



WM SKELTON & CO



49 Crichton Road, Rothesay, Isle of Bute, PA20 9JT
Offers over £460,000

49 CRICHTON ROAD, ROTHESAY, ISLE OF BUTE, PA20 9JT

This imposing semi-detached Victorian sandstone villa of exceptional character with outstanding sea and hill views is beautifully presented. This residence blends timeless architectural elegance with generous modern family living. Distinguished by its striking turrets, ornate stone detailing and commanding façade, the property offers a rare opportunity to acquire a truly unique home in a prestigious setting.

Set behind wrought-iron railings with a private driveway, garage, and beautifully landscaped front and rear gardens this Category B Listed Building with superb sea views immediately impresses. The accommodation is spacious and light-filled across multiple levels, featuring high ceilings, large bay windows, period detailing and a flexible layout ideal for both family life and entertaining.

The substantial living spaces are complemented by elegant proportions throughout, while the mature gardens, garage and private parking further enhance the appeal of this exceptional residence. Ideally situated within an established and highly sought-after setting, this is a home of remarkable style, heritage and presence.

Early viewing is highly recommended to fully appreciate the scale, charm and individuality of this exceptional property.

COMPRISES:

- Lounge/dining room with large bay window offering panoramic sea views
- 5 double bedrooms (3 ensuite)
- Dining kitchen
- Office/dining room
- Utility room
- Games room
- Family bathroom
- Garage
- Gardens front and rear



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Accommodation:

Ground Floor

Hall - 2.41m at widest x 9.42m + 1.08m x 2.73m

A truly magnificent reception hallway sets the tone for the elegance and character found throughout this exceptional home. Rich in period charm, the space features impressive ceiling heights, intricate original cornicing, decorative archways and a striking staircase with traditional balustrade. Bathed in natural light from the glazed entrance and upper stairwell, the hall offers a warm and elegant welcome, enhanced by polished timber flooring, ornate detailing and generous proportions providing an immediate sense of scale and sophistication, creating a stunning first impression for residents and guests alike.

Lounge/Dining Room - 4.67m x 13.4m

An elegant and exceptionally spacious formal lounge and dining room enjoying breath-taking views towards Loch Striven and the surrounding hills through a magnificent bay window. Rich in period character, the room features ornate cornicing, ceiling roses, chandeliers, high ceilings and decorative columns, creating a striking entertaining space filled with grandeur and natural light. The generous proportions easily accommodate both lounge and dining areas, while the impressive marble fireplace housing a log-burning stove provides a warm and inviting focal point. A superb room for relaxing or entertaining, seamlessly combining classic architectural charm with stunning outlooks.



Dining Kitchen - 6.09m x 4.27m

A beautifully presented and generously proportioned dining kitchen, thoughtfully designed to provide an excellent space for everyday family living and entertaining. The room features an extensive range of fitted cabinets with complementary work surfaces, a shelved pull-out pantry, fridge with freezer compartment, range-style cooker and ample space for a large dining table. Flooded with natural light from multiple windows and French doors opening directly onto the garden, the space enjoys a bright and welcoming atmosphere throughout. Finished with attractive wooden flooring and recessed lighting, this impressive kitchen combines practicality with timeless style.



Dining Room (currently used as an office) - 5.65m x 4.33m

This elegant formal dining room combines classic period character with a warm, inviting atmosphere. Rich red damask-style wall coverings, ornate cornicing, ceiling rose and a striking chandelier create a grand impression, while the feature fireplace with inset log-burning stove provides a cosy focal point. Large windows to the front flood the room with natural light and perfectly frames the spectacular panoramic views across the water and surrounding hills. Generously proportioned, the room offers ample space for entertaining and benefits from a peaceful outlook in a truly picturesque setting.



Utility Room - 3.63m x 2.54m

The utility room features window to rear providing natural light, complemented by plain cornicing and strip lighting. Practical features include a Worcester boiler, base storage unit, stainless steel sink with drainer and mixer tap, pulley and wall-mounted shelving offering useful additional storage space.



WC - 2.41m x 1.45m

WC is neatly presented and fitted with a white two-piece suite comprising pedestal wash hand basin and WC. Finished with attractive half-height wall tiling, painted walls and warm hardwood flooring

First Floor

A striking staircase rises to the first-floor landing, featuring a polished timber handrail with painted balustrade, deep-pile carpeting and decorative wall coverings. The landing is enhanced by ornate cornicing and ceiling detailing, while a magnificent window floods the stairwell with natural light and adds to the home's impressive period character.

Master bedroom (4.74m x 8.13m) with dressing room (2.69m x 1.67m) and ensuite bathroom (3.95m x 4.51m)

The impressive principal bedroom is a magnificent and exceptionally spacious retreat, beautifully enhanced by ornate period cornicing, elegant chandeliers and a stunning bay window arrangement framing breath-taking panoramic views across the water and surrounding hills. Filled with natural light, this luxurious room offers ample space for freestanding furniture and a relaxing seating area, creating a superb blend of luxury and comfort.

A well-appointed dressing room is fitted with extensive hanging and shelving space together with feature lighting.

The stylish ensuite bathroom is generously proportioned and finished with contemporary tiling throughout, comprising a bath set within a recessed alcove, separate walk-in shower enclosure, WC, bidet and a large vanity unit with inset wash basin and mirror above. The room further benefits from high ceilings, chandelier lighting and a large window providing excellent natural light.



Bedroom 2 - 4.74m x 8.13m with ensuite (2.27m x 2.49m)

This elegant and generously proportioned double bedroom enjoys spectacular panoramic views across the water and surrounding countryside through a large feature window. Rich in period charm, the room benefits from high ceilings, ornate cornicing, decorative ceiling rose and chandelier lighting, while offering ample space for freestanding furniture.

The contemporary ensuite bathroom is stylishly finished with full-height tiling and comprises a bath with shower attachment and glazed screen, WC and pedestal wash hand basin. The room further benefits from recessed ceiling lighting and a large window providing natural light.



Bedroom 3 - 4.44m at widest x 4.07m

This attractive double bedroom enjoys pleasant garden, field and woodland views through a large sash-style window, together with high ceilings, decorative cornicing and tasteful décor. The room offers comfortable accommodation with space for freestanding furniture and benefits from excellent natural light.

A modern ensuite shower room is fitted with a glazed corner shower enclosure, WC and wash hand basin, complemented by contemporary wall tiling, recessed ceiling lighting and tiled flooring.



Second Floor

The top floor landing continues the home's impressive period character, featuring ornate cornicing, decorative wall coverings and a polished timber balustrade with painted spindles. A striking stained-glass roof light floods the area with natural light, while deep-pile carpeting and high ceilings enhance the sense of space and elegance. Large cupboard housing Worcester combi boiler with loft access (2.04m x 1.02m).



Bedroom 4 - 4.55m at widest x 3.63m

This bright and spacious bedroom enjoys impressive elevated views across the water and surrounding hills through distinctive feature windows.

Bedroom 5 - 4.08m x 4.41m

This bright bedroom enjoys delightful views over the garden, open fields and surrounding woodland. The attractive bay window provides a charming semi-rural outlook.

Bathroom - 4.40m at widest x 2.83m

A spacious and beautifully light-filled bathroom featuring a striking circular porthole-style window framing spectacular panoramic views across the water and surrounding hills. The room is fitted with a white suite comprising bath with shower over, pedestal wash hand basin and WC, complemented by neutral tiling and generous floor space. Characterful sloping ceilings add charm and individuality, while the elevated position creates a wonderfully peaceful setting with exceptional natural scenery.



Games Room - 11.32m x 4.55m

An impressive and beautifully proportioned games room enjoying lovely views to the rear over the garden, open fields and surrounding woodland, together with outstanding views to the front across the sea and surrounding hills. Currently arranged around a full-sized snooker table, the room provides exceptional entertaining space with characterful sloping ceilings, recessed lighting and elegant period-style fittings enhancing its appeal.

A glazed door, designed to resemble a traditional sash window, opens onto a charming balcony with ornate balustrading, perfectly positioned to enjoy the spectacular coastal panorama. A superb leisure and entertaining room combining generous proportions, character and remarkable dual aspects to both the countryside and seafront.



Garden

The property is further enhanced by beautifully maintained gardens to both the front and rear. To the rear, the generous landscaped garden enjoys a delightful sunny aspect and backs onto open fields and woodland, creating a wonderfully peaceful setting. Predominantly laid to lawn with mature shrubs, colourful planting and established borders, the garden also features a greenhouse, raised beds and a charming paved area ideal for outdoor dining and entertaining.

A substantial detached garage is positioned to the rear, while the front garden and driveway provide ample off-street parking and enjoy attractive views towards the sea and surrounding hills. The combination of manicured gardens, outdoor entertaining space and exceptional outlooks perfectly complements the character and setting of the property.





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