



Bennan Cottage, By
Kildonan,

Isle of Arran,
KA27 8SH

3 Bed
Property With Land
located in



UNDEROFFER

Welcome to this stunning contemporary house located on the crest of Bennan Head in the picturesque south of the Isle of Arran, just by Kildonan. This remarkable property boasts three spacious bedrooms and two well-appointed bathrooms, making it an ideal family home. The open plan interior is a true highlight, designed to maximise incredible natural light and exceptional outlook beyond, creating a warm and inviting atmosphere throughout.

With two generous reception zones, there is ample space for both relaxation and entertaining. The property is set on an impressive three acres of land, which includes a paddock and stables, perfect for those with equestrian interests or simply seeking a tranquil outdoor space with mature gardens, ample kitchen garden beds and a polytunnel. Additionally, a sound proofed music/recording studio offers a unique opportunity for creative pursuits.

There is space for parking up to six vehicles. The elevated position of the house provides panoramic sea views, allowing you to enjoy breath-taking scenery from the comfort of your home and garden.

This property is not just a house; it is a lifestyle choice, offering a blend of modern living, privacy and natural beauty. If you are seeking a home that combines contemporary design with ample outdoor space and stunning views, this is an opportunity not to be missed.

Porch

6'6" x 4'7"

Fondly known as the 'sitooterie' this cosy space looks out through a panoramic picture window over expansive coastal views.

Living / Dining Room

26'6" x 16'2"

Spacious, bright and chic living/dining room with two woodburning stoves effortlessly zoning the space. Carpeted spiral staircase leading to the first floor.

Kitchen / Breakfast Room

22'7" x 15'5"

Dual aspect country farmhouse kitchen finished to the highest standard, complete with Falcon induction range cooker and matching extractor unit.

Utility Room

8'6" x 7'10"

Off the kitchen a bright airy utility with Belfast sink, Sheila Maid laundry pulley, washing machine and dryer.

Boot Room

4'11" x 6'2"

Rear entrance boot room with useful storage / airing cupboard.

Shower Room

5'10" x 5'6" overall

Charming shower room with corner shower.

Bedroom 3

10'2" x 7'6"

Ground floor double bedroom with tranquil and uninterrupted south facing views.

Bedroom 2

14'5" x 7'10"

Dual-aspect bedroom with dormer views to rear and a Velux front window.

Bedroom 1

14'5" x 12'5"

Large double bedroom with dormer views to rear and a Velux front window leading to ensuite bathroom.

Ensuite Bathroom

8'10" x 7'6"

Light-filled tiled bathroom complete with corner bath with shower over.

Workshop

19'0" x 15'5"

Stable Block

Hard standing yard with stable block of 62sqm comprising of 2 stables, workshop and tack room which has now been fully converted into a soundproofed music studio.

Summer House

7'6" x 7'2"

Polytunnel

19'8" x 10'5"

Garden

Bennan Cottage enjoys substantial grounds, expanding to approximately three acres and include a mature formal garden surrounding the cottage bursting with vibrant seasonal colour, a kitchen garden and polytunnel. Also within the grounds is a substantial workshop with double doors which includes attic space.

Services

Bennan Cottage is connected to mains electricity, water and drainage is to a modern septic tank which is located in the north-west corner of the main garden behind the house. Central heating is by the brand new oil-fired boiler supplying radiators throughout. This is supplemented by the log burning stoves in the lounge.

Council Tax

The property is rated "E" band paying £2,584.05 including water in 2026/27.

A little more information

Bennan Cottage is located on Bennan Head by Kildonan, on the south coast of the beautiful, Isle of Arran.

The nearest local primary schools are at Whiting Bay, approximately 6 miles to the east, and Kilmory, approximately 2 miles to the west. There is an excellent selection of shops including post office, chemist and eateries at Whiting Bay and the islands secondary school is at Lamlash to which pupils are conveyed by bus. There are great nearby cafes with home baking at both Eas Mor waterfall and Kildonan. 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, a wealth of tasty local produce and a plethora of wildlife.

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///poker.nudge.pets

Floor Plan

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

Planning

Any enquiries with regard to planning permission should be directed to North Ayrshire Council planning department on 01294 324319 or online at www.north-ayrshire.gov.uk

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

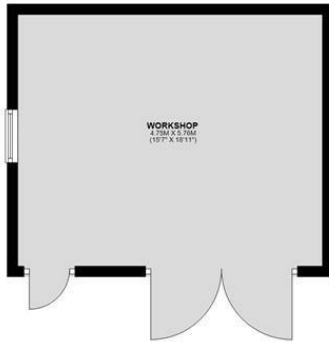
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

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

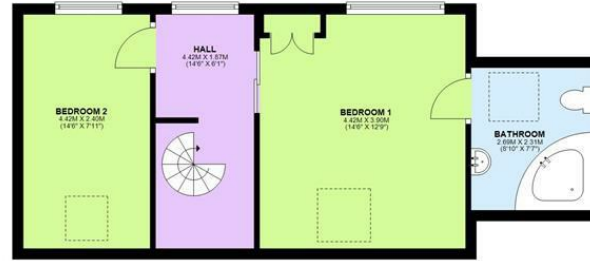
BENNAN COTTAGE - GROUND FLOOR



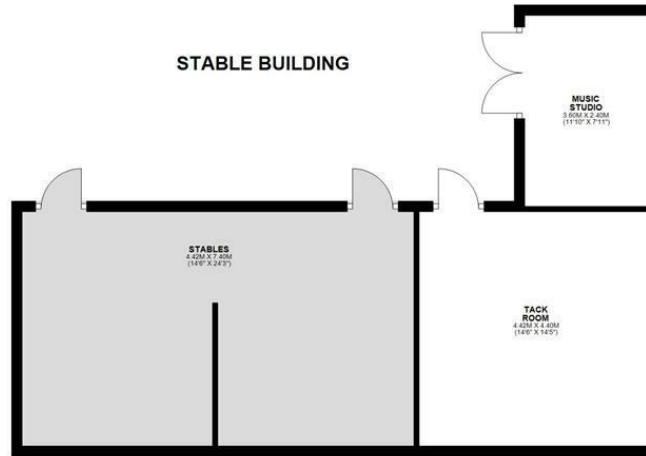
WORKSHOP



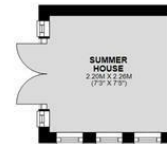
BENNAN COTTAGE - FIRST FLOOR



STABLE BUILDING



SUMMER HOUSE



TOTAL AREA: APPROX. 232.6 SQ. METRES (2503.8 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	76
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier turn left and proceed south through Lamlash, Whiting Bay, and take the high road past the Kildonan roadend and travel a further 2 miles to Southbank Farm where BENNAN COTTAGE is located on the right hand side.
What3words:///poker.nudge.pets

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

E: sales@arranestateagents.co.uk
T: 01770 302310
www.arranestateagents.co.uk

