



Inchgarvie, Brodick



Arran
ESTATE AGENTS



Invercloy House, Brodick, Isle of Arran KA27 8AJ
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INCHGARVIE IN BRIEF

- Large Victorian detached red sandstone villa in Brodick
- Three reception rooms
- Excellent views over Brodick bay and Goatfell
- Five bedrooms
- Off road parking
- Many original features

ACCOMMODATION

Large detached traditional red sandstone villa in an elevated, central village location above Brodick. Accommodation within comprises entrance vestibule, reception hallway, lounge, dining room, dining kitchen, laundry/utility room, snug/playroom, bathroom, shower room, single bedroom and four double bedrooms.

GARDEN

Entering by the double gates, the tarmac drive takes you to the front and side of the property where there is parking for several cars. There are two lawn areas both of them are edged with sandstone borders and have a profusion of flowering plants, shrubs and mature trees, the patio area in the centre of the lawn is south facing and has small stepping stones leading to the rear of the property where another patio area has recently been laid with attractive paving - it also is south facing. The views from the side and front garden are spectacular and the garden is bounded by fencing and hedging. To the front and side of the property is a gravel driveway with large timber shed.

SERVICES

The property is connected to mains electricity, water and drainage. Heating is by oil fired central heating supplemented by the two gas fires in the lounge and dining room.

COUNCIL TAX

Inchgarvie is banded 'F' paying £2829.13 including water and waste water in 2020/21.

OTHER INFORMATION

Built in 1897, this imposing property is situated in an elevated location giving views over Brodick Bay and Goatfell. It is near Brodick village amenities which include the bowling green, tennis courts, 18 hole golf course, library as well as the excellent leisure facilities at the Auchrannie Resort.

There are many restaurants, shops and pubs. Brodick also has one of the island's petrol stations and the largest of the three Co-ops is located along the shorefront. Also, along the seafront there are boating facilities including launching ramp and moorings in the bay.

Brodick has its own Early Years Nursery, Primary School and Arran High School is located in Lamlash which pupils travel to daily by bus.



DESCRIPTION

This attractive property still retains many of its original features. As you walk through the large double doors to the vestibule area the original floor tiles are still in situ, and the inner door does not disappoint either, with its authentic leaded door panels. This is just the start of the many original features throughout the property which include cornicing, sash casement windows, doors, deep skirtings and timber staircase to name but a few.

The beautiful reception hallway has a broad timber staircase to the upper floors. To the left is the spacious lounge and to the right is the formal dining room both with stunning views over Brodick Bay and Goatfell, both of the rooms have attractive timber fireplaces with granite and stone hearths and surrounds and both are inset with gas fires. These rooms have sash casement windows, the lounge has extra deep skirting boards and a picture rail as well as ornate cornicing.

To the rear is a snug/playroom, an ideal room for watching TV or as a children's playroom. Adjacent is the rear hallway which has quarry tiled flooring and feature red sandstone wall and just off is the downstairs toilet with adjacent cloakroom for wet weather/outdoor wear, boots and shoes.

The kitchen/dining room has a Stoves range cooker with a 5-ring gas hob and electric double oven and grill, there are timber base and wall units and a freestanding Bosch dishwasher. Off the kitchen is the utility/laundry room with butler sink, a wonderful feature is the antique servants' call box.

The ornate timber staircase leads to a half landing which is flooded with light from the three roof windows. Off the landing is the family bathroom with rainfall shower over rolltop bath and white metro wall tiles. There is a classic wash hand basin and toilet and the floor tiles have a black and white feature pattern. Across the hall is the shower room with corner shower cubicle and ceramic floor and wall tiles.

On the upper floor is the expansive master bedroom, this room originally would have been the formal sitting room and has an abundance of period features, ornate cornicing, picture rail, glazed cupboard and a bay window giving spectacular views. The room has bespoke built in wardrobes and bedframe. There are a further three double bedrooms one with build in storage cupboard which houses the hot water tank, and a single bedroom with original windows to the front.

The present owners have kept with the style of the property installing period modern radiators in the lounge, dining room and hall. There is oil fired central heating in the ground floor and landing. The original sash casement windows are mainly still in place and there is partial double glazing.

The present owners have made this into a wonderful, welcoming family home retaining a multitude of vintage features but also adding modern touches for comfort.



APPROXIMATE ROOM SIZES

ENTRANCE VESTIBULE

2.32m (7'7) x 1.07m (3'6)

HALLWAY

2.32m (7'7) x 5.64m (18'6) overall

LOUNGE

4.49m (14'9) x 5.44m (17'10) overall

DINING ROOM

3.81m (12'6) x 4.11m (13'6)

SNUG/PLAY ROOM

3.97m (13'0) x 4.43m (8'0)

KITCHEN

4.89m (16'1) x 3.68m (12'1) overall

LAUNDRY/ UTILITY ROOM

1.90m (6'3) x 2.01m (6'7)

CLOAKROOM

1.14m (3'9) x 1.16m (3'10)

TOILET

1.05m (3'5) x 1.30m (4'3)

MASTER BEDROOM

4.49m (14'9) x 5.36m (17'7) overall

BEDROOM 2

3.83m (12'7) x 4.14m (13'7)

BEDROOM 3

4.14m (13'7) x 3.05m (10'0)

BEDROOM 4

3.83m (12'7) x 3.73m (12'3)

BEDROOM 5

2.34m (7'8) x 2.98m (9'9)

SHOWER ROOM

1.25m (4'1) x 1.97m (6'6) overall

BATHROOM

1.99m (6'6) x 1.89m (6'2) overall

DIRECTIONS

From Brodick Pier turn right and proceed through the village to the main shopping centre at Invercloy. Turn left opposite the small Co-op and proceed up Alma Road for approximately 200metres where Inchgarvie is located on the right hand side at the junction of the small road leading to West Mayish.





Inchgarvie

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

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