



6 The Row,  
Catacol,  
Isle of Arran  
KA27 8HN



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

## 3 Bedroom Terraced Cottage with Back-house located in Catacol



6 The Row is a mid terrace cottage, one of the iconic '12 Apostles', in the charming village of Catacol, on the picturesque Isle of Arran. This delightful mid-terrace cottage is a rare gem that beautifully combines historic charm with modern living. As a listed property, it boasts some original features that add character and warmth to the home, making it a truly inviting space.

The cottage offers a spacious ground floor open-plan yet well defined living, dining, and kitchen, perfect for both entertaining guests and enjoying quiet evenings at home. The layout is designed to maximise the natural light and the stunning uninterrupted sea views that this property is fortunate to enjoy. The west-facing garden provide an idyllic setting to relax and soak in the beauty of the surrounding landscape, watching the sunsets just a stone's throw away from the shore.

Additionally, the property includes a unique 'Back-house' within the grounds. This versatile space can serve as extra sleeping accommodation for guests or be transformed into a studio or home office, catering to your personal needs and lifestyle.

This property is an exceptional opportunity for those seeking a tranquil retreat in a breath-taking location. Whether you are looking for a permanent residence or a holiday home, this cottage offers a perfect blend of comfort, history, and stunning natural beauty. Do not miss the chance to make this enchanting property your own.

### Living room

14'3" x 13'8"

The original timber front door opens into a small vestibule with glazed door opening directly into the spacious living room which is open plan to the dining room.

The glazed door and window to the front of the lounge take in the views across the gardens and beyond the Kilbrannan Sound to Kintyre. An open fire as a focal point for those cosy nights in.

Stairs to the side lead to the upper floor.

### Dining room

14'3" x 10'3"

A step up from the lounge opens into the dining room which is separated from the kitchen by a glazed wall and door.

### Kitchen

14'5" x 9'9"

To the rear of the cottage, the kitchen overlooks the rear gardens and towards the back-house.

There is a handy built-in cupboard with sliding doors for hanging coats and storing all your outdoor gear and housework essentials. The kitchen is fitted with wall and base units with an electric cooker and freestanding undercounter appliances including a fridge, freezer, dishwasher and washing machine.

### Upper hallway

The original timber staircase leads up to the upper hallway accessing with a roof window and a large cupboard.

### Bedroom 1

13'5" x 13'8" overall

A spacious double bedroom to the front of the cottage with camcile ceilings and a small fitted wardrobe and drawer unit. The window and roof window to the front takes in the wonderful sea views across the Kilbrannan Sound to the Kintyre Peninsula and floods the room with natural light.

### Bedroom 2

12'2" x 13'8"

A spacious double bedroom with a picture window overlooking the rear gardens and a roof window making it a bright and airy room.

### Bathroom

7'5" x 7'7"

The recently renovated, stylish family bathroom is flooded with natural light from the large roof window. It is partially tiled wood panelled, fitted with a white suite with a shower over the bath and a dark grey vanity unit.

Within the bathroom is a cupboard which accommodates the hot water cylinder and also has plenty of room for storing linen.

### Back-house

#### Lounge area

10'4" x 10'5"

The front door to the back-house opens into the lounge area with French doors out to the patio and a timber staircase up to a mezzanine space - with multiple windows, this room is flooded with natural light. To the rear of the lounge there is a 'kitchenetto' with a small fridge, microwave and tea and coffee making facilities.

#### Bathroom

6'7" x 6'1"

The bathroom with a window to the side is fully tiled with a white suite and bath over the shower.

#### Bedroom 1

10'5" x 10'9"

To the rear of the back-house, a spacious double bedroom with built-in wardrobe and patio doors out to the gardens.

#### Mezzanine

10'7" x 10'5"

The mezzanine level within the eaves of the back-house offers potential for additional guest accommodation / sleeping space.



### Garden

To the front of the cottage is a beautiful west facing gardens bounded by traditional stone dykes with a lawn area and planted with mature shrubs and plants. There is a patio area to the front, the perfect spot to enjoy alfresco dining taking in the wonderful sea views.

To the rear, the grounds are across the access track and securely bounded by deer fencing where there is paviour off road parking for one car, a timber shed with power, a log store and the back-house with a small patio area to the front and flower beds.

### Services

6 The Row is connected to mains electricity, water and drainage. Hot water and central heating is by the oil fired boiler located within the kitchen, supplying radiators throughout. This is supplemented by the open fire in the lounge.

The back-house is was built to the highest EU specifications in 2007, highly insulated with hot water and heating by electric. Drainage is to a shared SEPA registered septic tank and maintained by Scottish Water / North Ayrshire Council.

### Council Tax

The property is rated "C" band paying £2,078.36 including water and waste water in 2026/27.

### A little more information

Number 6 The Apostoles is a deceptively spacious, mid terrace, stone built cottage, forming part of the historically famous Twelve Apostles set in the heart of the pretty west coast village of Catacol. The Apostles enjoy an uninterrupted westerly aspect with spectacular sunsets over the Kintyre Peninsular. The entire row was upgraded in 1992. At that time all the row were refurbished including re-slating the roofs, dry lined, rewiring and replumbing internally.

The Twelve Apostles terrace is one of the Arran's most iconic landmarks, which are "B" listed by Historic Scotland. Further information on this can be accessed on the Historic Environment Scotland website.

[www.historic-scotland.gov.uk/index/heritage.htm](http://www.historic-scotland.gov.uk/index/heritage.htm)

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.



6 The Row, Catacol, Isle Of Arran, KA27 8HN

### 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///fancied.desiring.plants

### 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

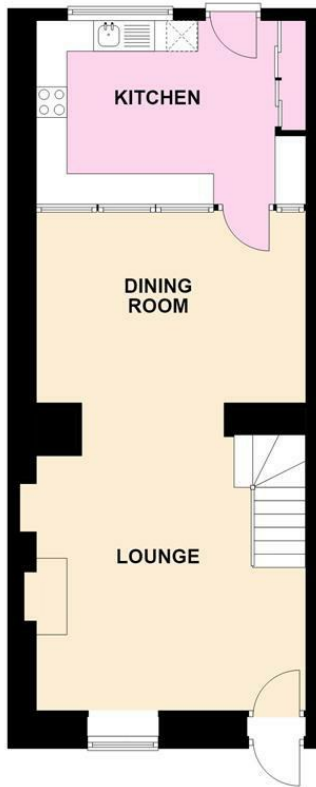
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

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

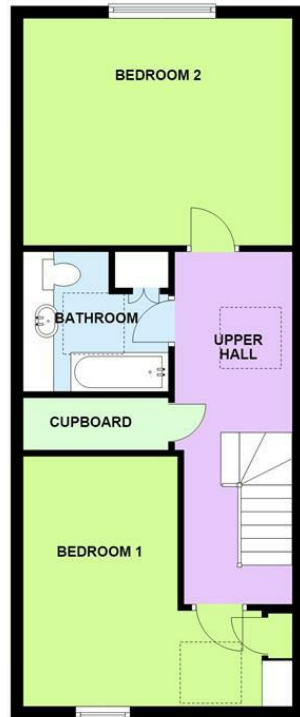




6 THE ROW GROUND FLOOR



6 THE ROW FIRST FLOOR THE BACK-HOUSE GROUND FLOOR



THE BACK-HOUSE MEZZANINE



TOTAL AREA: APPROX. 135.8 SQ. METRES (1462.0 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			72
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

## DIRECTIONS

From Brodick pier turn right and proceed north via the coastal road passing through Corrie and Sannox, over to Lochranza and thereafter round to Catacol. On entering Catacol, the Twelve Apostles buildings are on the left hand side. Number 6 is in the middle of the row.  
What3words:///fancied.desiring.plants

## CONTACT

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