



Lagg House,
Kilmory,
Isle Of Arran,
KA27 8PQ



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

4 Bedroom
Detached Character
Home
located in Kilmory



**** UNDER OFFER ****

Tucked away within beautifully established gardens alongside the gentle waters of the picturesque Kilmory Waters, Lagg House is a truly enchanting detached home offering an exceptional combination of charm, space and tranquillity. Set within generous grounds of just over an acre in one of Arran's most scenic locations, this delightful four-bedroom cottage presents a rare opportunity to embrace an idyllic island lifestyle surrounded by nature.

Approached by its own private entrance, the property immediately conveys a sense of peace and seclusion. Mature trees, colourful planting and the soothing sound of the burn create a wonderfully calming setting that feels a world away from the pace of everyday life.

Inside, the home has been thoughtfully maintained to provide warm, welcoming family accommodation that retains its traditional character while offering the versatility expected of modern family living. The spacious layout includes four well-proportioned bedrooms and a choice of inviting reception spaces, ideal for everything from relaxed family evenings to entertaining friends and guests. Large windows frame attractive views across the gardens, drawing natural light into the home and reinforcing the connection with its beautiful surroundings.

The extensive gardens are a particular highlight, providing an ever-changing backdrop throughout the seasons. Whether enjoying morning coffee beside the burn, gardening, watching local wildlife or simply unwinding in privacy, the outdoor space offers a lifestyle that is increasingly difficult to find. There is ample room for children to play, for outdoor entertaining, or even for those seeking a productive kitchen garden or creative outdoor pursuits.

Offering timeless character, generous accommodation and an unforgettable setting beside the Lagg Burn, this home captures the very essence of island living—peaceful, picturesque and effortlessly inviting.

Entrance Vestibule

4'1" x 3'3" overall

The front door opens into an entrance vestibule which leads into the entrance hallway and open plan kitchen / dining room.

Entrance Hall

3'8" x 16'4"

A handy space for storing and hanging all your outdoor gear open plan to the kitchen / dining room.

W.C.

6'3" x 5'8"

A practical ground floor toilet with a white suite and window out to the side.

Kitchen / Dining Room

12'11" x 23'1"

The spacious, open plan kitchen dining room is flooded with natural light from the south facing picture windows over-looking the gardens down to Kilmory Waters. The kitchen area is fitted with wall and base units and a gas range cooker, freestanding appliances including a dishwasher, washing machine and a large fridge freezer. The central island offers additional counter top space and seating for that

all-inclusive cooking experience, and there is plenty of room for a family dining table or even relaxing seating area

Under the stairs leading up to the upper floor, double doors open out to the side and there is space for additional appliances including a tumble dryer and chest freezer. The white goods can be available by negotiation or removed as required.

Lounge

16'4" x 22'2"

A glazed door from the kitchen opens, and steps down, into the spacious lounge bursting with character and charming features. South facing picture windows overlooking the gardens make this lovely room bright and airy, with the wood burning stove adding that focal point - perfect for cosy family nights.

Upper Hall

6'5" x 23'9" overall

The timber stairs from the kitchen / dining room lead to a spacious upper hallway where the plentiful windows offer natural light. The spacious hallway has plenty of room for a study / office area.

Bedroom One

12'5" x 14'5"

A spacious double bedroom with both a gable end window looking over the woodland and roof window.

Bedroom Two

7'11" x 12'9"

A good size double bedroom with a high camcile ceilings and roof window.

Bedroom Three

9'6" x 13'4"

Double bedroom with a high camcile ceiling and roof window.

Bedroom Four

16'4" x 8'2"

A fourth double bedroom with a high camcile and roof window.

Bathroom

9'6" x 8'8"

The partially tiled bathroom benefits from a large roof window for ventilation and is fitted with a white suite and a large walk-in shower cubicle and a sperate bath.

Garden

The front gates open on to a wide tarmac driveway with plenty of space for off road parking and a large log store beside the front door. A gravel pathway around Lagg House leads to the main gardens which are relatively flat and mostly laid to lawn with a large pond. Bound to the southerly edge, the lawn area leads you on to the banks of the Kilmory Water. Gardens are planted with an array of mature trees and shrubs and flower beds. Overall the grounds extend to just over an acre and include a hillside of natural woodland to the side and rear.

Services

Lagg House is connected to mains electricity, water and drainage. Hot water is thermostatically controlled and central heating is by LPG bottles and a gas boiler supplying radiators throughout. This is supplemented by the log burning stove in the lounge.

Drainage is to a SEPA registered septic tank which is located in the grounds.



A little more information

Set amidst rolling farmland with beautiful unspoiled shore and forest walks, Lagg, and the neighbouring village of Kilmory, are friendly communities enjoying some of Arran's most spectacular scenery and hidden beaches. There are primary schools in the neighbouring Kilmory and Whiting Bay, and the secondary school is situated in Lamash.

The award-winning Isle of Arran Lagg Distillery, the Lagg Hotel and Kilmory Village hall are just a short distance away. A few miles to the north, in the village of Blackwaterfoot, there is a general store with post office, newsagents, a garage with fuel station and the Kinloch Hotel with its excellent facilities and other amenities including the famous 12-hole Shiskine golf course. To the south, is the bustling village of Whiting Bay with its choice of restaurants, bars, shops and petrol station.

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.

Council tax

The property is rated "D" band paying £1987.79 including water in 2026/27.

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:///collected.deciding.mixed

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

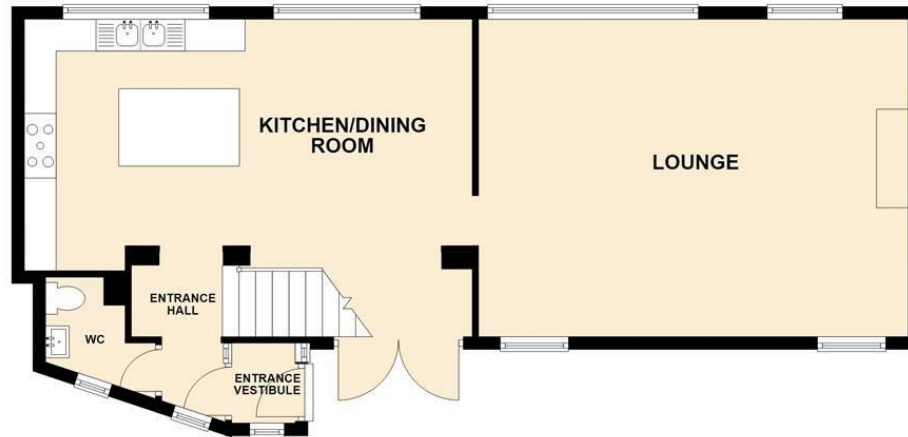
Viewings by appointment

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.



LAGG HOUSE GROUND FLOOR



LAGG HOUSE FIRST FLOOR



TOTAL AREA: APPROX. 146.8 SQ. METRES (1579.6 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		60
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		

DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the B880 String Road towards Blackwaterfoot. After nine miles bear left at the T – Junction and travel south through Corriecravie, Sliderry and then on to Lagg. As you enter the village, Wellside Cottage is on the left and the driveway to Lagg House is just in front of the cottage, before the Lagg Inn on the left. What3words [///collected.deciding.mixed](#)

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