



Northbeck Cottage,
High Corrie,
Corrie,
Isle Of Arran,
KA27 8JB



2 Bedroom Detached Cottage located in High Corrie



Nestled in the picturesque historical clachan of High Corrie on the Isle of Arran, this charming cottage offers a delightful blend of traditional character and modern comfort. With two reception rooms, two bedrooms, and two bathrooms, this property has a versatile layout and is perfect for those seeking a tranquil retreat, a family home or studio.

The cottage is beautifully presented and in walk-in condition, allowing you to settle in without the need for immediate renovations. It retains many original features that add to its charm, while also providing modern conveniences for a comfortable lifestyle. The elevated position of the property affords stunning sea views, making it an ideal spot for enjoying the natural beauty of the surrounding landscape on the edge of Goatfell.

Off road parking is available for up to two vehicles or more, ensuring convenience for you and your guests. This cottage is not just a home; it is a lifestyle choice, offering a peaceful escape in a historic setting. Whether you are looking to relax in the serene environment or explore the scenic wonders of the Isle of Arran, this property is a perfect match. Don't miss the opportunity to make this enchanting cottage your own.

The Clachan of High Corrie

Access is by the narrow track which leads from the public road up to this settlement with its apparently random cluster of homes built around the small mountain burn. Dating from the beginning of the 19th century, most of the cottages are in the conservation area of High Corrie, including Northbeck Cottage, are 'B' listed by Historic Scotland as being of special architectural interest. Further information on this can be accessed on the Historic Scotland website at <https://portal.historicenvironment.scot/>

Entrance Porch

4'9" x 4'11"

The quarried tiled entrance porch is a handy space for leaving your outdoor gear, as you step up into the hallway.

Hallway

6'3" x 8'9" overall

The hallway is flooded with light from the glazed door to the entrance porch with timber stairs to the upper floor and two handy understair cupboards

Shower room

8'2" x 5'2"

The groundfloor shower is off the hallway and has a frosted window looking into the front gardens.

Fully tiled and fitted with under floor heating and a walk in shower.

Lounge

23'7" x 13'3" overall

The hallway opens through the cottage door into a spacious open plan lounge with wood burning stove. The dual aspect windows take in the wonderful views across the gardens and beyond to the Firth of Clyde.

Kitchen

8'1" x 8'8"

The kitchen is to the front of the cottage and open to lounge/ dining area. It is beautifully fitted with bespoke timber wall and base units, pantry cupboard, a belfast sink, gas 5 burner hob, electric oven and a large larder fridge/freezer.

Sitting Room / Studio/ Bedroom 3

15'8" x 10'7"

A second sitting room/ studio / office space / third bedroom steps down from the lounge. Also taking in the wonderful views across the Firth of Clyde through the dual aspect windows and glazed door out to the gardens.

With direct access to the gardens and the utility, cloakroom and shower room, this could be a self contained studio apartment offer scope for additional revenue.

Utility

4'11" x 4'3"

Off the sitting room to the rear of the cottage it is fitted with a belfast sink and a washing machine with window out to the side.

Store/ Cloakroom

6'8" x 4'3"

With an external door to the side and roof window - the store/ cloak room side entrance is fully tiled and has plenty of space for storing all your outdoor gear and access through into the utility space.

Shower room/ wet room

4'3" x 5'4"

A handy wetroom with W.C fully tiled off the utility room.

Upper hallway

6'9" x 4'9" overall

The timber staircase from the entrance hallway leads up the first floor and an upper hallway, flooded with natural light from the roof window.

Bedroom 1

10'7" x 1'10" overall

The main double bedroom is timber panelled, with camcile ceilings and has a roof window taking in the views across High Corrie and beyond. There is a small sink fitted within the room and built in wardrobe, cupboards and under eaves storage space.

Bedroom 2

8'0" x 11'9" overall

A cosy bedroom which is also timber panelled with roof window and camcile ceilings taking in the views across High Corrie and beyond.

Garden

The gardens are substantial and naturally landscaped surrounding Northbeck Cottage, mostly laid to grass with flower beds and shrubs planted. There is a large timber shed and log store and gravel off road parking to the side of the house.

Services

The property is connected to mains electricity and water, drainage is to a septic tank located within the grounds.

Heating and hot water are supplied by the electric with storage heaters, panel heaters and underfloor heating in the shower room, this is supplemented by the wood burning stove in the lounge.

Council Tax

Northbeck Cottage is rated "D" band paying £1,987.79 in 2026/27 including water.

A little more information

High Corrie is a unique settlement nestling in the hills over the village of Corrie and



access is by a tarmac track road.

The picturesque village of Corrie is located on the East coast of Arran.

The well used village hall hosts many events throughout the year, there is also a wonderful hotel with village pub, and a very popular seafood delicatessen, Mara.

There is primary school with early years classes, high school being located in Lamlash to which pupils are conveyed daily by bus. The neighbouring village of Sannox is a mile towards the north and is home to one of Arran's seven golf clubs. Brodick is located 6 miles to the south.

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.

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///cheer.describes.flies

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.

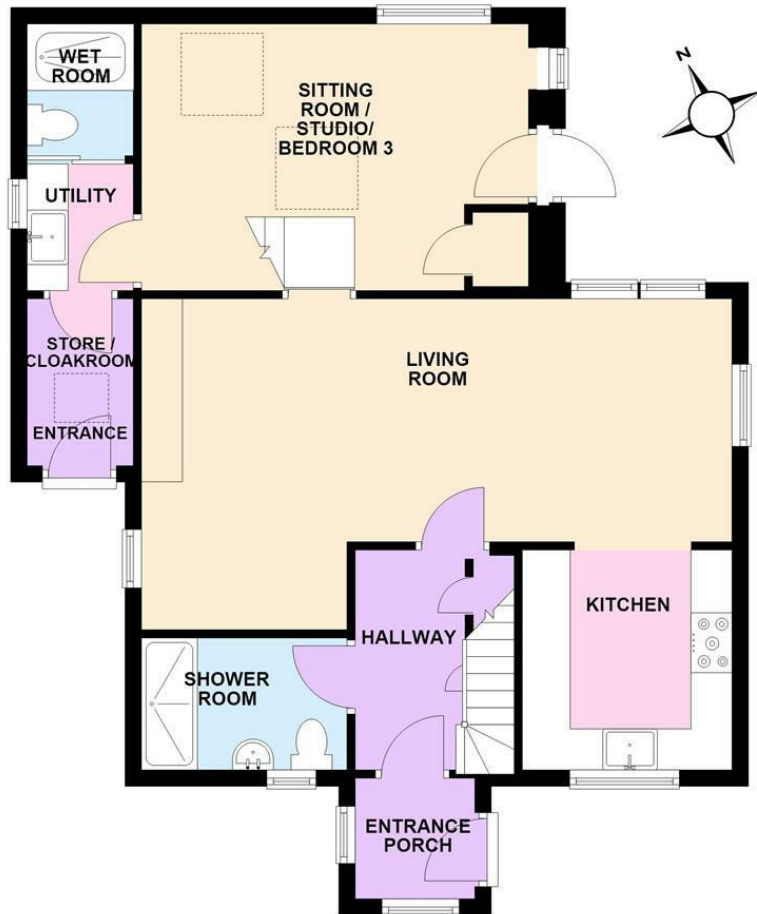
Cal Mac travel details

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.

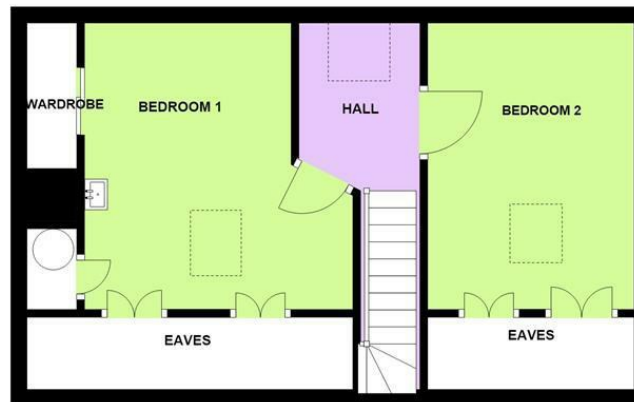
Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk



NORTHBECK COTTAGE GROUND FLOOR



NORTHBECK COTTAGE FIRST FLOOR



TOTAL AREA: APPROX. 91.2 SQ. METRES (981.4 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(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 through the village taking the coast road north for the 5 miles to Corrie. On passing the first house turn sharp left up the Goatfell track to High Corrie, passing Sea View Cottage on the right, cross the burn and Northbeck Cottage is the first cottage on the right-hand side.
what3words:///cheer.describes.flies

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