



Jubilee Cottage, Lamlash



Arran
ESTATE AGENTS 

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JUBILEE COTTAGE, LAMLASH, ISLE OF ARRAN, KA27 8NA

JUBILEE COTTAGE IN BRIEF

- Idyllic elevated cottage, beautifully presented in walk-in condition
- Stunning views over Lamlash Bay, Holy Isle and beyond
- Short walk to the centre of Lamlash and amenities
- Well established holiday letting property
- Garden room/store
- Beautiful mature gardens front and rear
- Parking

ACCOMMODATION

Jubilee Cottage is a traditional, semi detached, red sandstone cottage villa in an elevated position above Lamlash enjoying panoramic views across Lamlash Bay and beyond. Accommodation comprises entrance porch, open plan lounge/dining room, kitchen, rear vestibule/utility room and bathroom. On the upper floor there is one double bedroom and a single bedroom. There is an also a garden room and store in the rear garden.

DIRECTIONS

Directions: From Brodick Pier turn left and proceed to Lamlash. Carry on to the centre of the village and turn sharp right immediately past the Pierhead Tavern and follow this narrow road up to the small settlement where Jubilee Cottage is the third last property on the right-hand side.

GARDEN

As you step out of the front door there is a delightful enclosed patio/seating area planted with many herbaceous and flowers and bounded by a stone built wall. Adjacent to Jubilee Cottage is parking for three cars and a spacious garden with mature shrubs, trees and flowers and a timber garden shed. In the elevated rear lawned garden there is another relaxing seating area and a charming garden room /summer house for those unexpected guests. From whichever spot in the gardens that you choose to sit in, there is a spectacular view to sit back and enjoy.

SERVICES

The property is connected to mains water, electricity, drainage and benefits from oil central heating supplying radiators throughout. For additional heat there is a multi fuel stove in the lounge supplemented by a storage heater.

COUNCIL TAX

Jubilee Cottage is currently rated commercially for holiday letting purposes and if purchased for residential use it would be reassessed for council tax.



DESCRIPTION

The main entrance to this pleasant property is by a porch at the front. This porch has plenty of space for wet weather gear.

The porch leads you into the south facing open plan lounge/dining room with multi fuel stove and two window seats to the front which enable residents to make the most of the dramatic views of Holy Isle, Lamlash Bay and beyond. There is also substantial understair storage.

Leading off the spacious lounge/dining room is the kitchen which has pine wall and base units with a red marble effect worktop, stainless steel sink/drainers and integrated under worktop fridge and freezer.

The electric oven and dishwasher are included in the sale of the property.

From the kitchen there is a rear vestibule/utility area accommodating the washing machine and tumble dryer and an external door leading out to the rear garden. The contemporary family bathroom is adjacent and has a white suite comprising bath with shower over, vanity sink and toilet.

On the upper floor are two bright, south facing bedrooms; one double and one single, both with built in wardrobes.

Jubilee Cottage is an extremely popular holiday property in walk-in condition and currently achieves around 42 weeks of the year with holiday bookings which are a mixture of repeat and new guests. For further information on this please go to <https://www.cottagesonarran.co.uk/jubilee-cottage>

OTHER INFORMATION

Lamlash has a small Co-op with an instore post office, various places to dine out, gift shops, ladies' boutique, hairdressers, newsagents and hardware shop. Lamlash has its own 18-hole golf course, bowling green, tennis court, excellent boating and water facilities. Lamlash is also home to the island's cottage hospital, medical centre, police station, fire and coastguard station. Arran High school is located in Lamlash along with the primary and early years classes.

***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***





Jubilee Cottage Ground Floor



Jubilee Cottage First Floor



FLOOR PLANS NOT TO SCALE: FOR GUIDANCE ONLY

APPROXIMATE ROOM DIMENSIONS

PORCH:	0.89m (2' 11") x 1.86m (6' 1")
LOUNGE/DINING ROOM:	6.54m (21' 5") x 4.50m (14' 9") overall
KITCHEN:	1.99m (6' 6") x 3.66m (12' 0") overall
REAR VESTIBULE/UTILITY:	1.12m (3' 8") x 1.48m (4' 10")
BATHROOM:	1.59m (5' 3") x 2.64m (8' 8")
BEDROOM 1:	3.61m (11' 10") x 3.53m (11' 7")
BEDROOM 2:	2.01m (6' 7") x 3.38m (11' 1")

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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.