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Rhanna, Whiting Bay, Isle of Arran KA27 8QH

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**Arran**  
ESTATE AGENTS



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## RHANNA, WHITING BAY, ISLE OF ARRAN KA27 8QH

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### RHANNA IN BRIEF

- Impressive detached villa
- Immaculately presented
- Extensive grounds and off road parking
- Period features
- Four ensuite bedrooms
- Panoramic views

### DESCRIPTION

Rhanna is a stunning, detached 1920s villa in a wonderful shore front location within the desirable village of Whiting Bay. This blonde sandstone property dates back to 1922 and has been lovingly and sympathetically renovated retaining many of the beautiful features and characteristics of the period. The finish and presentation are impeccable.

Accommodation comprises glazed entrance porch into spacious central hallway with access to all accommodation. The formal lounge, with a feature open fire, opens through an arched alcove into the stunning original orangery to the side of the property. The large family kitchen, with separate utility, is to the rear and has a door to the garden. There is a dining / study / formal dining room to the front and completing the accommodation on this floor is a cloakroom and further rear door. On the upper floor there are four substantial double bedrooms, all of which benefit from immaculate ensuite facilities. The fourth double bedroom has been upgraded to create a suite, enjoying its own kitchenette. This room benefits from private door access from the external rear staircase and provides a self-contained accommodation option. To the rear of Rhanna, an exceptionally spacious workshop/studio has been created from the integral garage offering further scope for a variety of end uses.

### GARDEN

The generous gardens are beautifully tended, with cleverly sectioned seating and lawned areas – thoughtfully created to take in the spectacular location and views. There is a generous provision of off road parking, a substantial timber shed, separate wood store and a serviced brick built outhouse enjoying an elevated location in the terraced rear garden.

### SERVICES

Rhanna is connected to mains electricity, water and drainage. Heating and hot water are supplied by the oil fuelled central heating system, with radiators located throughout the property and this is supplemented by the open fire in the lounge.

### COUNCIL TAX

The property is banded 'F' paying £2938.40 in 2022/2023 including water and waste water.

### ENERGY PERFORMANCE

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





## ACCOMMODATION

Rhanna is a stunning period home which is absolutely bursting with character, charm and personality. The subjects enjoy an elevated position in the heart of Whiting Bay village. Set just back from the main road, Rhanna boasts a beautiful garden and outstanding panoramic sea views across to the Clyde and the Ayrshire coastline. The layout within offers plenty of flexibility for family to enjoy life together. It is adaptable and wonderfully balanced, with large bright rooms.

Entrance is via the generous central sun porch, where the original timber inner front door leads into the broad hallway. This area benefits from a recently laid engineered wood floor and gives access to the ample accommodation.

The lounge enjoys the spectacular views to the front with dual aspect picture windows and a traditional open fire surrounded by a period mantel. Glazed panel French doors to the side of the lounge open to the stunning south facing orangery. This tranquil space has been divided to create a garden room seating lounge to the front and to the rear an impressive greenhouse, serviced with water and power.

Rhanna has a second lounge / study / formal dining room to the front, offering flexibility to a modern family. It too enjoys the hallmark decorative fireplace and Edinburgh press.

The open plan dining kitchen is to the rear of the house. With triple aspect windows, this room has been cleverly designed to catch a glimpse of Holy Isle and the Clyde from the side window whilst cooking on the central island unit. The kitchen is fitted with contemporary wall and base units with complimentary solid wood work surfaces, porcelain butler sink, modern induction hob, double electric oven and grill, integrated dishwasher and fridge freezer. It incorporates a delightfully spacious family dining area, further benefitting from stylish Karndean flooring.

A door to the rear of the kitchen leads into a utility/laundry room. This functional separate room provides an abundance of storage, plumbing for a washing machine and ample space for a traditional pulley. With a rear door out to the courtyard workshop and gardens, this room also accommodates the oil boiler.

The four large bedrooms are on the first floor, accessed by the original timber Art Deco staircase, with characteristic windows on the half landing.



All of the bedrooms are substantial and enjoy traditional presses, alcoves, delicate ceiling roses, large picture windows and well considered tasteful décor. They all benefit from elegant ensuite facilities, finished to a high specification with white suites and large walk in showers.

Bedroom four has a door leading to an external rear staircase and also incorporates a small kitchen and en-suite shower room. This could be utilised to provide a self-contained suite or combined into the family home.

We are delighted to be bringing Rhanna to the open market. Early viewing is high recommended. The furniture and some of the contents of Rhanna can be included in the sale by separate negotiation.



### APPROXIMATE ROOM SIZES

#### GROUND FLOOR

SUN ROOM/PORCH	2.90m (9' 6") x 2.69m (8' 10")
LOUNGE	4.22m (13' 10") x 5.53m (18' 2")
STUDY AREA	1.88m (6' 2") x 3.85m (12' 8")
SITTING ROOM	3.86m (12' 8") x 4.06m (13' 4")
KITCHEN	4.50m (14' 9") x 6.09m (20' 0")
OVERALL	
UTILITY ROOM	4.63m (15' 2") x 2.39m (7' 10")
TOILET	1.53m (5' 0") x 1.80m (5' 11")
CONSERVATORY	3.51m (11' 6") x 4.33m (14' 2")
ORANGERY	3.51m (11' 6") x 4.33m (14' 2")
WORKSHOP/ GARAGE	3.92m (12' 10") x 7.10m (23' 4")



#### UPPER FLOOR AND SPLIT LEVEL FLOOR

BEDROOM 1	3.83m (12' 7") x 5.29m (17' 4")
ENSUITE BATHROOM	2.37m (7' 9") x 2.63m (8' 8")
BEDROOM 2	4.09m (13' 5") x 4.24m (13' 11")
ENSUITE SHOWER ROOM	2.91m (9' 7") x 2.65m (8' 8")
BEDROOM 3	4.45m (14' 7") x 6.43m (21' 1")
OVERALL	
ENSUITE SHOWER ROOM	1.50m (4' 11") x 2.62m (8' 7")

#### SELF CONTAINED SUITE / BEDROOM 4

BEDROOM 4	2.62m (8' 7") x 2.46m (8' 1")
SHOWER ROOM	2.39m (7' 10") x 1.39m (4' 7")
SMALL KITCHEN	2.62m (8' 7") x 2.46m (8' 1")

GROUND FLOOR: 156.3 sqm (1682.6 sq. feet)

FIRST FLOOR: 118.4 sqm (1274.8 sq feet) approximately









Rhanna



Split Level First Floor



FLOOR PLAN • 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 460 361 [www.calmac.co.uk](http://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.

## Other information

Rhanna is a short distance from the centre of the village and well placed for access to the local shops and other amenities including the beautiful sandy beach. The village primary school is close by and the secondary school is in Lamlash village, just 3 miles to the north. 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 amongst many other amenities.



# Rhanna

Whiting Bay

Isle of Arran

KA27 8QL

## Directions

From Brodick pier turn left and proceed to Lamlash and then to Whiting Bay. Travel through the village and Rhanna is on the right, after the Arran Art Gallery and County Carpets.

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