



Rowanbank and Rowanbank Cottage



Arran
ESTATE AGENTS



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ROWANBANK AND ROWANBANK COTTAGE, BRODICK, ISLE OF ARRAN KA27 8DW

IN BRIEF

- Delightful four bedroom home with appended one bed cottage
- Thoughtfully extended and renovated throughout
- Walk-in condition with an abundance of character and charm
- Highly desirable village location with sea views
- Low maintenance enclosed gardens
- Proven income potential

DESCRIPTION

Rowanbank is a beautifully maintained red sandstone villa in a prime Brodick village location, enjoying stunning sea views. This fantastic four bedroom home includes a separate one bedroom cottage, with its own entrance, garden and parking space - providing flexible options for extended family living or for an additional source of income. Accommodation on the ground floor of Rowanbank comprises entrance sun porch, hall, lounge, open plan dining kitchen, sitting / dining room, ground floor shower room, utility area and bedroom. On the upper floor, a family bathroom, a single bedroom and two double bedrooms, one of which enjoys an ensuite shower room. Rowanbank Cottage accommodation comprises side entrance utility porch, bathroom, open plan lounge / kitchen with a spiral staircase leading to a galleried double bedroom on the upper floor.

GARDEN

Bound by timber fencing, the front garden is gravelled and provides off road parking for up to three vehicles. The attractive grounds are planted with flowering shrubs to enhance the charming frontage of both properties. To the rear, the enclosed garden is laid to lawn with a slabbed seating area which can be accessed from the sitting/dining room patio doors of the main property. There is also a timber storage shed and two log stores in the rear garden.

SERVICES

The property benefits from a newly installed electric heating system which can be controlled remotely.

COUNCIL TAX

Rowanbank and Rowanbank Cottage are currently operated as successful holiday lets and as such are commercially rated.

ENERGY PERFORMANCE

The energy efficiency rating for Rowanbank and Rowanbank Cottage is band F and the environmental impact in terms of carbon dioxide emissions is also band F.



ROWANBANK ACCOMMODATION

The bright sun porch is an excellent addition to the villa, providing a tranquil spot to sit and enjoy the unrivalled sea views towards Brodick bay and the hills beyond. The original front timber glazed door opens into the central hallway with access to all accommodation within. Rowanbank is a charming home, packed with traditional features and quirky details – cosy and welcoming with stripped timber doors and architraves, a feature sandstone wall - combined with modern, open plan living areas, this home has it all.



The lounge enjoys a large window to the front, with a feature log burning stove, solid timber floor as well as picture rails and cornice detailing.

The kitchen, with separate utility area to the rear, is a delightful room – fully equipped with integrated appliances and a double porcelain butler sink and with an idyllic space to sit and enjoy breakfast by the front window. The more formal dining area is open plan, with patio doors to the rear garden and also to the front offering plenty of flexibility.

There is a small bedroom on the ground floor as well as a tasteful family shower room featuring painted tongue and groove timber panelling.



From the central hallway, the bright stairway enjoys plenty of natural light from the upper floor, provided by the Velux roof window.

The immaculate family bathroom again features tongue and groove panelling with natural stone tiled walls providing a classic and elegant finish.

There are two well-proportioned double bedrooms, both of which enjoy built in storage and views over the village golf course to the front. One of the bedrooms also boasts a stylish ensuite shower room with a space saving inset sliding door.

The fourth bedroom is a single size room with Velux roof window, and



completes the accommodation in the main property.

ROWANBANK COTTAGE ACCOMMODATION

The access to the cottage is by a side rear door and into a good sized porch. This is a functional utility space, with a washing machine, tumble dryer as well as ample room for wet weather gear.

The bright bathroom, with a Velux roof window and cottage window to the rear is fitted with an electric shower over bath and white three piece suite.

The panelled glazed timber door leads into the delightful open plan kitchen / dining / lounge. This room is beautifully designed with a compact breakfasting kitchen which is open plan to a cosy lounge space and features a wrought iron and timber spiral staircase leading to the galleried double bedroom on the upper floor.

OTHER INFORMATION

Rowanbank and Rowanbank Cottage are currently operated as a letting business, providing the owner with a consistent and steady income. Both properties are extremely popular with many repeat guests and excellent reviews. Conversion back to residential is not a difficult process and offers a wonderful opportunity for a new owner to live and generate an income or perhaps offers the option for a multi-generational family. Contents can be included separately by negotiation.

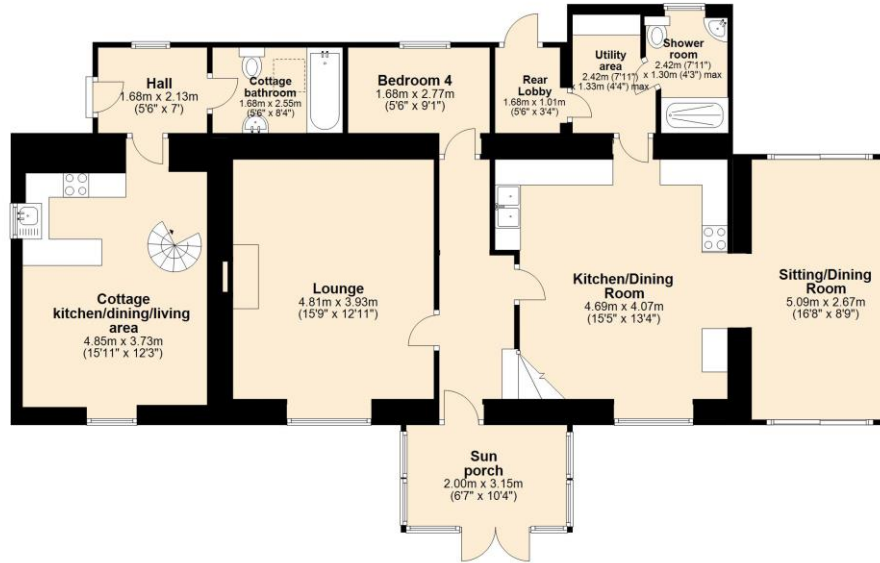
The Isle of Arran is a place where you can find a little bit of everything you could ever want from a Scottish island; an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce. With excellent leisure facilities including tennis and bowling facilities, the 18-hole golf course and those at the Auchrannie Resort, Brodick village's amenities include banks, shops, hotels, restaurants and bars. Brodick has a primary school with early years classes and the secondary school is located in Lamlash to which pupils travel daily by bus.





FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

GROUND FLOOR



UPPER FLOOR



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

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PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

The vendor or his 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.

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Brodick
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Directions

From Brodick Pier turn right and proceed through the village passing the clubhouse and golf course on the right-hand side and proceed for a further 300 metres where Rowanbank House is located on the left-hand side.



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