

Gowanlea, Sannox,
Isle of Arran,
KA27 8JD







Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

Five-bedroom seafront house with 2 bedroom self-contained annexe.

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UNDEROFFER

Gowanlea is located in the charming village of Sannox on the picturesque Isle of Arran. This semi-detached traditional villa offers a unique opportunity for those seeking a spacious family home or a potential development project. With its origins dating back to the 1920s, the property boasts a blend of character and sea side location making it an appealing choice for a variety of buyers.

The house features an impressive seven bedrooms, consisting of 5 bedrooms in the main house and 2 bedrooms in the separate rear self-contained accommodation, all providing ample space for family living or guest accommodation.

One of the standout features of this home is the stunning panoramic views across the Firth of Clyde, which can be enjoyed from various vantage points within the property. The beautiful gardens surrounding the house offer a tranquil retreat, ideal for outdoor activities or simply soaking in the natural beauty of the area.

Moreover, the inclusion of an additional annexe presents exciting development potential, whether for creating a separate living space, a home office, or even a rental opportunity. This flexibility adds to the allure of the property, making it suitable for a range of lifestyles.

In summary, this semi-detached villa in Sannox is a rare find, combining spacious living with breath taking views and the potential for further development. It is an ideal choice for those looking to embrace the serene lifestyle of the Isle of Arran while enjoying the comforts of a well-appointed family home.

Entrance Porch
3'0" x 3'9"
A good sized porch with traditional glazed windows taking in the sea views.

Entrance Hall
3'9" x 15'1" overall
Central hallway leading into all the ground floor rooms with the staircase leading to the upper floor.

Lounge
14'4" x 15'1" overall
To the front, with windows looking out to the Firth of Clyde.

Dining Room
10'11" x 14'7" overall
Formal dining room with window looking out to sea.

Breakfasting/Living Room
13'6" x 16'0"
A further public room to the rear with a wood burning stove.

Kitchen
10'0" x 15'2"
Spacious kitchen open to rear / utility kitchen

Rear Kitchen
6'1" x 15'2"
Galley style preparation area with door out to the gardens.

Bedroom 1
12'5" x 17'3"
Substantial bedroom to the front with panoramic views

Bedroom 2
9'6" x 17'2"
Front facing double bedroom.

Toilet
7'6" x 7'6"
Handy upper floor toilet with wash hand basin with enough room to install a full shower suite.

Bedroom 3
12'5" x 7'8"
Double bedroom with window to the side

Bedroom 4
12'10" x 9'5" overall
Double Bedroom to the rear.

Bedroom 5 / Office
11'8" x 8'0"
Single bedroom to the rear which could also be utilised as office/study.

Shower Room
6'9" x 6'2"
Shower room to the rear.

Conservatory
8'4" x 7'8"
Attached to the gable wall with external access.

Gowanlea Annexe

Open plan living/kitchenette
16'8" x 13'10" overall
Appended to the main Gowanlea house, provides extra accommodation with its own entrance.

Bedroom 1
5'8" x12'9"
Double bedroom with a fitted working shower

Bedroom 2
8'4" x8'10"
A good sized double bedroom

Toilet
4'1" x 4'10"
Toilet with wash hand basin

Garden
Gowanlea enjoys substantial enclosed grounds, with enviable views across to the mainland and Firth of Clyde. there is off road parking for several cars. Within the grounds a timber workshop which has the potential to be re developed as additional accommodation subject to obtaining the correct planning consents.







Services

Gowanlea is connected to mains electricity and water and drainage is to a septic tank located within the grounds. Central heating and hot water is supplied by the solid fuel boiler.

Council Tax

The property is rated “E” band paying £2215.00 plus £369.05 for water in 2025 / 2026

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.

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///shun.famous.comment

A little more information

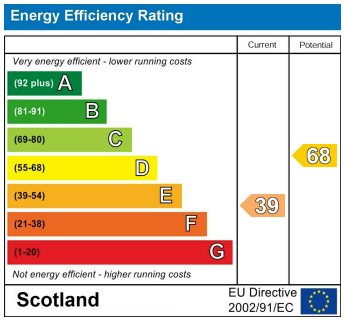
Gowanlea is located in the heart of this picturesque village, where you can stroll along the sandy beach , take a walk into the hills or simply sit at the quay to fish or watch the world go by. This property will require significant amount of refurbishment so if you are looking for project that has great potential in a outstanding location then Gowanlea is the home for you!

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 which has undergone major refurbishment, it is a good venue providing excellent food, bedrooms, extensive views from the gardens and not forgetting Mara Fish Bar selling wonderful local dishes.

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.



TOTAL AREA: APPROX. 223.4 SQ. METRES (2404.2 SQ. FEET)



DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the coastal road north through Corrie. Gowanlea is the ninth property on the left hand side , located in the middle of the village.
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