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JAS CAMPBELL & CO LTD
—ws—
solicitors notaries estate agents



Detached House
Dean Lodge, Lamlash, Isle of Arran, KA27 8LE
Offers Over £ 380,000



rightmove

nTheMarket

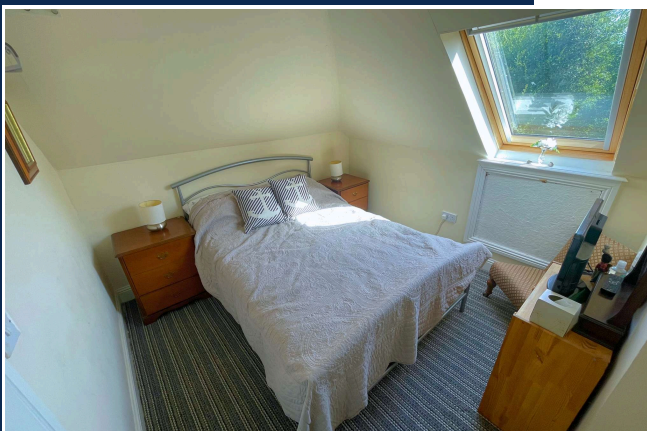
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co are delighted to be marketing, this versatile property located in the sought-after coastal village of Lamlash, occupying an elevated position with beautiful sea views towards Holy Isle. The property comprises of a spacious three-bedroom house and adjoining one-bedroom ground floor apartment, all held under one title. There are large mature gardens, private driveways to both sides, generous parking and garden sheds, offering an exceptional amount of outdoor space and development potential.

This is a property with flexibility and scope, whether utilised as a substantial family home with separate guest accommodation, continued as a holiday-let business, or potentially reconfigured and further developed, subject to planning. The generous gardens, separate driveways and existing accommodation provide a rare combination of space, income potential and future possibilities. Set within one of Arran's most desirable coastal villages, this is a particularly exciting opportunity for permanent living, a holiday retreat or investment.

The main house offers generously sized accommodation entered via a bright sun room leading into an impressive L-shaped kitchen and dining area. This leads through to a spacious living room enjoying sea views towards Holy Isle and featuring a log-burning stove. The large L-shaped hallway provides access to a generous double bedroom with sea views, a further single bedroom, family bathroom with separate shower and bath and a useful utility room.

The upper floor offers particularly exciting scope for further development. One bedroom has already been created, while the remaining space, currently incorporating Velux windows, provides an excellent opportunity to create additional bedrooms, a bathroom or further living accommodation, subject to the necessary planning consents. With the potential to significantly increase the usable accommodation and take advantage of the elevated sea views, the upper floor represents a key feature of this highly flexible property.

The adjoining one-bedroom apartment is fully self-contained and arranged on the ground floor. Currently operated as an established holiday let with repeat guests, it offers an open-plan kitchen, dining and living area with sea views, double bedroom, bathroom, private parking and substantial decking.

MEASUREMENTS

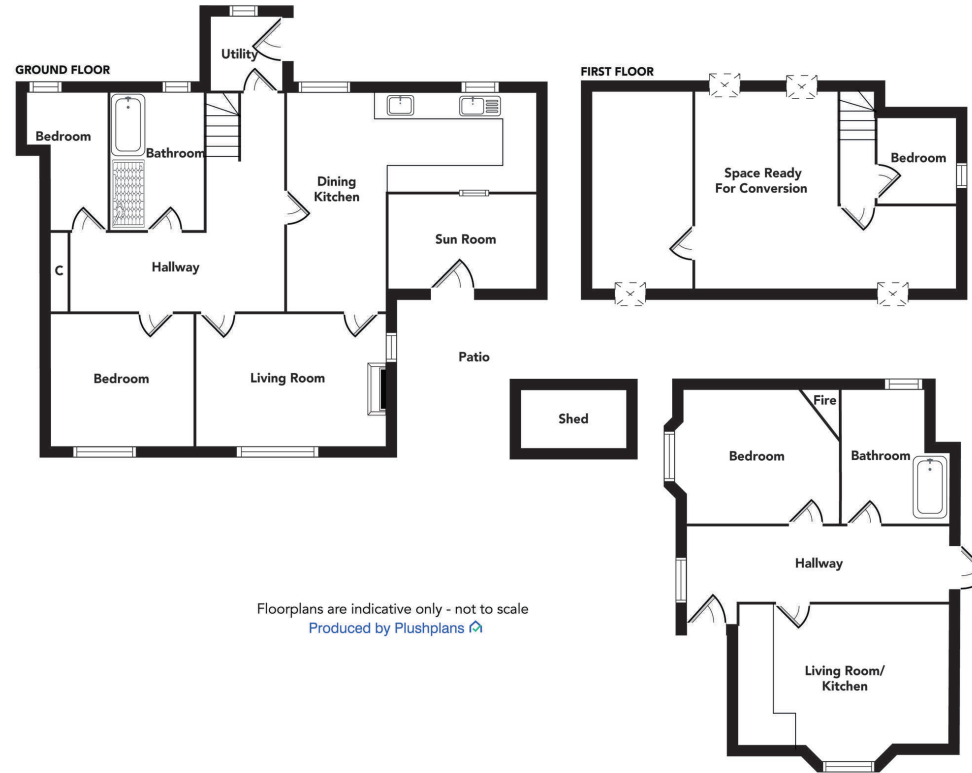
Entrance Vestibule / Sunroom	3.89 m x 2.33 m / 12'9" x 7'8"
Dining Kitchen (Kitchen Area)	6.86 m x 2.00 m / 22'6" x 6'7"
Dining Kitchen (Dining Area)	5.02 m x 3.08 m / 16'6" x 10'1"
Living Room	5.18 m x 4.67 m / 17'0" x 15'4"
Hallway 1	5.96 m x 6.70 m / 19'7" x 22'0"
Bedroom 1	3.77 m x 3.80 m / 12'4" x 12'6"
Bedroom 2	3.39 m x 1.32 m / 11'1" x 4'4"
Bathroom	3.39 m x 2.44 m / 11'1" x 8'0"
Bedroom 4	2.70 m x 2.90 m / 8'10" x 9'6"
Space Ready for Conversion	5.40 m x 7.40 m / 17'9" x 24'3"
Hallway 2	4.53 m x 1.51 m / 14'10" x 4'11"
Living Room / Kitchen	4.18 m x 3.80 m / 13'9" x 12'6"
Bedroom 3	3.35 m x 3.40 m / 11'0" x 11'2"
Bathroom 2	3.30 m x 1.70 m / 10'10" x 5'7"

FEATURES

Stunning elevated position with sea views towards Holy Isle
 Spacious three-bedroom house with adjoining one-bedroom apartment
 Established holiday-let accommodation with repeat guests
 Large mature gardens with sheds and private driveways to both sides
 Excellent potential for further development, subject to planning

EPC RATING - D

COUNCIL TAX BAND - C



Viewing

Tel: 01770 302027

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrossan KA22 8DQ.

Valuation

If you have property to sell we can provide you with a pre-sale advice and opinion on the sale of your property.

Important

These particulars are believed to be correct and have been prepared in good faith, but their accuracy is not guaranteed and they do not form part of any contract.



SOLICITORS
AND INDEPENDENT
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