



Redford,  
Sannox,  
Isle Of Arran,  
KA27 8JD



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

## 5 Bed House located in Sannox



Enjoying a roadside location in the picturesque village of Sannox on the Isle of Arran, Redford is a charming extensive bungalow, built in 1920, offering a unique opportunity to acquire a property in a rarely available location. With up to five spacious bedrooms and two well-appointed bathrooms, this home offers a versatile layout and is perfect for families or those seeking ample space for guests.

Redford is well presented having been refurbished into its current configuration in 1991, the bungalow retains some of its original features. This lovely home boasts a lounge open plan to a spacious sun room and a separate sitting room/dining room, ideal for entertaining or simply enjoying the stunning panoramic sea views across the Firth of Clyde. The expansive windows allow natural light to flood the interiors, creating a warm and welcoming atmosphere throughout the home.

Set within substantial grounds, this residence provides a sense of privacy and tranquillity, making it an ideal retreat from the hustle and bustle of everyday life. The outdoor space offers endless possibilities for gardening, recreation, or simply soaking in the breath taking surroundings and enjoying the visiting wildlife.

This house is not just a home; it is a lifestyle choice, offering the perfect blend of comfort, elegance, and natural beauty. With its enviable location and stunning views, this property is a rare find and is sure to attract considerable interest. Do not miss the chance to make this exceptional house your new home.

### Entrance porch

6'7" x 4'3"

A handy front entrance sun porch takes in the wonderful panoramic views across the Firth of Clyde.

### Entrance Hallway

15'1" x 6'1"

The spacious entrance hallway access all the accommodation within and space for hanging outdoor gear.

### Lounge

13'5" x 20'10" overall

The extensive lounge enjoys the focal point of a multifuel stove for cosy nights in beside and opens through to a sun room to the side. This spacious room flooded with natural light from the multiple aspect windows taking in the panoramic views across the gardens, Sannox Bay and the Firth of Clyde and beyond to the Ayrshire coastline.

### Kitchen

10'2" x 9'10"

To the rear of the bungalow the kitchen is fitted with timber wall and base units, with complementary work top and breakfast bar, with a free standing electric cooker. A door leads out to the rear porch.

### Dining / Sitting Room

9'3" x 9'0"

Open to the kitchen, a flexible space with built in cupboards and door out to the utility room.

### Shower Room

6'1" x 6'10"

A spacious contemporary shower room, with frosted window to the rear fitted with a large low profile shower and white suite.

### Utility

5'10" x 11'4"

A handy utility space off the sitting / dining room to the rear of the cottage with door out to the gorgeous rear gardens. There is plenty of space for a fridge freezer, tumble dryer and plumbing for a dishwasher and washing machine.

### Hallway

4'0" x 14'11" overall

### Rear Entrance (Lean-to Conservatory)

The covered rear entrance opens through into kitchen and encompasses a handy brick built coal bunker/wood store.

### Bedroom 1

9'11" x 8'2"

A good size bedroom to the front of the bungalow with built in wardrobes.

### Bedroom 2

12'8" x 11'8" overall

Double bedroom to the front of the bungalow taking in the wonderful sea view across the Ayrshire coastline.

### Bedroom 3

12'0" x 10'3" overall

Double bedroom to the front of the bungalow taking in the wonderful sea view across the Ayrshire coastline.

### Bedroom 4

10'2" x 9'2"

Double bedroom to the rear of the bungalow with a window overlooking the gardens to the side.

### Study / Bedroom 5

10'1" x 9'10"

A versatile room which could also be a study / home office, or a bedroom, with a window to the side overlooking the extensive gardens.

### Shower Room

6'5" x 5'10"

The shower room is fitted with a white suite and vanity unit and window to the rear of the bungalow.

### Garden

Redford has a relatively flat, landscaped garden which is curated with all kinds of attractive species of mature plants, bushes and shrubs and securely bounded by fencing and hedging. The grounds extend to approximately ¼ acre and within this there is a paviour and gravel driveway with off road parking for several cars and patio seating areas. To the rear of the garden there are several outbuildings including greenhouse, timber garage, four brick-built stores/workshops/bothy. Two of these buildings have power.



### Services

Redford is connected to mains electricity, water and drainage. The majority of the heating and hot water is via electric, supplemented with a back boiler connected to the multifuel stove within the main lounge which heats hot water and supplies four radiators.

Drainage is to two SEPA registered septic tank which is located within the grounds.

### Council Tax

The property is rated "E" band paying £2,584.05 including water in 2025/26.

### A little more information

Redford is a 1920s traditional Scottish bungalow villa converted from two semi detached bungalows in 1991 to a large family home. Besides being a family home for many years, it also housed workers who mined the Barytes mines during the Second World War with evidence of this of the external toilet blocks which still remain to this day and are now utilised as garden stores.

Redford is located close to both the beautiful sandy beach and the village quay in the heart of Sannox and has always been a popular holiday village. Today most people arrive by car via the ferry into Brodick or Lochranza, both of which are approximately 7 miles away.

Many of the pleasures remain the same, walking along the shores or into the mountains, fishing, bird watching and entering into the strong community spirit within the village. Of course, on Arran, the sea is an adventure playground - from sailing to kayaking to open water swimming - and Sannox, with its accessible sandy beach is a watersports enthusiasts' play area.

Corrie & Sannox Golf Club and Tea Room are nearby and it is approximately seven miles from Brodick, the main shopping centre for the island. The nearest primary school is at Corrie, just under a mile along the road; the secondary school being at Lamlash to which pupils travel daily. Other services nearby in Corrie include the community Corrie and Sannox village hall with its vibrant social and community events, popular Corrie hotel, and delicatessen shop.

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.



Redford Sannox, Isle Of Arran, KA27 8JD

### 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///mainly.jukebox.reds

### 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. 155.4 SQ. METRES (1672.4 SQ. FEET)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		45
(21-38)	F		
(1-20)	G	17	
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

## DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the coastal road north through Corrie. Redford is the first property on the left hand side as you enter the village. What3words///mainly.jukebox.reds

## 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)

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