



Old Post Office Shannochie, Isle of Arran KA27 8SJ

OLD POST OFFICE SHANNOCHIE, ISLE OF ARRAN KA27 8SJ

OLD POST OFFICE SHANNOCHIE IN BRIEF

- Semi-detached villa and outbuildings
- Stunning site with huge potential
- Planning permission for exciting new home
- Development opportunity

DESCRIPTION

The Old Post Office in Shannochie is a rarely available gem located in an idyllic location and offering an enthusiastic new owner the opportunity of a lifetime. This semi detached cottage villa encapsulates the former Post Office building and has been extended to create a three bedroom home. Sadly now in a state of disrepair, the property requires a substantial upgrade throughout however the owners have worked with a dynamic local architect to design a sensational earth sheltered home on the site, full details of which can be found by searching reference 21/01010/PP on the North Ayrshire Council planning portal.

DIRECTIONS

From Brodick Pier turn left and proceed south for approximately 15 miles. You will pass through the villages of Lamlash and Whiting Bay then come to a sign for Kildonan - keep right on the inland road (the left turn is the low road through Kildonan village). Continue on for approximately 4 miles and the Old Post Office is located on the left.

GARDEN

The Old Post Office grounds are bound by fence with a stone wall separating the semi-detached cottage. There is a metal gate opening into the partially tarmacked driveway providing off road parking for two vehicles. The garden is quite overgrown but appears to be mainly laid to lawn and contained within are two dilapidated stone built bothy / outhouses which offer incredible development potential. The views from the front of the property are breathtaking!

SERVICES

Old Post Office is connected to mains electricity, water and drainage.

ENERGY PERFORMANCE

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

COUNCIL TAX

The property is banded 'C' paying £1737.25 including water and waste water in 2023/24.



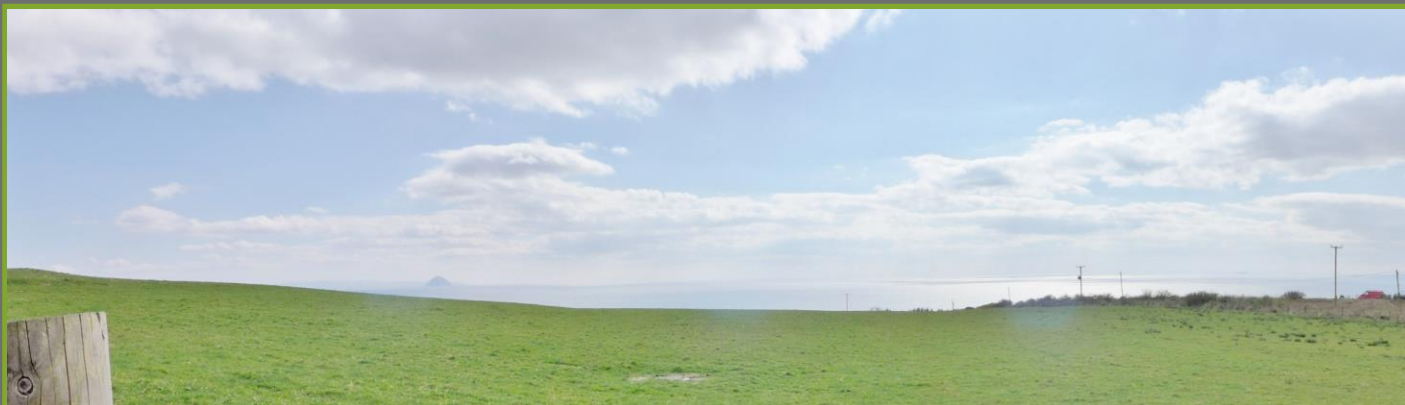
APPROXIMATE ROOM SIZES

ENTRANCE HALLWAY	2.05m (6' 9") x 1.01m (3' 4")
LIVING ROOM	3.44m (11' 3") x 3.50m (11' 6")
KITCHEN/DINING	3.44m (11' 3") x 3.24m (10' 8")
OLD POST OFFICE	3.84m (12' 7") x 2.65m (8' 8")
STORE ROOM	3.60m (11' 10") x 2.45m (8' 0")
BEDROOM 1	1.84m (6' 0") x 2.45m (8' 0")
BEDROOM 2	2.89m (9' 6") x 3.94m (12' 11")
BEDROOM 3	2.37m (7' 9") x 2.45m (8' 0")
WET ROOM	1.62m (5' 4") x 1.45m (4' 9")



OTHER INFORMATION

Set amidst rolling farmland with beautiful unspoiled shore and forest walks, Shannochie, and the neighbouring villages, are friendly communities enjoying some of Arran's most spectacular scenery. There are primary schools in the neighbouring Kilmory and Whiting Bay, and the secondary school is situated in Lamlash. The award-winning Isle of Arran Lagg Distillery, the Lagg Hotel and Velo Café are just a short drive away. A few miles to the north, in the village of Blackwaterfoot, there are a selection of shops including butchers, bakers, general store with post office, hairdressers and newsagents. There is also a garage with petrol station and the Kinloch Hotel with its excellent facilities and other amenities including the famous 12-hole Shiskine golf course.



FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY



Old Post Office, Ground Floor

Approx. 62.8 sq. metres (676.1 sq. feet)



Upper Floor

Approx. 23.4 sq. metres (251.9 sq. feet)



Total area: approx. 86.2 sq. metres (927.9 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*

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