is Elm, the window frames, Cedar. The original oak flooring throughout the house was uncovered by the current owner in 2003.
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*"...one of the most iconic properties  
in the West of Scotland..."*



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Greyholme is as unique as it is beautiful. This extraordinary building has been carefully maintained and modernised, both internally and externally, to create fantastic and flexible accommodation, which only a viewing will qualify. The bespoke interior offers sophisticated living space, with exquisite detailing, which is inherent with this unique home. The property is accessed via a private tree-lined drive, which leads to a parking area for a number of vehicles. Access is gained from here into the garage/basement.

The property has been constructed on stilts, which means all of the public rooms are on the first floor. There's a veranda wrapped around most of this floor and far reaching views can be enjoyed from the property's 43 windows. Additional comfort is provided by oil fired central heating. The house sits close to the river with a choice of two beaches close-by. The fourth tee of the golf course is just on the other side of the hedge!

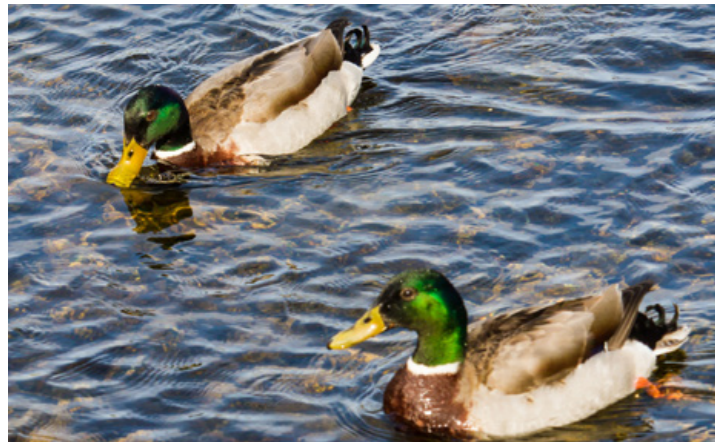
### Garden Level

- Banqueting Suite, Preparation Zone, Separate WC

This spacious and modern independent area has been recently developed and is used for more formal dining functions. The banqueting suite is popular with small wedding parties/milestone birthdays and benefits from doors opening directly into the grounds. The preparation zone is the perfect setting for a mobile kitchen. There is also a useful WC on this level. This level is serviced by underfloor heating. It is within our opinion that this level could easily be converted into separate studios or a self-contained apartment (STPP). The area could also be increased by extending into the garage/basement (STPP).

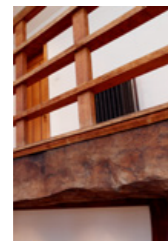
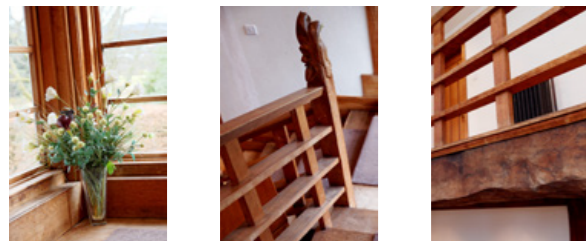
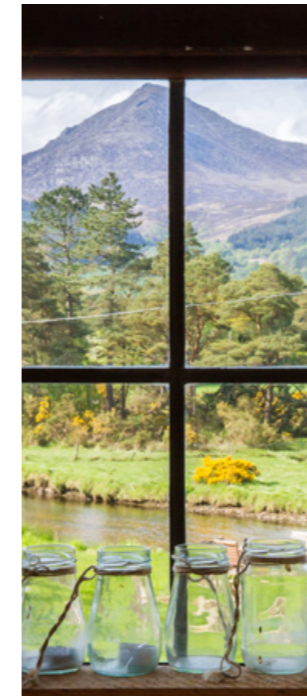






*"...The house sits close to the river with a choice of two beaches closeby..."*





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### First Floor

- Lounge, Dining Room, Kitchen/Diner, Double Bedroom, Separate WC

The vestibule leads into the grand and bright reception hallway. Access can be gained from here into the fully fitted kitchen with an oil-fired Aga, which has been beautifully fitted to include an excellent range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. There is ample space in this zone for more informal dining. The double bedroom on this level has a personal door to the veranda and a separate WC is within close proximity. Returning past the beautiful oak staircase (with carvings by Claud Gill), you can enter the dining room, which can comfortably sit ten people. Glass double doors lead to the spacious lounge with a multi-burner stove. A door opens from here to the second veranda.

### Second Floor

- 4 Double Bedrooms, 2 Bathrooms, Separate WC & Laundry Room

The top floor has two bathrooms, of which the larger has a separate, walk-in wet room/shower. Four, well-proportioned, double bedrooms can be found on this level, along with a separate WC and laundry room.





THE  
IMPRESSIVE  
LOUNGE AND  
DINING ROOM



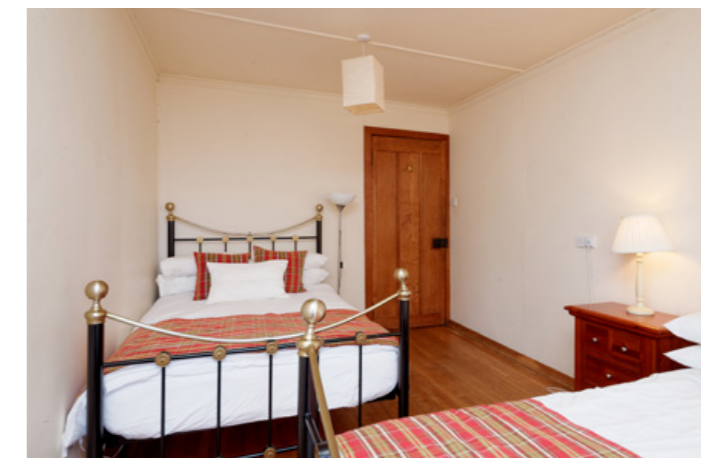






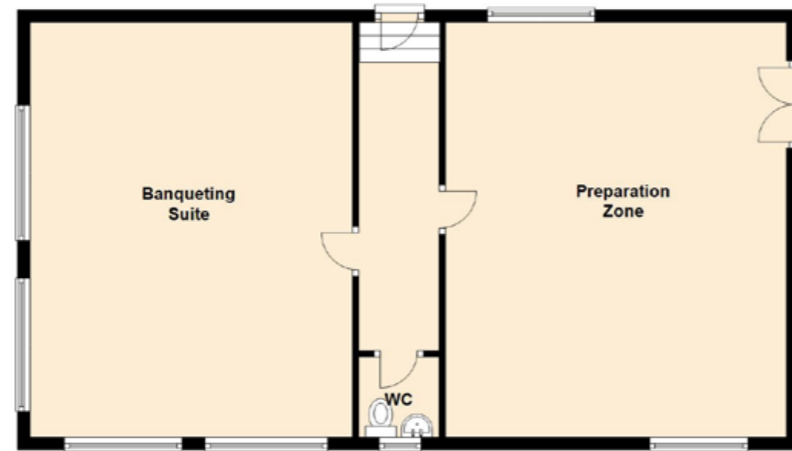








Garden Level



# GREYHOLME

## *The Specifications*

### Garden Level

Banqueting Suite	6.70m (22') x 5.20m (17'1")
Preparation Zone	6.70m (22') x 5.50m (18'1")
WC	1.30m (4'3") x 1.30m (4'3")

### First Floor

Entrance	1.80m (5'11") x 1.40m (4'7")
Hallway	7.00m (23') x 2.50m (8'2")
Kitchen/Diner	8.00m (26'3") x 3.10m (10'2")
Lounge	6.70m (22') x 6.40m (21')
Dining Room	5.60m (18'4") x 3.70m (12'2")
Bedroom 5	4.10m (13'5") x 3.70m (12'2")
WC	2.60m (8'6") x 1.30m (4'3")

### Second Floor

Landing	7.00m (23') x 4.90m (16'1")
Bathroom	3.00m (9'10") x 2.10m (6'11")
Bedroom 1	6.70m (22') x 6.60m (21'8")
Jack and Jill Bathroom	5.10m (16'9") x 5.10m (16'9")
Bedroom 2	4.10m (13'5") x 3.90m (12'10")
Bedroom 3	4.20m (13'9") x 3.00m (9'10")
Bedroom 4	4.90m (16'1") x 2.80m (9'2")
Laundry Room	3.00m (9'10") x 2.10m (6'11")
WC	2.50m (8'2") x 0.90m (2'11")

### More Information:

#### Trade

We are advised that trading accounts are available to all interested parties

#### Fixtures and Fittings

A full inventory will be completed to detail all personal items excluded from the sale or items subject to a lease.

#### Website

The present owner has already publicised the establishment, locally, nationally and internationally at [www.bigwoodenhouse.com](http://www.bigwoodenhouse.com) - this means that anyone wishing to continue operating as a self-catering business, will 'hit the ground running' as they will have immediate income/bookings at their disposal.

#### Price

The price will be complete with goodwill and trade contents but excludes personal items. Stock at valuation.

#### Viewing

For reasons of confidentiality, no direct approach may be made to the business. All viewings must be arranged through McEwan Fraser Legal.



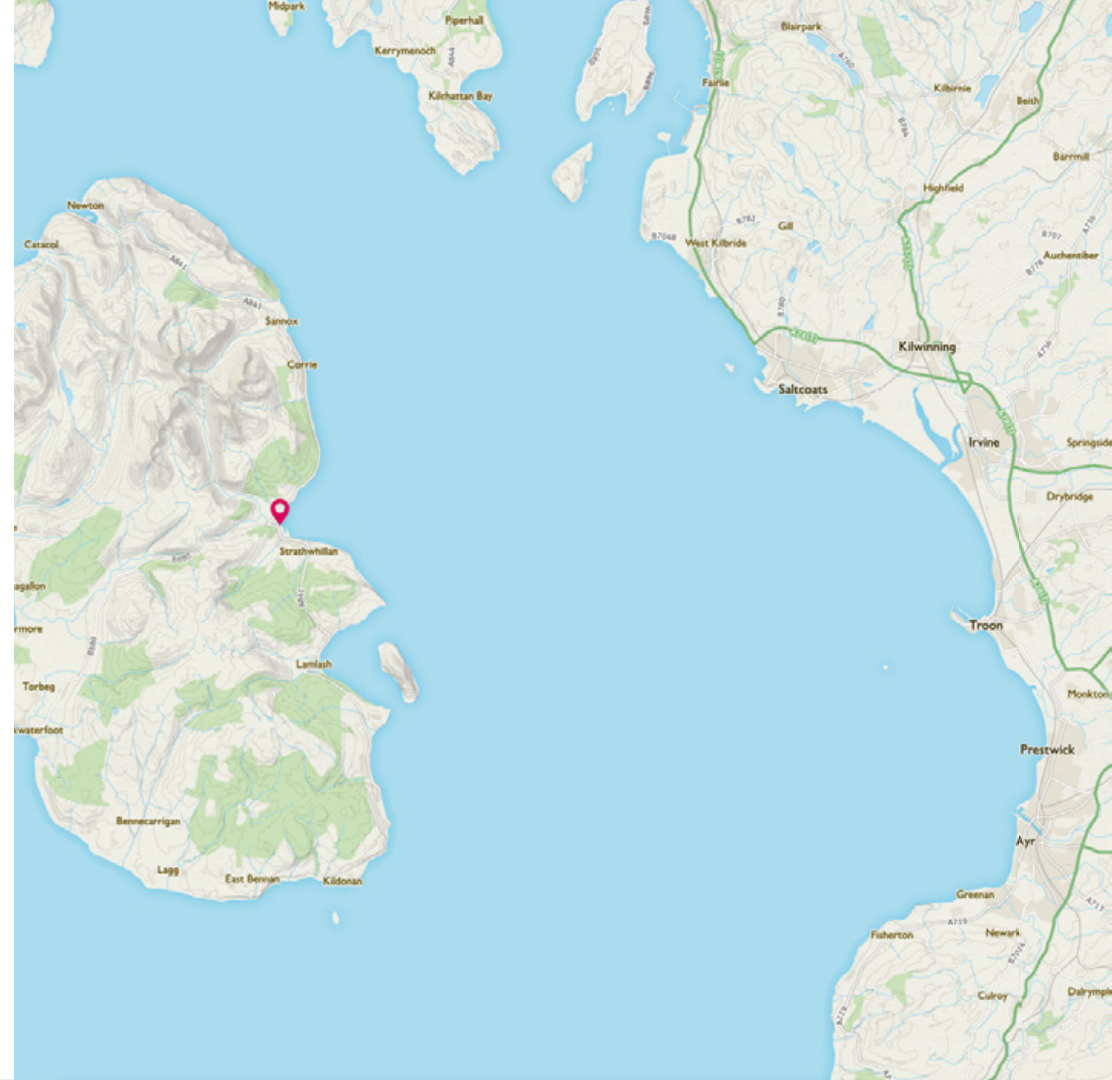
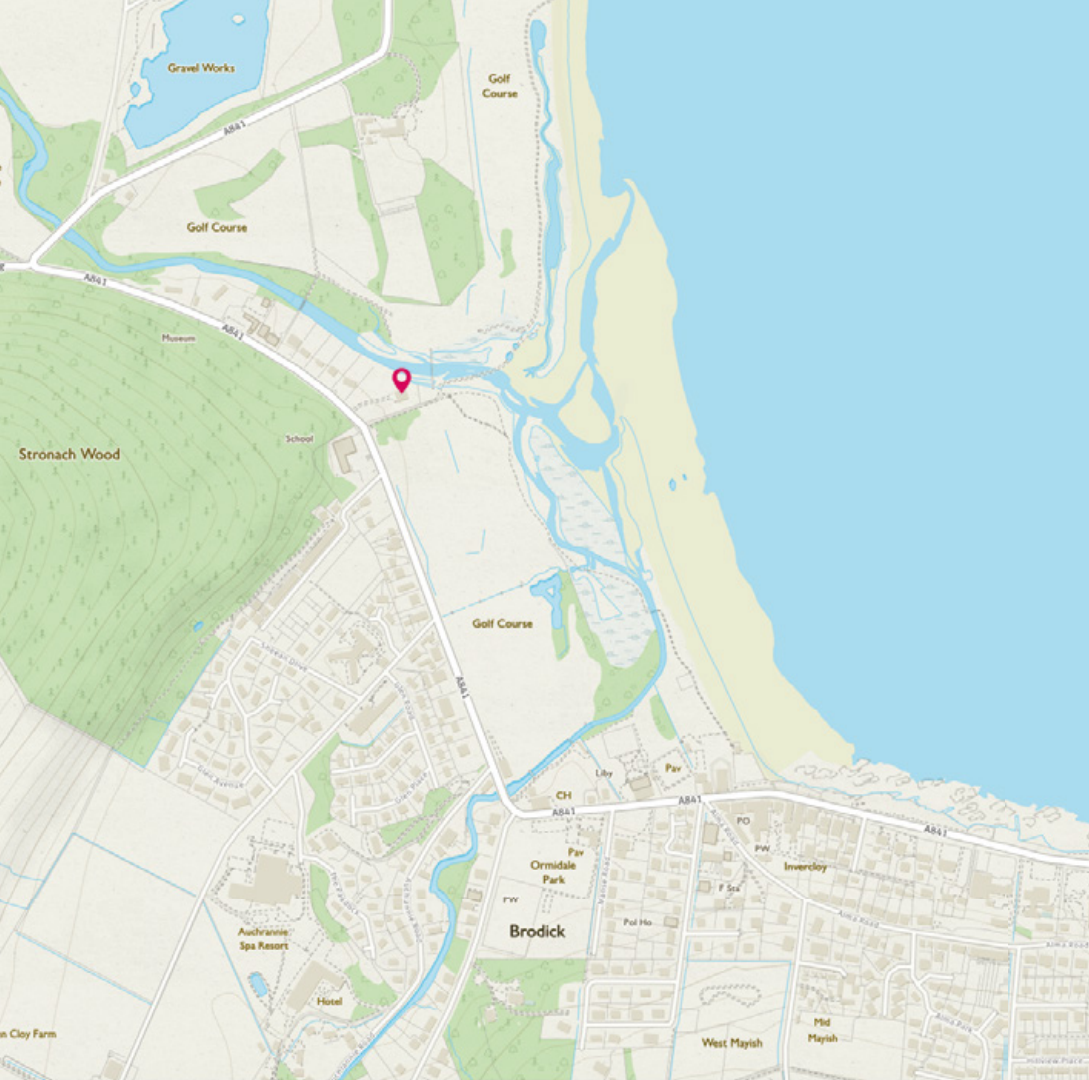




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*The Big Wooden House*







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