



Beech Cottage,
Cordon,
Lamlash,
Isle Of Arran,
KA27 8NQ



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

Three Bedroom
Semi-Detached Cottage
located in Cordon
Lamlash



Nestled in the charming hamlet of Cordon and close to the shore, Beech Cottage is a short distance from the vibrant village of Lamlash on the picturesque Isle of Arran. This beautifully presented semi-detached cottage offers a delightful blend of traditional character and modern comfort having being lovingly cared for and maintained.

Beech Cottage boasts a welcoming lounge with feature multifuel stove, ideal for relaxing or entertaining guests, while the ground floor bathroom is conveniently located to serve the needs of the household. With a ground floor bedroom and two upper attic style bedrooms, the cottage retains many original features, adding to its unique charm and character.

In addition to the main living space, there is scope for further development with a separate brick built bothy, known as Cobblers Cottage providing an excellent opportunity for those looking to expand or create a bespoke space tailored to their needs. Whether you envision a home office, a guest suite, or a creative studio, the possibilities are endless.

The surrounding area is renowned for its stunning natural beauty, offering a wealth of outdoor activities, from hiking to cycling, all set against the backdrop of the breathtaking Isle of Arran. This property not only provides a comfortable living space but also a lifestyle enriched by the tranquillity and scenic landscapes of the island.

In summary, this traditional cottage in Cordon is a rare find, combining original features with modern living and the potential for further enhancement. It is an ideal choice for those seeking a serene home in a beautiful location.

Entrance Hallway

9'6" x 8'7" overall

The front door opens into a spacious hallway accessing all the accommodation within. There is a handy understairs cupboard for storing outdoor gear.

Lounge

11'7" x 14'8"

A bright and spacious lounge with dual aspect windows and the focal point multifuel stove to enjoy cosy nights in.

Kitchen

13'4" x 6'2"

A door from the lounge opens through into the bright kitchen, flooded with natural light from the window and two roof windows. It is fitted with base and wall units, electric hob and oven with space for an under counter fridge and washing machine. A door opens out to the rear courtyard which is shared with the neighbouring back cottage.

Bedroom One

11'6" x 14'8"

A spacious ground floor double bedroom, with dual aspect windows.

Bathroom

5'5" x 8'10"

The ground floor bathroom is fully tiled with a frosted window out the rear courtyard. It is fitted with a white suite and shower over the bath.

Upper Hallway

The attic stair case leads up to the upper hallway flooded with light from the roof window and gives access to two eaves storage cupboards one of which houses the hot water tank.

Bedroom Two

11'10" x 11'5"

Attic bedroom with a dormer window to the front with a view partial view to Holy Isle and Lamlash Bay.

Bedroom Three

11'4" x 12'11"

Attic bedroom with a dormer window to the front with a view partial view to Lamlash Bay and a small under eaves cupboard.

Cobblers Cottage The Bothy

Small detached brick built bothy within the grounds with a living area, bedroom and basic toilet and kitchen facilities. The bothy enjoys views towards Lamlash Bay.

Council Tax

The property is rated "C" band paying £1766.92 including water in 2026/27.

Services

Beech Cottage is connected to mains electricity and water. Hot water and heating is by electric with storage heaters and panel heaters. This is supplemented by the stove in the lounge.

Drainage is to a shared SEPA registered septic tank.

Garden

To the front of Beech cottage is a small garden laid to gravel with flower borders bounded by picket fencing. To the rear there is a paviour courtyard shared with the neighbouring back cottage.

To the side, hedging bounds a lawn area and the bothy. A shared pathway to the side leads through to a large relatively flat garden area laid to lawn and planted with mature shrubs and trees.

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///hello.units.overhear



A little more information

Beech Cottage is close to the bottom of the old drover's trail "Cuddy Dook", and the shore in Cordon, with the village amenities of Lamlash just a short distance away either by car or foot. Lamlash has a small Co-op with an instore post office, various places to dine out, gift shops, ladies' boutique, hairdressers, newsagents and hardware shop. Lamlash also has its own 18 hole golf course, bowling green, tennis court, excellent boating and water facilities. It is also home to the island's cottage hospital, medical centre, police station, fire and coastguard station and Arran High school along with the primary and Early Years classes.

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.

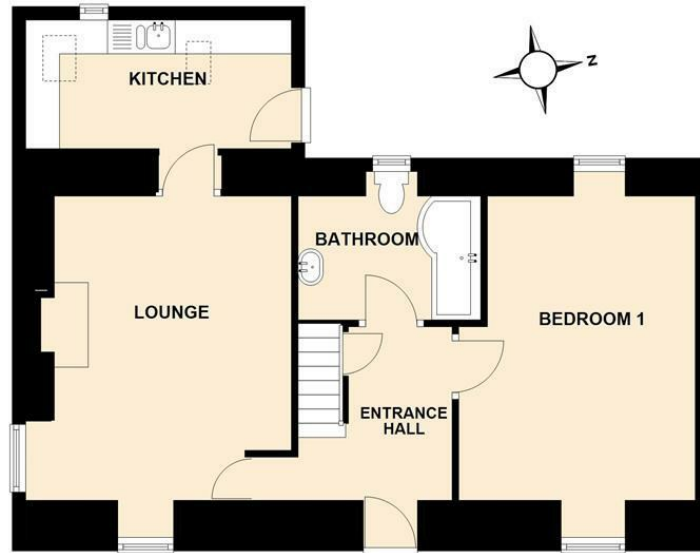
Cal Mac travel details

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.

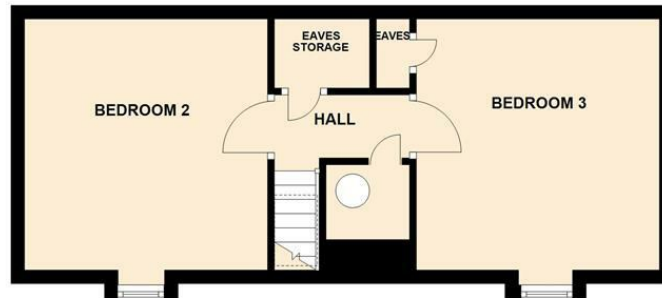
Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk



BEECH COTTAGE GROUND FLOOR



BEECH COTTAGE FIRST FLOOR



TOTAL AREA: APPROX. 79.7 SQ. METRES (858.1 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E			
(21-38) F			
(1-20) G		19	
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier turn left to Lamlash. Travel through the village, past the High School and over the little bridge. Turn immediately left to Cordon, carry on past the caravan park. On the right-hand side there are a row of five cottages on the right. Beech Cottage is the last cottage on the righthand side., just passed the Community Gardens.
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