



Rose Cottage, Auchencairn, Whiting Bay KA27 8RQ



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ROSE COTTAGE, AUCHENCAIRN, WHITING BAY, KA27 8RQ

ROSE COTTAGE IN BRIEF

- Unique stone-built 18th century cottage
- Elevated rural location giving fabulous mountain views
- Large garden with patio and raised deck area
- Charming and full of character
- One double bedroom
- Off road parking

ACCOMMODATION

Rose Cottage is a unique 18th Century lime washed stone built cottage with a south facing aspect which is located a short distance from Whiting Bay. It has been sympathetically renovated creating a delightful home in a peaceful rural location, oozing charm and maintaining much of the original character. Accommodation comprises large open plan lounge area with galleried mezzanine floor, kitchen, bathroom and one double bedroom. It is a Category B listed building of architectural and historic interest and it is believed it was built in the 18th century as a long house typical of the Western Isles built on falling ground with a sloping roof ridge. Further information on this can be accessed on the Historic Scotland website at <http://portal.historicenvironment.scot/designation/LB6773>

DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. On approaching the village turn right up the road marked Auchencairn and proceed for a quarter of a mile passing the house Ashbank. Turn immediately right and Rose Cottage is located on the right-hand side.

GARDEN

The thoughtfully developed garden is mostly laid to lawn and includes a patio area which is accessed from the lounge as well as raised decking area to make the most of the mountain views towards Goatfell and Holy Isle. There is off road parking to the rear on a gravel driveway with additional parking to the front. The majority of the garden to the rear is securely bounded with timber fencing.

SERVICES

The property is connected to mains water and electricity and drainage is to a septic tank. Hot water and heating are via an Air Source Heat Pump supplying underfloor heating throughout. Supplemented by the open fire within the lounge.

COUNCIL TAX

Rose Cottage is banded 'B' paying £1310.23 including water in 2023/24.

ENERGY PERFORMANCE

The energy efficiency rating is band F and the environmental impact rating band is F.



DESCRIPTION

Rose cottage is full of charm and character having been beautifully renovated and restored in keeping with its historic status.

The timber stable door to the front entrance opens into the open plan living area, showcasing the exposed oak timber beams and stone walls. There is a handy built-in cupboard accommodating the service controls and under stair storage for out door gear and shoes.

The entire ground floor is finished with slate flagstone tiles with a recessed doormat at the stable door and underfloor heating throughout. Steps lead up to open plan lounge area with an open fire set in to the natural stone wall. The French doors open out to the rear patio and steps lead up to the kitchen.

Sitting at a higher level, the beautifully finished kitchen is equipped with integrated dishwasher, fridge, freezer and washing machine. There are country style cream base and wall kitchen units with solid oak worktops and a gas hob over electric oven and cosy space for a small dining table and chairs. A large built-in cupboard houses the hot water tank and controls for underfloor heating and air source heat pump.

From the lounge area an oak staircase leads to the small balustraded mezzanine which is presently used as a seating area but could be used as an extra sleeping area with the addition of a futon bed.

At the lower level of the cottage, the bathroom is fitted with freestanding roll top bath with shower over, low level WC and pedestal washbasin.

The gorgeous double bedroom has a tall window to the front and small floor level window to the gable and features exposed ceiling beams.

Some of the contents and furniture at Rose Cottage can be available by separate negotiation.

APPROXIMATE ROOM DIMENSIONS

LOUNGE	3.92m x 3.72m (12'10" x 12'2") overall
KITCHEN	3.84m x 2.26m (12'7" x 7'5")
BATHROOM	2.17m x 2.63m (7'1" x 8'8")
BEDROOM	3.83m x 3.15m (12'7" x 10'4")
GALLERY	2.74m x 2.39m (9'0 x 7'10)

OTHER INFORMATION

The cottage has been renovated in recent years incorporating green-oak framed trusses which support the turfed roof offering high levels of insulation. The stone walls which are up to a metre thick in places are built with lime mortar and are finished with white limewash. The turfed roof has matured with the deep grass and wild flowers giving a pleasing effect. Internally the cottage has been finished sensitively, combined with modern levels of comfort and amenity. This is a truly unique property with south facing aspect in a wonderful rural location.

Rose Cottage is within the small rural settlement at Auchencairn less than a mile from Whiting Bay.

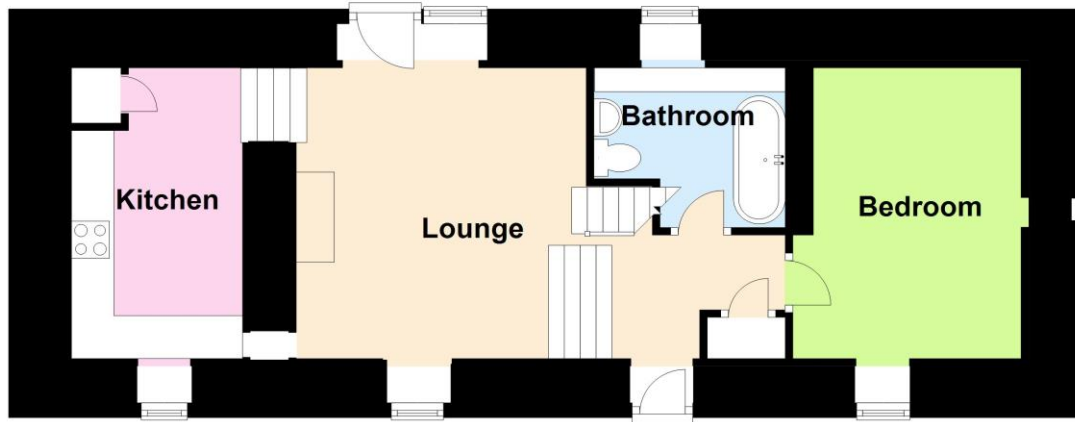
Whiting Bay village amenities include the 18-hole golf course, bowling green, shops, pub, petrol station and cafes. Whiting Bay has its own primary school and early years classes, the secondary school being in Lamlash.





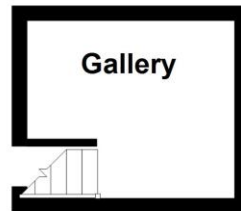
Rose Cottage

Approx. 46.3 sq. metres (498.5 sq. feet)



Gallery

Approx. 6.5 sq. metres (70.5 sq. feet)



FLOOR PLANS NOT TO SCALE: FOR GUIDANCE ONLY

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 460361; www.calmac.co.uk

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