



Planetree House,
Kings Cross, Whiting
Bay,
Isle of Arran,
KA27 8RG



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

4 Bed Villa
located in Kings Cross,
Whiting Bay



Welcome to Planetree House

Planetree House enjoys a quiet rural setting on the outskirts of Whiting Bay on the edge of the hamlet of King Cross. Driving along the track to the property you are welcomed by wonderful, rural views across the valley to Knockenkelly and the village of Whiting Bay. From the coastal path, Planetree House is just a short walk from the gorgeous Sandbraes beach, and less than a mile from the center of the village. Whiting Bay is a bustling destination with a variety of shops, restaurants, garage and petrol station and its own primary school; the island high school is in Lamlash, which is just 3 miles away. Whiting Bay also has its own 18 hole golf course, a bowling green and a beautiful beach.

Planetree House is a much loved family home, full of charm which retains many of its original features.

Accommodation comprises porch, central hallway, open plan kitchen / dining room, lounge, utility room, 2 shower rooms and 4 bedrooms including one on the ground floor. Additionally Planetree House boasts extensive gardens and an appended garage which are ripe for development.

At the time of going to market, we are also listing the adjacent Planetree Cottage. Between Planetree House and Planetree Cottage, the grounds extend to approximately an acre.

Entrance Porch

4'5" x 8'0"

The front entrance porch, with plenty of space for outdoor gear and shoes, enjoys a bright window with views over to Sandbraes.

Entrance Hall

10'0" x 9'4"

Large entrance hall houses the main staircase leading up to bedrooms 2 and 3 (two good sized double bedrooms and a nursery room) with the provision of an under stair cupboard.

Bedroom 1

16'10" x 11'8"

This is a good sized ground floor bedroom with window to the front and views over the garden and a handy press to the rear. This fantastic room lends itself to a variety of uses.

Shower Room 1

6'6" x 10'7'0"

The modern main shower room is well proportioned with a frosted window towards the rear and walk in shower.

Kitchen/dining room

23'9" x 11'8" overall

The wonderfully proportioned open plan kitchen dining room, has windows to the front and rear as well as a rear door opening into the grounds and driveway.

A bespoke breakfast bar separates the areas and features an inset electric hob.

The dining area has a feature fireplace currently fitted with electric stove, but the chimney could be re-instated with an open fire or stove if required.

Utility Room

7'10" x 14'5"

To the rear, accessed off the kitchen, there is a substantial utility room. Also off this room, is access to a second ground floor shower room.

Shower Room 2

7'1" x 8'2"

This second and smaller shower room has a small frosted window to the side of the property.

Lounge

16'10" x 14'5"

The charming and cosy lounge boasts a traditional open fire inset in a traditional ornate timber fire surround. There is a window to the front which enjoys the panoramic views and a second staircase with under stair cupboard, which leads to bedroom 4.



Bedroom 4

13'10" x 11'2"

Above the lounge accessed by a second staircase is an airy 4th double bedroom with roof window to the front .

Upper Hall

10'2" x 6'6"

Bedroom 2

13'10" x 11'4"

Bedroom 2 is an excellent sized double bedroom, currently used as a home office, which enjoys a window to the front taking in views of Whiting Bay.

Bedroom 3

13'10" x 10'3"

Bedroom 3 is another large double bedroom with window to the front.

Boxroom

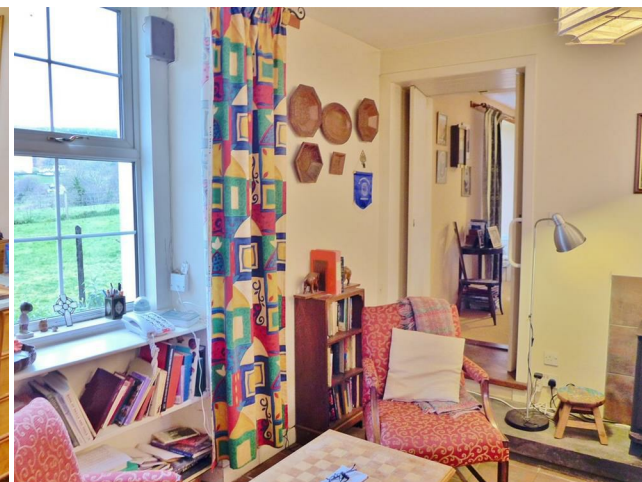
6'8" x 6'9"

Could be used as an occasional single bedroom/nursery and has a roof window to the front.

Garden

The grounds at Planetree House extend to over 1/2 acre. The front grounds are flat, and the area to the side slopes down towards the burn and a footpath leading into Sandbraes.

Planted with variety of mature trees and shrubs, the area is mostly natural and low maintenance with a small orchard included.





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Cal Mac travel details

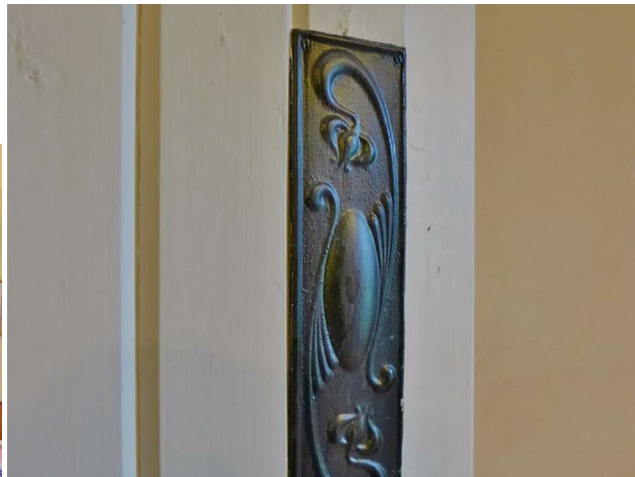
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel. Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk

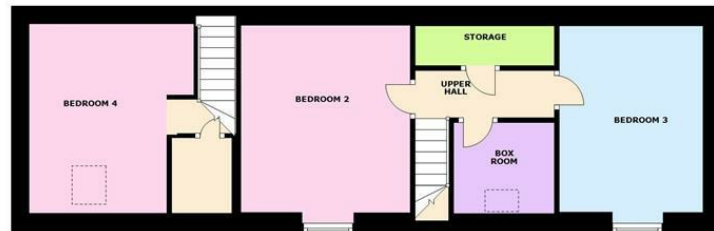
Services

Planetree House is connected to mains electricity and water. Drainage is to a shared septic tank located within the grounds and is shared with Planetree Cottage. Hot water and heating is by the oil fired boiler located within the utility room supplying radiators throughout, supplemented by the open fire in the lounge, and the electric stove in the dining area.

Viewings by appointment

Please note that viewings are strictly by appointment. The vendor or their 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.





UPPER FLOOR

APPROX. 59.5 SQ. METRES (640.9 SQ. FEET)

TOTAL AREA: APPROX. 165.6 SQ. METRES (1782.3 SQ. FEET)

FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash towards Whiting Bay. On the outskirts of Whiting Bay turn left towards Kings Cross and at the end of the first straight stretch of the road towards Kings Cross take the track on the right sign posted Sandbraes. Take the right fork of the track sign posted for Planetree. Continue approximately 150meters along the track to the end bearing right - Planetree House and Cottage are straight ahead on the left.

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