



Dippin Cottage, Dippen, Kildonan, KA27 8SB



Arran
ESTATE AGENTS 

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DIPPIN COTTAGE, KILDONAN, KA27 8SB

DIPPIN COTTAGE IN BRIEF

- Peaceful rural location
- Spectacular panoramic views
- Large garden with off road parking
- Three attic bedrooms
- Many original features
- Timber workshop

DESCRIPTION

Situated in a quiet tranquil location, Dippin Cottage is the end of a terrace of three properties taking in the spectacular panoramic views over the southern tip of Arran across the Clyde towards the Ayrshire coastline and beyond. Retaining many of the original features, cottages like this rarely come to the market. Accommodation comprises rear entrance porch, open plan kitchen/dining room, lounge, bathroom, W.C front entrance hallway and on the upper floor two double bedrooms and one single bedroom all with roof windows.

DIRECTIONS

From Brodick Pier turn left and proceed south travelling through Lamash and Whiting Bay to Dippen, turn left down the coast road to Kildonan travel approximately 200metres and take the first right, into the shared driveway. Dippin Cottage is located on the left hand side, with designated parking to the side of the cottage.

SERVICES

The cottage is connected to mains electricity and water is from a private supply. Drainage is to a shared septic tank. The property is partially central heated with radiators throughout heated via the woodfired Rayburn within the kitchen/ dining room , supplemented by electric panel heaters and the multifuel stove within the lounge.

GARDEN

To the front of the cottage there is a patio area with a gravel driveway to the side with parking for several vehicles. Off the patio area there is a level lawn area, bounded on one side with a hedge for privacy, which slopes down towards the main road. There is fencing and hedging to a small copse of trees and flat lawn area encompassing raised vegetable beds and mature shrubs. To the rear there is another small lawn, enclosed by a low stone wall, with access across the shared driveway to a large flat area with a double timber workshop/garage and wood store with a terraced lawn area behind.

COUNCIL TAX

Dippin Cottage is 'C' banding paying £1290.77 in 2023/2024.

ENERGY PERFORMANCE

The energy efficiency rating is '?' and the environmental impact rating for this property is band '?'.



ACCOMMODATION

This quaint, stone-built traditional cottage retains some of the original features of its period. It is situated in a quiet rural location on the south of the island with breathtaking views over rolling countryside to the sea and beyond to the Ayrshire coastline.

Entering by the front door takes you directly into a surprisingly spacious hallway where this is space for hanging outdoor gear, and access to a separate W.C. and the stairs up to the upper floor.

To the right of the hallway, there is a spacious and homely reception lounge which features a brick and timber fireplace with inset multi fuel stove and front and side windows taking in the stunning views.

To the left of the hallway is the airy kitchen/dining room, with feature timber cladding, traditional press, breakfast bar, Rayburn, drying pulley and fully fitted kitchen. There is plenty of space for a large dining table as well as a small seating area, all of which take in the amazing views over the front gardens and beyond. This is a delightful room, for family cooking and entertaining!

The kitchen area to the rear is fitted with modern white base units, complementary worktop, electric oven and gas hob with space for a fridge freezer and plumbing for a washing machine and dishwasher. From the kitchen area there is access through to the rear door, with plenty more space for storing all the outdoor gear, and direct access to the rear garden, timber workshop and wood store.

The family bathroom, with electric shower over bath, is also located to the rear of the cottage and features a handy full height press.

The timber staircase leads from the front hallway to the upper floor where there are two large double bedrooms and a single bedroom, all fitted with large roof windows taking in the wonderful views.

Dippin Cottage does require some modernisation, however it is very charming property with a peaceful and welcoming ambiance – we are sure it will make a delightful home.

OTHER INFORMATION

Dippin Cottage is located approximately 3 miles from the village of Kildonan which is the most southerly village on Arran with beautiful beaches, forest walks, spectacular views and sunsets over the Kintyre peninsula and is a well-known haven for wildlife including seals and otters. The area enjoys a bustling community and boasts a thriving village hall.

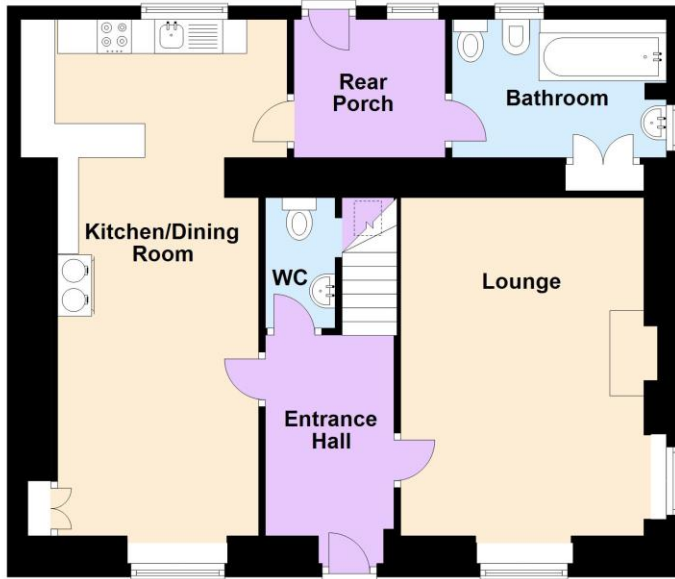
The primary school is at Whiting Bay approximately 3 miles to which pupils are conveyed daily and the secondary school is at Lamlash. Whiting Bay is a bustling and friendly community with a large village hall, local pub, restaurants, excellent shops, an 18-hole golf course and bowling green.





Dippin Cottage Ground Floor

Approx. 69.6 sq. metres (749.0 sq. feet)

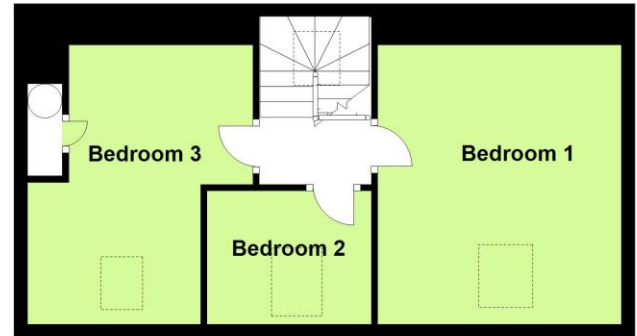


APPROXIMATE ROOM SIZES

FRONT ENTRANCE	1.87m (6'2") x 2.96m (9'9")
LOUNGE	3.56m (11'8") x 4.97m (16'4")
KITCHEN/ DINING ROOM	7.60m (24'11") x 3.92m (12'10") overall
W.C	1.01m (3'4") x 1.74m (5'9")
BATHROOM	3.12m (10'3") x 2.15m (7'1")
REAR ENTRANCE	2.20m (7'3") x 2.01m (6'7")
BEDROOM 1	4.07m (13'4") x 3.59m (11'9")
BEDROOM 2	2.40m (7'10") x 1.98m (6'6")
BEDROOM 3	4.09m (13'5") x 2.65m (8'8")

Dippin Cottage First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Total area: approx. 107.4 sq. metres (1155.8 sq. feet)

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

FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

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