



Stonewater House,  
Shore Road,  
Lamlash,  
Isle Of Arran,  
KA27 8JN



**Arran**  
ESTATE AGENTS   
ISLAND OWNED & RUN SINCE 1990

# 5 Bed House located in Lamlash



Stonewater House is a substantial detached villa built in early 2000's, in the heart of Lamlash and just a short distance from the shore, pier and all the amenities within this popular village. It enjoys a prominent roadside location with elevated sea views across Lamlash Bay towards Holy Isle and beyond.

Via the the lower floor entrance vestibule, the flexible layout comprises hallway, kitchen with rear door out to the gardens, guest lounge / dining room with external balcony to the front, family bathroom and two double bedrooms with ensuite shower rooms.

On the upper floor there is a second spacious lounge taking in the panoramic views across Lamlash Bay, two double bedrooms with en suite facilities and a fifth bedroom / study.

This fabulous home benefits from ample storage with cupboards throughout and built in wardrobes within the 4 ensuite bedrooms. Integral to the property is a spacious basement double garage with power and water, accommodating the oil boiler.

Beautifully maintained, in walk-in condition, and with the Short Term Let License in place, the present owners operate a very successful Bed and Breakfast business. As such, this lovely spacious villa could be sold as a turnkey property including everything you would need to run a bed and breakfast business from home.

Equally, Stonewater House could simply be retained as spacious family home from where to enjoy all of the wonderful activities which Lamlash, and Arran, has to offer!

### Entrance vestibule

5'11" x 6'2"

The front entrance is access via a small set of stairs or ramp and the door opens into a spacious vestibule where there is plenty of room to hang coats. A second glazed door opens into the wide central hallway.

### Hallway

11'5" x 18'6" overall

A spacious central hallway accesses all the accommodation within and has a large handy under stair cupboard for storing outdoor gear.

### Lounge / dining room

16'0" x 19'4"

A spacious lower lounge / dining room with French doors and picture window to the front of Stonewater House, taking in the wonderful views across Lamlash Bay and Holy Isle.

There is a wood burning stove to enjoy the cosy winter nights in.

### External balcony

6'3" x 14'6" overall

Accessed from the Front doors of the lower floor lounge/ dining room the lovely balcony has a glass balustrade and plenty of room for a table and chairs. The perfect spot to enjoy a morning coffee, watching the sun rise over Holy Isle and Lamlash Bay.

### Kitchen

16'7" x 14'2"

The kitchen is to the rear and has two large windows to the side of the house flooding it with natural light and a door out to the rear garden.

There is plenty of room for a breakfasting / dining table and it is fully fitted with lots of wall and base units. The well equipped kitchen appliances include a 5 burner gas hob and gas double oven, integrated dishwasher, washing machine and tumble dryer and a large fridge / freezer.

### Family bathroom

10'3" x 6'2"

The family bathroom is off the central entrance hallway, with a frosted window to the rear gardens and is fully tiled and fitted with a white suite with a bath.

### Bedroom 1

13'5" x 15'3" overall

To the front of the villa with partial views across Lamlash Bay through the picture window to the front. This lovely bright room has a built in mirrored wardrobe and ensuite.

### Ensuite shower room 1

7'10" x 4'9"

Ensuite shower room fitted with a modern white suite and window to the front.

### Bedroom 2

13'7" x 15'1"

A double bedroom to the rear of the property on the lower floor with a window overlooking the gardens, a built in mirrored wardrobe and ensuite.

### Ensuite shower room 2

7'9" x 4'9"

Ensuite shower room fitted with a modern white suite.

### Upper hallway

14'9" x 13'1" overall

The spacious upper hallway gives access to all the accommodation and full of natural light from the windows at the top of the stairs. There is a large handy linen / storage cupboard housing the hot water tank.

### Bedroom 3

11'8" x 15'2"

A large double bedroom with a fitted mirrored wardrobe, ensuite and window overlooking the natural geology and rear gardens.

### Ensuite shower room 3

6'0" x 6'6"

A good size ensuite shower room fitted with a white 3piece suite and window to the rear of the property.

### Bedroom 4

14'3" x 15'2"

Spacious double bedroom to the front of the property with a picture window taking in the views across Lamlash Bay and fitted wardrobe.

### Ensuite bathroom 4

10'0" x 6'1"

A lovely ensuite bathroom with window to the front of the villa and fitted with a white 3 piece suite with a shower over the bath.



### Study / bedroom 5

13'1" x 10'8"

A versatile spacious double room - currently used as a music room / study to the rear of the house with window to the rear.

### Upper lounge

19'1" x 19'4"

A beautiful spacious room filled with natural light, with the focal point of a cosy wood burning stove and picture windows to the front of the villa taking in the wonderful panoramic views across Lamash Bay towards Holy Isle and beyond.

### Basement integral garage

26'6" x 19'9"

The double basement garage below the house, is accessed with an up and over door to the front of the house off the paviour driveway.

It houses the oil-fired boiler and has power, light and hot and cold running water with a sink unit fitted and plumbing for a washing machine. There is also a handy double electric outside socket, handy for charging E-bikes.

This spacious garage has the scope for further development or multiuse as a workshop, games room or gym, as well as storage.

### Garden

Stonewater House enjoys a wonderful location elevated roadside location with the grounds being slightly sloping, following the natural geology of the area.

The low maintenance grounds are bounded by a red sandstone dyke and timber fencing. To the front a paviour sloping driveway leads to the garage and steps to the main entrance, providing off road parking and turning for several vehicles. The paving continues around the house. To the side there is a small timber shed, drying area and a natural rockery flower and shrub bed. No grass cutting needed here.

### Services

Stonewater House is connected to mains electricity, water and drainage. Central heating is by the oil fired boiler located within the garage, supplying radiators throughout. This is supplemented by the two log burning stoves in the lounge / dining room and in the upper lounge.

### Council Tax

The property is rated 'F' currently paying £3148.92 including water and waste water in 2023/24.





Stonewater House Shore Road, Lamlash, Isle Of Arran, KA27 8JN

### A little more information

Stonewater House is located in the popular village of Lamlash which boasts many amenities including pubs, tearooms, various shops, hairdressers and Co-op with an internal post office, all within a gentle walk. It is also home to the island's cottage hospital, dental practice, police, coastguard and lifeboat stations within the village. Lamlash has its own Early Years nursery and primary school and the island's high school and medical centre. As well as the 18-hole golf course there is a bowling green, tennis courts and water sports facilities in the bay. 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.

### Floor Plan

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

### Viewings by appointment

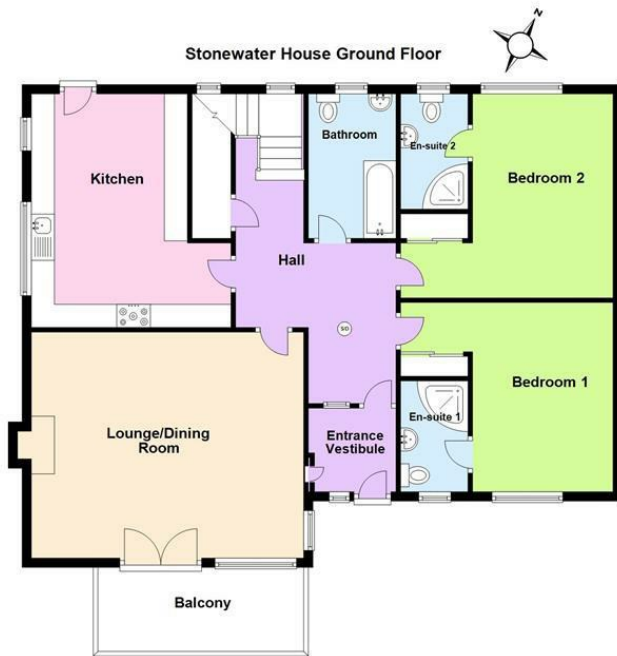
Please note that viewings are strictly by appointment.

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.

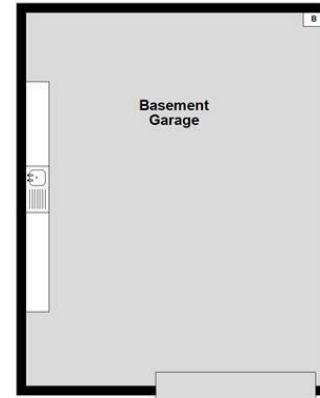
### Cal Mac travel details

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)





**Stonewater House Integral Garage**



**Stonewater House First Floor**



FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

## DIRECTIONS

From Brodick Pier turn left and proceed for 3.5 miles towards Lamlash. After descending the steep hill into the village, bear right and Stonewater House is approximately 350m along on the right hand side, just before the Pier Cafe on the opposite side of the road.

## CONTACT

Invercloy House Brodick  
Isle of Arran  
North Ayrshire  
KA27 8AJ

E: [sales@arranestateagents.co.uk](mailto:sales@arranestateagents.co.uk)  
T: 01770 302310  
[www.arranestateagents.co.uk](http://www.arranestateagents.co.uk)