



Darven Cottage,
Sannox,
Isle Of Arran,
KA27 8JD



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

3 Bedroom detached
cottage bungalow,
located in Sannox Bay



- RARELY AVAILABLE, UNIQUE BEACH FRONT POSITION
- DELIGHTFUL, QUIRKY AND VERY APPEALING PROPERTY
- LARGE, FLAT GARDENS, EXTENDING TO OVER 1/2 ACRE
- DIRECT PEDESTRAIN ACCESS TO SANNOX BEACH
- THREE DOUBLE BEDROOMS, ONE WITH ENSUITE + ATTIC ROOM
- SEPARATE DETACHED GARAGE AND SELF-CONTAINED STUDIO ROOM

This is a once in a lifetime opportunity to acquire an incredible, one-of-a-kind property in one of Arran's most desirable locations. Darven Cottage is a remarkably authentic beach side home which offers exclusivity, privacy and charm with access directly to Sannox Beach.

Entrance vestibule

2'11" x 2'11"

With glazed door for natural light and opening into the hallway.

Hallway

12'0" x 17'8" overall

Spacious hallway with access to all accommodation within. A staircase leads from here up to the attic room

Kitchen

12'0" x 15'1"

A bright dual aspect breakfasting kitchen with timber worktops, and a relaxed farmhouse vibe featuring a traditional 'EverHot' stove.

Double glazed doors open into the large lounge / dining room.

Lounge / dining room

29'11" x 15'1"

A wonderful bright room which is bursting with attractive features; a wood burning stove, French doors out to the garden and a large picture window to the front, taking in the incredible beach views.

Bedroom 1

10'10" x 13'9"

A good sized double bedroom with built-in storage and large window with stunning sea views.

En-suite shower room

7'6" x 4'5"

Good sized en-suite shower room.

Bedroom 2

11'8" x 10'11" overall

Also with the amazing sea views, another good sized double room with built-in storage.

Bedroom 3

15'1" x 10'6" overall

With garden views, this third double bedroom, again with built-in storage.

Bathroom

8'5" x 5'4"

Family bathroom with frosted window for natural light and ventilation featuring an electric shower over bath.

Attic room

31'6" x 11'5"

An excellent, spacious, multi-purpose room covering the entire upper level. Gable windows at either end of the room offer natural light - this is an excellent hobby space / office or even handy for extra sleeping accommodation if required.

Studio

19'8" x 11'5"

A separate detached studio, in need of tlc, it is easy to reimagine this space as a yoga studio / home office or accommodation bothy.

Garage

29'6" x 13'1"

Detached garage with electric supply.

Garden

Darven Cottage enjoys substantial grounds, expanding to over 1/3 acre.

There are front, rear and side gardens, with variety of mature trees and shrubs, the highlight being the front garden with south facing sea views and direct gated private access to Sannox beach - completely unique and desirable!



Council Tax

The property is rated "E" band paying £2,215.00 in 2026/27 including water.

Services

Darven Cottage is connected to mains electricity and water. Hot water and heating is by electric heaters. This is supplemented by the log burning stove in the lounge. Drainage is to a SEPA registered septic tank which is located to the front of the property.

A little more information

Darven Cottage is located close to both the beautiful sandy beach and the village quay in the heart of Sannox and has always been a popular holiday village. Today most people arrive by car via the ferry into Brodick or Lochranza, both of which are approximately 7 miles away.

Many of the pleasures remain the same, walking along the shores or into the mountains, fishing, bird watching and entering into the strong community spirit within the village. Of course, on Arran, the sea is an adventure playground - from sailing to kayaking to open water swimming - and Sannox, with its accessible sandy beach is a watersports enthusiasts' play area.

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 a mile or so along the road; the secondary school being at Lamblash 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, and delicatessen shop.

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///oddly.readjust.disbelief



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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

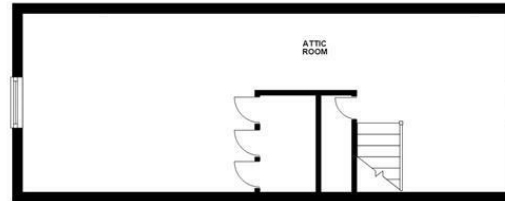
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel. Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk



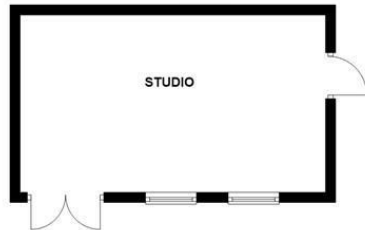
DARVEN COTTAGE GROUND FLOOR



DARVEN COTTAGE FIRST FLOOR



OUTBUILDINGS



TOTAL AREA: APPROX. 220.6 SQ. METRES (2374.5 SQ. FEET)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E			
(21-38) F		32	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the coastal road north through Corrie to Sannox. Pass through the village of Sannox continuing towards Lochranza. Darven Cottage is the second driveway on the right hand side shared with the Sannox Christian centre. before Sannox Golf Course on the left. Take a sharp left past the centre where the driveway to Darven Cottage is on the right hand side. What3words:///oddly.readjust.disbelie

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