



Claveron  
and The Garden  
Flat  
Lamlash,  
Isle of Arran,  
Isle of Arran  
KA27 8NB



**Arran**  
ESTATE AGENTS



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**5 Bedroom Villa  
Incorporating 1 Bedroom,  
Self-catering Flat  
Located in Lamlash**



Claveron is nestled in the heart of the charming village of Lamlash, a delightful detached four-bedroom villa offers a unique blend of traditional elegance and bohemian charm. The property also features a one-bedroom garden annex, presenting an excellent opportunity for additional income or as a private retreat for guests.

As you approach the villa, you are greeted by the gorgeous gardens, adding to the traditional grandeur of Claveron. These outdoor spaces provide a serene environment, perfect for relaxation or entertaining. The gardens are a true highlight, offering a picturesque setting that complements the character of the property.

Inside, the villa offers a warm and inviting atmosphere, ideal for family living. Each room is filled with natural light, enhancing the home's welcoming vibe. The traditional features add charm to a space that is both comfortable, functional and full of personality.

One of the standout aspects of this property is its fantastic location. Residents can enjoy stunning views of the sea and the Holy Isle, making every day feel like a holiday. The proximity to local amenities and the vibrant community of Lamlash further enhances the appeal of this family home.

Whether you are looking for a spacious family residence or a property with income potential, this villa in Lamlash is a rare find. With its unique character, beautiful gardens, and breath-taking views, it promises a lifestyle that is both tranquil and inspiring.

### **CLAVERON**

#### **Entrance Porch**

7'8" x 5'6"

A lovely bright airy entrance porch, perfect for storing outdoor wear and large enough to sit and catch the sun while reading your morning paper.

#### **Entrance Hall**

9'8" x 8'3"

A charming Rennie Mackintosh style entrance that takes you back in time with many features including the stain glass window above the original door and the sweeping staircase with an ornate banister.

#### **Lounge**

17'6" x 11'4"

This south facing room comes in two parts, the delightful lounge area has a bay window to the front and woodburning stove . . .

#### **Snug**

13'7" x 9'8"

This charming snug to the rear of the lounge is a perfect space for the whole family to get together and watch a favourite film or two.

#### **Dining / Family Room**

13'8" x 12'5" overall

A functional and beautiful room with Rennie Mackintosh-stained glass windows, the dining room can double up as a family room and features a homely, traditional oil fuelled Rayburn.

#### **Kitchen**

10'5" x 9'4"

This good sized kitchen is fitted with wall and base cupboards and complementary floor tiles.

#### **Utility Room with Toilet**

11'4" x 9'4"

Utility room with a toilet and wash hand basin. This room also has a Butler sink, space for a washing machine, external access to the side of the property.

#### **Upper Floor - Bedroom One**

12'1" x 17'11"

Spacious bedroom with built-in wall cupboard, looking to the sea with superb views over Lamlash Bay, Holy Isle and the lighthouse.

#### **Bedroom Two**

12'4" x 9'1"

Another roomy bedroom with a king-size bed, the original fireplace (not in use), inbuilt wardrobe and a wonderful view over Lamlash Bay towards Holy Isle.

#### **Bedroom Three**

9'10" x 12'5"

A quiet room to the rear of the property with enough space for a Queen sized bed. This room also has the original fireplace which now is only decorative.

#### **Bedroom Four**

8'5" x 9'0"

Single bedroom to the front with wonderful views over the bay.

#### **Bathroom**

10'11" x 9'1"

Spacious family bathroom with the advantage of a bath and a separate shower cubicle. There is also a toilet and a traditional basin with pedestal.



### Upper Hallway

3'2" x 15'4"

Bright upper hallway with roof window flooding the space with natural light.

### THE GARDEN ANNEX

#### Garden Flat - Entrance Hall

6'3" x 10'8" ( including cupboards) overall

Self-contained entrance hall with its own front door to this pretty studio cottage with two storage cupboards.

#### Bathroom

5'6" x 8'10"

A roomy, light bathroom partially tiled with a full-sized bath and electric shower, a toilet and a traditional sink.

#### Bedroom / Living Room

12'11" x 11'4" overall

A well thought out space with window to the front with views over the garden and bay. There is room for a double bed, a couple of comfy chairs and coffee/small table for eating.

#### Kitchen

5'2" x 7'6"

An organised room with enough kitchen storage and meal preparation space for a short stay guest, or for a grandparent or teen to live independently: there is an oven, washing machine and a tabletop dishwasher.

#### Garden

A tranquil landscaped garden with off road parking for two vehicles. This glorious garden features a lovely patio area with elevated views and an ornamental pond.

For the gardeners of the household there is a charming old orangery greenhouse and the entire grounds are bounded by mature trees and shrubs.

#### Services

Claveron and The Garden Flat are connected to mains water, drainage and electricity. Heating is by electric and the oil fired Rayburn in the dining/family room provides the hot water and heats the radiators in the upper floor bathroom.





Claveron inc. Flat Lamlash, Lamlash, Isle of Arran, KA27 8NB

### 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///dispenser.snippet.slippery

### Short term let holiday licence

Claveron and The Garden Flat come with short-term let licences, presenting a unique opportunity for those considering rental options. Although not being sold as a business, the property could be offered as a turnkey solution, with all fixtures, fittings, furniture, and equipment available by separate negotiation.

### 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)



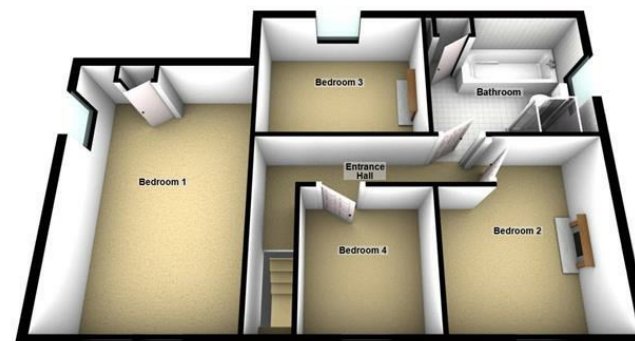
## DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Travel through the centre of village and turn right into the the road between Lamlash Bay Hotel and Ship House shop. Claveron is the red sandstone 200 metres in front of you.  
 What3words:///dispenser.snippet.slipj

Claveron and Garden Flat



Claveron Upper Floor



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			50
(21-38) <b>F</b>			
(1-20) <b>G</b>		13	
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	



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