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Silverbank, Whiting Bay, Isle of Arran

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### SILVERBANK IN BRIEF:

- Classic Georgian style villa
- Commanding location with extensive grounds
- Uninterrupted sea views
- Close to village centre
- 5 bedrooms and 2 public rooms
- Walled courtyard with outbuildings

### DESCRIPTION

Silverbank is a substantial detached villa built around 200 years ago and retaining many of its original features. It sits back from the road with a long sweeping lawn leading up to the house.

Internally the double external storm doors lead to a vestibule and spacious reception hallway.

There is one ground floor bedroom and a large lounge, dining room and to the rear the kitchen and utility room which has an external door to the walled courtyard. Also accessed from the courtyard is a laundry, coal/log store, workshop and toilet.

From the main hallway, the curved stone staircase leads to the top hall which accesses three double bedrooms, one single bedroom, bathroom and maid's room.

Externally, the immediate garden is flat with parking and turning areas and appended garage to the rear. In total, the grounds extend to approximately 0.5 acres.

### MORE INFORMATION

Silverbank presently requires extensive repair and refurbishment to bring it back to being a comfortable family home. It offers excellent potential as a Bed and Breakfast establishment or similar commercial activity.

*A recent enquiry to North Ayrshire Council planning department resulted in them advising that the lawn area to the front is unsuitable for residential development as the property is Category 'C' listed by Historic Scotland and any such development would have a 'significant adverse impact on the setting of the listed building'.*



## DIRECTIONS

From Brodick Pier, turn left and proceed through Lamlash to Whiting Bay. Travel through the village and on passing The Coffee Pot tearoom carry on for 150 metres where Silverbank is on the right.

## SERVICES

Silverbank is connected to mains electricity, water and drainage.

## COUNCIL TAX

Banded 'F' for council tax paying £1664.00 excluding water and waste water in 2016/2017.

## APPROXIMATE ROOM DIMENSIONS:

ENTRANCE HALLWAY: 2.44m (8' 0") x 5.63m (18' 6") overall

LOUNGE: 4.57m (15' 0") x 6.29m (20' 8")

LIVING / DINING ROOM: 3.98m (13' 1") x 4.37m (14' 4")

BEDROOM 1: 4.60m (15' 1") x 4.01m (13' 2")

KITCHEN: 2.69m (8' 10") x 3.46m (11' 4")

FORMER SURGERY: 3.24m (10' 8") x 3.38m (11' 1")

LAUNDRY: 3.13m (10' 3") x 3.51m (11' 6")

WOODSTORE: 2.19m (7' 2") x 3.51m (11' 6")

COURTYARD: 7.36m (24' 2") x 4.35m (14' 3") overall

WORKSHOP: 4.52m (14' 10") x 2.18m (7' 2")

BEDROOM 2: 4.58m (15' 0") x 6.27m (20' 7")

BEDROOM 3: 2.42m (7' 11") x 2.53m (8' 4")

BEDROOM 4: 4.55m (14' 11") x 3.05m (10' 0") overall

BEDROOM 5: 3.32m (10' 11") x 3.07m (10' 1")

BATHROOM: 3.29m (10' 10") x 2.13m (7' 0")

(FORMER) MAID'S ROOM: 4.33m (14' 2") x 2.09m (6' 10")

*Silverbank is located 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. It is approximately half a mile from the local primary school, the secondary school being at Lamlash to which pupils are conveyed daily.*

*Whiting Bay is an attractive, friendly community with a large village hall, local pub, restaurants, excellent shops and an 18 hole golf course and a bowling green.*



### Silverbank Ground Flr



### Silverbank First Floor



## 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 302166; [www.calmac.co.uk](http://www.calmac.co.uk)*

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