



Dyemill House,  
Lamlash,  
Isle Of Arran,  
KA27 8NT



**Arran**  
ESTATE AGENTS   
ISLAND OWNED & RUN SINCE 1990



Traditional  
three bedroom villa  
located on the  
outskirts  
of Lamlash



Located on the outskirts of the popular village of Lamlash on the Isle of Arran, this charming traditional Scottish villa offers a delightful blend of character and modern comforts. With three well-proportioned bedrooms and two inviting reception rooms, Dyemill House offers huge potential to families and couples alike. The property has wonderful provenance and a very rich and fascinating history.

The property is set in a rural location on the outskirts of Lamlash, providing a serene atmosphere while still being within easy reach of local amenities. The large garden presents a wonderful opportunity for gardening enthusiasts or those wishing to create their own outdoor haven. Its expansive space allows for a variety of possibilities, whether you envision a vibrant flower garden, a vegetable patch, or a tranquil seating area to enjoy the stunning surroundings.

This villa is in walk-in condition, meaning you can move in with ease and start enjoying your new home right away. However, it also offers potential for further development, allowing you to personalise and enhance the property to suit your tastes and needs.

The idyllic and unspoiled location of this historic Dyemill area of Lamlash is a true highlight, providing breath-taking views and a sense of tranquillity that is hard to find elsewhere.

#### Entrance hallway

5'4" x 11'5" overall

A warm welcome into a bright and expansive hallway with access to all of the accommodation within.

#### Lounge

14'9" x 18'5" overall

The dual aspect lounge boasts a feature log burning stove on a tiled hearth, with original cornicing and picture rails creating a relaxed and opulent relaxing room.

#### Kitchen / dining room

13'11" x 26'8" overall

The bright kitchen dining room is the perfect family space, with all of the modern comforts you would expect as well as a feature log burning stove inset in a traditional fireplace, a central slate top kitchen island and plenty of space for dining.

#### Conservatory with utility

10'8" x 18'3"

Requiring an upgrade, the conservatory is accessed from the kitchen and is currently utilised as a utility area - however the final end uses are endless . . . a playroom, a studio, a self contained annexe . . . whatever your heart desires!

#### Bathroom

10'5" x 7'7"

A stylish and well proportioned family bathroom with bath and separate walk in shower. A frosted window provides natural light and ventilation.

#### Bedroom 1

12'5" x 18'1" overall

Spacious double bedroom with rural east facing view.

#### Bedroom 2

7'4" x 8'5"

A cosy single / small double room

#### Bedroom 3

11'0" x 17'3"

A second spacious double bedroom, with built in storage.

#### Boxroom

11'1" x 9'3" overall

An extremely spacious store room housing the hot water tank, with a roof window providing natural light - with the relevant warrants, this room would make an ideal second bathroom.

#### Garden

Dyemill House enjoys extensive flat gardens leading from the public road down to the Monamore river to the rear.

There are front, rear and side gardens, with variety of mature trees and shrubs.

To the rear of the property is an enclosed courtyard which benefits from the sun in the afternoon and evening.

Within the immediate flat garden is a stone built workshop, appended log store and a substantial detached timber shed.

To the rear of the property it is appended to a separate cottage which does not form part of the subjects of sale, however it does share one of the two vehicular driveway to the public road. To the front of the property there is a second gravel driveway which is shared and has access to Dyemill Lodges across the Monamore river.

#### Services

Dyemill House is connected to mains electricity, water and drainage.

Central heating is by electric supplying radiators throughout. This is supplemented by the log burning stoves in the lounge and in the kitchen / diner.

Drainage is to a shared SEPA registered septic tank which is located within the grounds



### Council Tax

The property is rated "D" band paying £1,831.69 in 2025/26 including water.

### What3words///

Every 3 metre square of the world has been given a unique combination of three words.

Used for navigation, here are the words for this property:  
What3words///sand.snapping.picturing

### A little more information

Dyemill House is located on the outskirts of the popular village of Lamlash which boasts many amenities including pubs, tearooms, various hotels and shops, hair salon and a Co-op with an internal post office. It is also home to the island's cottage hospital, dental surgery, medical centre, police, coastguard and lifeboat stations. Lamlash has its own Early Years nursery, primary school and the island's high school with UHI Argyll hub.

There is an 18-hole golf course, a bowling green, tennis courts and boating facilities in the bay - all within a gentle walk of the cottage. It is easy to see why this is such a great place to live!

The Isle of Arran is a place where you can find a little bit of everything you could ever want from a Scottish island; an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce.

### Floor Plan

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

### Viewings by appointment

Please note that viewings are strictly by appointment.

The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of any contract.







Dyemill House Lamlash, Isle Of Arran, KA27 8NT



### Cal Mac travel details

If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

Caledonian MacBrayne Tel: 01770 460 361 [www.calmac.co.uk](http://www.calmac.co.uk)

### About Dyemill

The first recorded information of Dyemill on Arran was from 1758. This was regarding the then tenant David Troy. In 1768 his lease of 4 pounds 3 shillings and 10 pence expired and was eventually renewed in 1770 for £6 – a really big increase. This was increased along with the addition of ten acres of land to £10 per year in 1772. In 1778 Troy attempted to get a plot nearer the shore but he did not like the conditions offered and stayed at the old Dyemill site.

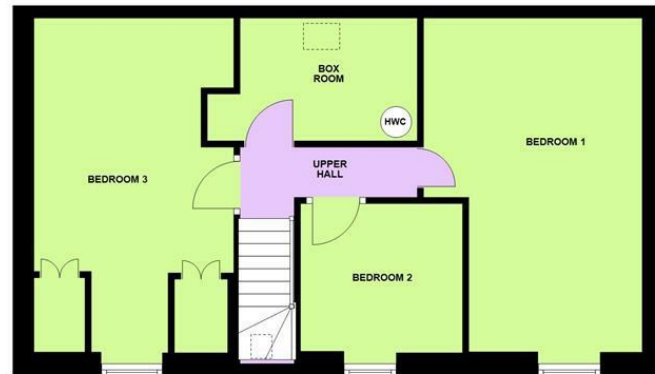
The mill was not always a dye mill but was in fact a waulk mill. A waulk was a method of taking fabric especially tweed and make it denser and more felt like by soaking and beating. In 1807 it seems the process was changed to dying. With the cloth being described as “far from inelegant”! In 1812 the place was referred to as handling flax. The census of 1841 lists a Nicol McNicol as a Dyer and head of the house he seemed to employ an assistant so the business must have been thriving. Twenty years on his son Daniel was a dyer and daughter Margeret , a carder and wool spinner. In 1884 the house is described as a Carding Mill Nicol now 73 (he died 1887) 1891 census states all three daughters were wool carders but the mill closed not long after at the turn of the century. The family however stayed in situ crofting the water wheel remaining for a considerable time. Miss Margaret McNicol died in 1932.

The mill was in operation for a considerable time with the clothiers always seeming able and willing to adapt to changes. Today we can still see where the mill wheel would have been situated although a laide which would have been in operation bringing the water to the wheel.





**DYEMILL HOUSE**



**FIRST FLOOR**

TOTAL AREA: APPROX. 147.6 SQ. METRES (1589.1 SQ. FEET)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 46                      | 46        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| Scotland                                    | EU Directive 2002/91/EC |           |

## DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash, travel through the village and turn right on to the Ross Road, passing the Arran provisions shop. Dyemill House is the first driveway on the left hand side.  
 What3words///sand.snapping.pictu

## CONTACT

Invercloy House Brodick  
 Isle of Arran  
 North Ayrshire  
 KA27 8AJ

E: [sales@arranestateagents.co.uk](mailto:sales@arranestateagents.co.uk)  
 T: 01770 302310  
[www.arranestateagents.co.uk](http://www.arranestateagents.co.uk)