



St. Leonards,
Alma Road,
Brodick,
Isle of Arran,
KA27 8BU



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

5 Bedroom Detached 1920's Villa located in Brodick



Located on the popular and picturesque Alma Road within the heart of Brodick, St Leonards enjoys a slightly elevated location, just a short walk to the beach. A substantial and charming villa, built in 1926, this home offers a unique blend of historical character and modern comfort. Extensively refurbished, yet retaining many of the period original features, St Leonards is a property you could just walk into straight away and feel immediately at home. It is beautifully presented, maintained and decorated, making it an ideal choice for families, alternatively for those seeking a lucrative holiday let, with impressive short-term letting figures and a loyal customer base.

This spacious residence boasts two inviting reception rooms and five well-proportioned bedrooms, providing ample space for relaxation and entertaining. The two bathrooms ensure convenience for both family and guests.

One of the standout features of this villa is the stunning panoramic views it offers. Most rooms provide uninterrupted vistas of Brodick Bay, Brodick Castle, the majestic Goatfell, and beyond across the Firth of Clyde to the Ayrshire coastline, creating a serene backdrop for everyday life.

The beautifully maintained terraced gardens are a true delight, benefiting from sunlight throughout the day, just perfect for enjoying the outdoors or hosting gatherings.

Properties of this calibre are rarely available, making this an exceptional opportunity for those looking to invest in a home that combines charm, comfort, and stunning natural beauty. Whether you envision it as a family residence or a profitable holiday let, this villa is sure to impress.

Entrance vestibule

6'0" x 2'11"

The art deco double timber storm front doors open into a handy entrance vestibule.

Reception hallway

15'8" x 13'5" overall

A glazed door opens from the vestibule into the central wide and spacious hallway. The hallway is flooded with natural light, from the multiple windows and light and airy décor.

Lounge

16'2" x 13'11" + bay window

To the front of the villa, the spacious and impressive lounge features triple aspect windows including the original curved oriel bay window taking in the breath taking views over Brodick Bay and beyond.

The original open fire with tiled surround adds a cosy focal point for the winter evenings.

Kitchen / dining room

22'1" x 13'2" overall

The kitchen and dining room have been opened to create one large inclusive room, with the dining space to the front and kitchen to the rear with dual aspect multiple windows making it a bright and airy space.

Fitted with timber wall and base units and a large breakfast bar taking in that view across the Firth of Clyde.

There is a dual fuel Smeg range cooker with a 7 gas burner hob and electric ovens/grill, integrated fridge freezer and dishwasher. This room is also fitted with electric underfloor heating.

Rear hallway

5'2" x 5'8"

Off the kitchen, the rear hallway has a door to the rear gardens and opens into the utility room and plant room.

Utility Room

8'0" x 5'8"

With a window to the side and rear, the utility room has plumbing and venting for a washing machine and tumble dryer as well as plenty of space for additional storage of anything you would need to run a busy house.

This room is also fitted with electric underfloor heating.

Plant room / workshop

8'11" x 9'6" overall

The hot water cylinders and controls for the air source heat pump are located in the plant room, off which is a small handy workshop / store.

Shower room

6'2" x 5'8" overall

On the ground floor and to the rear of the hallway, the shower room is beautifully tiled and has the benefit of electric underfloor heating and a walk in shower cubicle with frosted window to the rear gardens.

Bedroom 1

12'4" x 15'1"

An extensive double bedroom to the front taking in the wonderful views through a picture window looking across the balcony to Brodick Bay and the mountain ranges of Arran.

Bedroom 2

11'1" x 14'0"

A good size double bedroom with a small press / wardrobe. To the front there is a door out to the balcony taking in the views.

Bedroom 3

14'0" x 12'0"

Spacious double bedroom with dual aspect windows take in the panoramic views across Brodick Bay to Goatfell and to the south side across Brodick Shore to the main ferry terminal. The perfect view to see the ferry coming and going.

Bedroom 4

12'1" x 6'6"

To the rear of the house and accessed from the half landing, a cosy double bedroom with window looking out over the rear gardens.

Bedroom 5

7'4" x 6'2"

4 steps lead up from the half landing, to this cosy versatile room to the rear of the house with a roof window and window looking across the gardens. Currently utilised as a lovely single bedroom with raised bed, but equally could be a home office / study.



Family bathroom

7'6" x 8'3"

Fully tiled spacious family bathroom on the upper floor with a window to the rear. The bathroom is fitted with a white suite and a shower over the bath and has electric underfloor heating.

Garden

St. Leonards has a prominent central village location yet is set in private grounds, extending to just over a third of an acre. Hedging and shrubs with fencing surround the secluded landscaped and terraced gardens with lawn areas and flower beds. A sweeping tarmac driveway leads up to the extensive garage / workshop to the side of the house, where there is plenty of parking and turning on the gravel driveway for numerous vehicles. To the rear there is a large timber shed with log store. St. Leonards enjoys a sheltered paved patio to the westerly side with a door to the reception hallway, the perfect spot to watch the sun set over the Arran hills and to entertain from.

Services

St Leonards is connected to mains electricity, water, drainage and broadband. Central heating and hot water is by air source heat pump, supplying radiators throughout. This is supplemented by the open fire in the lounge.

Council Tax

St Leonards is currently a holiday letting property, with an STL licence and non domestic business rates already secured for the year ahead. Historically the property has been banded 'F' by North Ayrshire Council for council tax.

Short term let holiday license

St Leonards 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.

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///hugs.promising.scared





St. Leonards, Alma Road, Brodick, Isle of Arran, KA27 8BU

A little more information

As well as all of the stunning living accommodation, there is also a large, partially boarded, well-lit loft, accessed by an integrated ladder.

St Leonards, is well placed for access to all local amenities including bowling and tennis, shops, banks, pubs and restaurants and is a short walk to the clubhouse of Brodick Golf Club. Also within Brodick are the excellent leisure facilities at the Auchrannie Resort and Ormidale pavilion, pitches and park. Brodick has its own primary school and early years classes – the secondary school with UHI Argyll hub being at Lamlash, some four miles to the south to which pupils travel to daily by bus.

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



ST LEONARDS GROUND FLOOR



ST LEONARDS FIRST FLOOR



TOTAL AREA: APPROX. 173.3 SQ. METRES (1865.2 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		44	58
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier turn right and travel through the village. At Invercloy turn left opposite the butchers and proceed up Alma Road for approximately 125 metres where the gate to St Leonards is to the right hand side.
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