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Lyndhurst, Shore Road, Brodick

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**Arran**  
ESTATE AGENTS 

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### LYNDHURST IN BRIEF

- Prime location in the heart of Brodick
- Semi detached villa
- Historic building
- Four bedrooms with 2 additional attic rooms
- Large kitchen/dining
- Shower room on the ground floor and a family bathroom on the upper floor

### DESCRIPTION

Lyndhurst is a red sandstone semi detached cottage villa built in approx 1886, former home of Brodick Post Office, Brodick Golf Club House and for the last 65 years it was home to the owner of the appended Brodick Pharmacy, which is still trading to this day. Accommodation comprises entrance vestibule, hall, lounge, sitting room/ ground floor bedroom, kitchen/dining, shower room on the upper floor there are 3 double bedrooms, 1 single bedroom, a family bathroom and two further attic rooms accessed from one of the bedrooms. Lyndhurst is a deceptively large property retaining some original features, it is light and airy with high ceilings throughout. The property is fully double glazed and requires a degree of modernisation. This historic building, constructed of local red sandstone, is 'C' listed by Historic Scotland as a building of special architectural interest. Details of this listing can be accessed on [www.historic-scotland.gov.uk](http://www.historic-scotland.gov.uk).

### DIRECTIONS

From Brodick Per, turn right and proceed through the village where Lyndhurst has a roadside location on the right, immediately past the smaller Co-op outlet and Brodick pharmacy.

### GARDEN

Access to the property is from the roadside gate into a private flat garden, bounded by mature hedging and fencing. The garden is split into two areas by a brick built wall, with a lawn area, drying green and a gravel patio area housing the oil tank and a small brick built shed to the rear.

### SERVICES

Lyndhurst is connected to mains water, electricity and drainage. Heating is by an oil-fired boiler, with radiators throughout the property and for additional heat there is an open fire in the lounge.

### COUNCIL TAX

Currently banded 'E' for council tax, paying £1559.01 in 2017/2018 plus £526.32 water and waste water charges.



## ACCOMMODATION

Leading from the entrance vestibule into the inner hallway is the lounge with high ceilings, double aspect windows to the front and a bay window overlooking Brodick bowling green.

Along the L shaped hallway is a second sitting room or dining room which could also be utilised as a ground floor bedroom, along with a shower room and large under stair storage cupboard. Also off this hallway is a spacious bright kitchen/dining. There are wall and base units, plumbing for a washing machine and a dishwasher. There is a intergrated oven and a gas hob. From the kitchen there is an extrenal door to the graden.

From the main hallway the staircase leads to the upper floor top hall.

On this floor is a family bathroom, a good size single room, two double rooms and a further double bedroom from which there is access to the additional two attic rooms which could be utilised for storage, studio, children's playroom or office space.



## APPROXIMATE ROOM DIMENSIONS

Entrance Vestibule	1.27m (4'2) x 1.94m (6')
Hall	4.33m (14'2) x 1.90m (6'3) overall
Lounge	3.63m (11'11) x 6.45m (21'2) overall
Sitting Room/ dining room	3.74m (12'3) x 3.38m (11'1)
Kitchen dining	5.35m (17'7) x 5.73m (18'10) overall
Shower room	2.03m (6'8) x 1.69m (5'7)
Upper Floor	
Bedroom 1	2.60m (8'6) x 1.69m (5'6) overall
Bedroom 2	2.03m (6'8) x 3.24m (10'8) overall
Bedroom 3	2.61m (8'7) x 4.79m (15'9) overall
Bedroom 4	4.52m (15'10) x 3.67m (12') overall
Bathroom	2.81m (9'3) x 1.51m (5') overall
Attic room 1	2.16m (7'1) x 3.33m (10'11)
Attic room 2	3.40m (11'2) x 2.62m (8'7)



## OTHER INFORMATION

Close to all local amenities, including the shops, restaurants and banks. Other amenities within Brodick include tennis courts, bowling green, 18 hole golf course and leisure facilities at Ormidale Park and Auchrannie Resort. Brodick has its own primary school, the secondary school being at Lamlash to which pupils are conveyed daily by bus. Brodick is the main ferry terminal for the island.

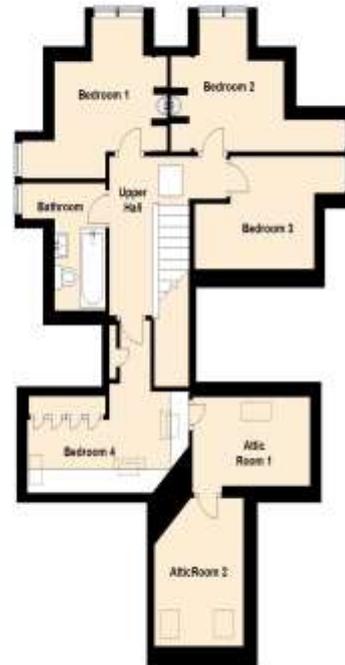




Lyndhurst Ground Floor



Lyndhurst 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 460361; [www.calmac.co.uk](http://www.calmac.co.uk)*

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