

Rockbank,
Lochranza,
Isle Of Arran,
KA27 8HL







Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

3 Bed
Villa
located in Lochranza









Rockbank enjoys a commanding and enviable position in the heart of Lochranza, surrounded by beautifully established gardens and breathtaking scenery. From the windows, there are captivating views directly towards the historic Lochranza Castle, with the bay stretching beyond towards Newton Shore and the hills rising majestically in the background.

A charming detached traditional villa that offers a unique blend of character and modern living. This delightful property boasts three spacious reception rooms, perfect for entertaining or enjoying quiet family time, alongside three well-appointed bedrooms and two bathrooms, ensuring ample space for comfort and convenience.

The villa is set within beautifully established gardens, providing a serene outdoor space to relax and unwind. The captivating views from the windows and grounds are nothing short of spectacular. This stunning scenery creates a truly enchanting atmosphere, making Rockbank an ideal retreat for those seeking peace and natural beauty as well as a vibrant village community.

Wildlife enthusiasts will be delighted by the abundance of nature that surrounds the property. Frequent visitors include red deer and majestic stags, while swans gracefully glide across the waters of the bay, enhancing the tranquillity of this exceptional location.

With its flexible layout, Rockbank offers the perfect opportunity to create a personalised living space that suits your lifestyle. Whether you are looking for a family home or a peaceful getaway, this villa in one of Arran's most beautiful and unspoilt locations is sure to impress. Embrace the charm and serenity of Rockbank, where every day feels like a holiday.

Entrance Hall
9'9" x 10'2"
Beyond the front door, a welcoming hallway provides access to the ground floor accommodation, with a timber staircase leading to the upper level. There is also a handy understair cupboard for hiding away your items when not in use.

Family/dining Room
11'5" x 16'4"
A beautifully presented and inviting room, perfectly suited to entertaining guests or simply relaxing and enjoying the surroundings.

Kitchen
12'1" x 13'1"
The kitchen to the rear of the villa with a door out to the gardens and roof window above floods the room with natural light. It is thoughtfully designed with freestanding appliances including a dishwasher and washing machine, along with a large upright fridge/freezer. A contemporary designed and recently renovated the kitchen features a stylish combination of French Navy and white wall and base units and central island unit and Quooker tap for instant hot or cold water, all complemented by a sleek stone work top and wall panels set around the Red Rayburn.

Lounge
13'1" x 16'4"
A spacious and beautifully inviting lounge, centred around a charming wood-burning stove, creating a warm and cosy atmosphere. A wonderful room in which to relax, unwind or curl up with a good book, while the front-facing window frames the stunning views towards the historic Lochranza Castle and across the beautiful bay.

Sun room
9'6" x 5'10"
Leading from the lounge via glass panelled double doors this a versatile and useful addition to the spacious villa and provides direct access to the rear gardens, offering excellent flexibility. This room could be utilised as a practical garden room or as a quiet retreat for the four-legged members of the family, providing the perfect spot for them to enjoy their meals or settle down for a cosy nap.

Sun/Dining Room
9'8" x 18'0"
Another wonderful addition to the side of the this versatile villa, generously proportioned accessed via the lounge. This room offers ample space for a dining table, comfortable seating and even exercise equipment, making it a truly multifunctional space. Imagine keeping fit while enjoying inspiring views across to Lochranza Castle and the beautiful bay.

Bathroom
5'10" x 11'1"
Beautifully finished and designed the bathroom features a luxurious double walk-in shower, freestanding bath, stylish vanity wash hand basin and WC. The crisp white suite is complemented by large-format blue/grey marble-effect porcelain tiles, creating a contemporary and elegant finish.

Upper Hall
10'0" x 7'2" overall
The upper hallway is flooded with natural light from the roof window and accesses all the accommodation within.

Bedroom 1
12'5" x 16'0"
The first of two large bedrooms with front and rear facing windows, overlooking the bay and the castle. Currently utilised as a home office with desk and seating areas.

Bedroom 2
11'9" x 16'0"
A a second good sized double bedroom with front and rear facing windows, taking in the both views over Lochranza bay and the castle and gardens to the rear.

Bedroom 3
7'6" x 8'10"
A small double bedroom with a dormer front facing window taking in the wonderful views bedroom.

W.C
3'3" x 3'11"
A handy upper floor toilet with wash hand basin, fitted with a white suite and vanity sink unit and finished with blue/ grey porcelain tiles.

Garden
The gardens briming with mature flora and fauna. The rear gardens of the property are terraced with walk ways leading you up and around the flower and shrub beds. There is an elevated timber "sitooterie" with views across Lochranza bay to the castle and beyond. To the side the paviour driveway provides off road parking for two vehicles and access to the extensive timber garage with power.







Services

Rockbank is connected to mains electricity, water and drainage. Central heating is by the oil fired boiler Rayburn located within the kitchen, supplying radiators throughout. The Rayburn also heats the hot water cylinder, also fitted with an electric immersion. This is supplemented by the log burning stove in the lounge.
Drainage is to a SEPA registered septic tank which is located within the front gardens.

Council tax

The property is rated “E” band paying £2606.20 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///skips.essay.rewrites

A little more information

Rockbank is located in the peaceful but thriving northwest village of Lochranza.

An energetic village community supports facilities such as the Lochranza Country Inn (with public bar/meals); sports clubs, activities and entertainment at the Village Hall; and a small shop and restaurant at the golf course. The distillery too has a restaurant. The local primary school is at Pirnmill, some 7 miles to the south where there is a village shop/post office. Lochranza is also very popular with yachtsmen who enjoy the many moorings, floating pontoon and launch slip by the pier.

Often described as “Scotland in Miniature” the Isle of Arran has everything you could ever want from a Scottish island: an ever-changing coastline, dramatic mountain peaks, sheltered beaches, opportunities for outdoor activities galore, great cultural festivals and a wealth of tasty local produce.

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.

Floor Plan

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

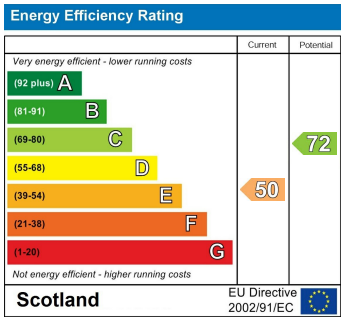


Rockbank



Upper Floor

Total area: approx. 161.1 sq. metres (1734.0 sq. feet)



DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the coastal road north through Corrie and Sannox to Lochranza. Drive to the centre of the village where Rockbank is located on the left hand side opposite the castle.
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