



Cloy Lodge,  
4 The Paddock,  
Brodick,  
Isle of Arran  
KA27 8GA



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

## 4 Bedroom Detached Villa located in Brodict



Welcome to Cloy Lodge, a splendid villa located within the Paddock development close to the prestigious Auchrannie Resort, in the charming village of Brodict. This delightful property, built around 20 years ago, offers a perfect blend of modern living and comfort, making it an ideal choice for families or those seeking a holiday retreat.

As you enter, you will be greeted by an inviting open plan living area that seamlessly connects to a bright conservatory, providing an excellent space for relaxation and entertaining. A spacious villa well designed villa for versatile use, whether it be for family gatherings or quiet evenings in. With four well-proportioned bedrooms, there is ample space for everyone, and the three bathrooms ensure convenience for all residents and guests.

Cloy Lodge has a neutral decor and has been meticulously maintained, ensuring it is in excellent walk-in. This property is not only a wonderful home but also a popular holiday rental, complete with a Short-Term Let (STL) license, making it a fantastic investment opportunity.

Situated in a peaceful location within the vibrant village of Brodict, you will find yourself just a flat walk away from all local amenities, including shops, restaurants, and the stunning coastline. This combination of tranquillity and accessibility makes Cloy Lodge a truly desirable property. Whether you are looking for a permanent residence or a holiday home, this villa offers a unique opportunity to enjoy the best of island living.

### Entrance Porch 7'9" x 5'0"

Main entrance good sized entrance porch which opens up into the inviting reception hallway. There is plenty of space to hang coats and outer wear.

### Reception hallway 15'8" x 14'4"

An airy central reception hallway with a stunning feature glass wall creating a light bright space with views through the main living accommodation to the rear terrace and garden.

### Kitchen 14'9" x 9'8"

The kitchen is fully fitted with light timber effect wall and base units, with a complementary charcoal coloured worktop and breakfast bar. All of the kitchen appliances are integrated and include a double under counter fridge, freezer, dishwasher, electric oven and a ceramic hob. There is a useful utility area and a rear door into the garden.

### Lounge/ dining room 16'7" x 14'0"

The lounge has ample room for seating and features an attractive stone fireplace with inset living flame gas fire – it should be noted that a real fire can be installed if desired. From here there is a gable end door leading in to the conservatory.

### Conservatory 11'6" x 11'7"

A spacious south facing conservatory, a great room to read a book or entertain visitors.

### Bathroom 8'2" x 5'9"

A contemporary family bathroom completes the ground floor and is fitted with a white suite, P shaped bath with shower over and is wall and floor tiled.

### Bedroom 1 16'8" x 10'0"

Good sized front facing bedroom with an ensuite shower room.

### Ensuite shower room 3'9" x 6'5"

one with an ensuite shower room which is tastefully and neutrally tiled in light creams.

### Bedroom 2 11'10" x 8'3"

A second ground floor front facing double room.

### Upper lounge / study 11'10" x 18'5"

The timber and brushed chrome staircase takes you to a large upper floor hall currently being utilised as a second lounge/ play area or study with patio doors leading to a balcony overlooking the rear garden.

### Bedroom 3 16'9" x 16'7"

A king sized bedroom with large storage cupboard and built in wardrobe

### Ensuite shower room to bedroom 3 5'5" x 7'4"

Shower room with toilet and vanity sink unit, which is fully tiled and is decorated in neutral tones.



### Bedroom 4

11'10" x 16'7"

A further king sized room also with built wardrobes and a storage cupboard.

### Ensuite shower room to bedroom 4

8'4" x 5'9"

Shower room with toilet and vanity sink unit, which is fully tiled and is decorated in neutral tones.

### Garden

Cloy Lodge, 4 The Paddock sits on a generous plot. Entering by the double timber gates, the large gravel drive takes you to the front of the property and has turning space and parking for several cars. The garden is bounded by timber fencing, mostly laid to lawn, with a large timber shed, paviour walk ways and planted with mature trees. To the rear of the villa there is a raised timber deck which has access to the dining room.

### Services

The property is connected to mains electricity and water. Heating and hot water is by the oil-fired boiler supplying radiators throughout and is supplemented by the living gas flame in the lounge. Drainage is to a central pumping station which is adopted by Scottish Water.

### Council Tax

The property is banded 'F' paying £3,681.73 for 2026/27 including water and waste water.

### Short term let holiday license

Cloy Lodge comes with a short-term let license, presenting a unique opportunity for those considering rental options. Although not being sold as a business, the property could be offered as a turnkey solution, with all fixtures, fittings, furniture, and equipment available by separate negotiation.

\* The STL License is issued by North Ayrshire Council and if the new buyer wishes to continue operating the cottage as a STL, our seller (Host) will apply for a Variation of the licence, inviting North Ayrshire Council to substitute the new buyer as the Host.





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### 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///scaffold.rivers.spilled

### A little more information

The Paddock development is located within a short walk from the award-winning Auchrannie Resort with its multitude of facilities for all ages including the children's play-barn, swimming pools, restaurants and impressive spa. The villa is a flat walk to Brodick village centre where other amenities include bank, hotels, restaurants and pubs, tennis and bowling facilities, sports pitches, public library and the village hall as well as the 18-hole golf course and the boating in the bay. It is also within walking distance of Brodick primary school, with early years classes. The Secondary school is located within Lamblash to which pupils travel daily.

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.

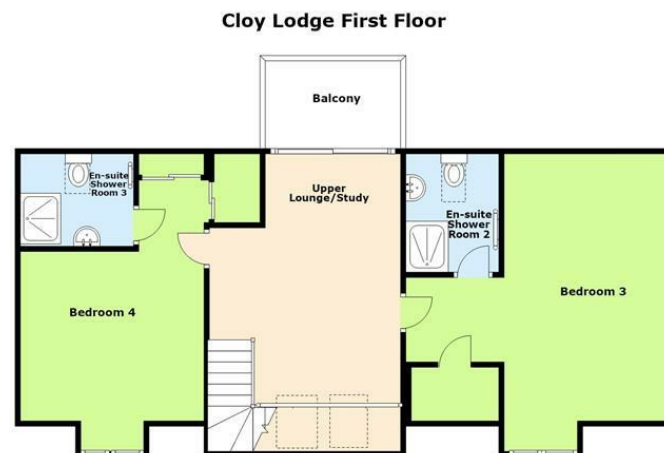
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be 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

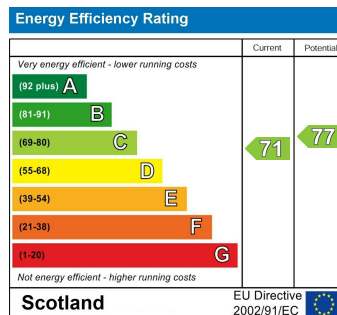
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

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





Total area: approx. 162.4 sq. metres (1747.7 sq. feet)



## DIRECTIONS

Turn right on leaving Brodick Pier and continue through the village. As the road bears right past the Brodick Golf Club, take the second exit on the left signposted to the Auchrannie Spa. Travel for a further two hundred metres, entering the Auchrannie complex on the left. Take the first left again on to the block paviour driveway and Cloy Lodge is the 5th house on the left.  
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## CONTACT

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