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Alpine and Sam's Cottage, Corrie, Isle of Arran

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**Arran**  
ESTATE AGENTS 

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### ALPINE and SAM'S COTTAGE IN BRIEF

- Impressive 6 bedroom sandstone villa
- Separate substantial 2 bedroom cottage
- Wonderfully maintained and much loved
- Abundance of traditional features
- Oil fuelled central heating

Alpine and Sam's Cottage are both traditional sandstone properties, situated in a delightful setting in the picturesque conservation village of Corrie. Their location, immediately opposite the Sandstone Quay and slipway, make an ideal base for a family looking to embrace the local water activities such as sailing and kayaking as well as the many other outdoor activities Arran has to offer. The Quay was built in 1882 for the shipment of sandstone, a major Arran export during the latter part of the 19<sup>th</sup> century. Alpine, which was built in 1883 for the quarry master, James King, presents generously proportioned accommodation with many traditional features such as original ornate plaster cornicing and classic decoratively tiled flooring - combined with modern fitted bathrooms, central heating and double glazing, this handsome building is a functional and appealing home.

Sam's Cottage was built more recently, having originally been the site for stables within the grounds and has a modern open plan kitchen dining area, a new shower room to the rear, plenty of storage and two double aspect bright bedrooms on the first floor. The cottage provides an income for the current owners who use it for short term holiday lets.

### GARDEN

Alpine and Sam's Cottage garden are extensive and laid to grass to the front and rear, with raised sandstone bordered levels and a sweeping gravelled driveway. An impressive giant redwood in the front garden offers privacy, and the back garden is brimming with lively native shrubs and plants. To the side of the boundary and forming a charming waterfall feature, there is a confluence of two burns coming off the hills which flows directly into the sea – a stunning feature of the village of Corrie for centuries.

### SERVICES

The properties are connected to mains electricity and water. Drainage is to a septic tank within the grounds.

### COUNCIL TAX

Alpine is currently banded 'E' for council tax paying £2225.65 in 2019/2020 including water and waste water. Sam's Cottage is commercially rated as it is currently used for short term holiday lets.



## CORRIE VILLAGE

Corrie has always been a popular holiday village, from days when the visitors were deposited on the shore at the Ferry Rock to the present. Today they usually arrive by car via the ferry into Brodick or Lochranza. Many of the pleasures remain the same, walking along the shores or into the mountains, fishing, bird watching and entering into the spirit of the famous "Corrie Capers", one of Arran's many summer events.

Of course, on Arran, the sea is an adventure playground - from sailing to kayaking to open water swimming - and Corrie, with its accessible shores is a watersports enthusiasts' play area.

Other services in this sought-after village include the village hall, church, delicatessen shop, hotel and the local primary school.



## DESCRIPTION

Alpine is entered through double timber storm doors into a generous double aspect porch, with original tiled flooring. From here, access is through a decorative, opaque, half glazed timber door into a large hallway with the original wrought iron and timber sweeping staircase to the first floor.

As with many of the other rooms, this hallway has a dado border and high ceilings with ornate plaster corning, truly enhancing the grandeur of the property.

The main lounge has twin double glazed panelled windows looking towards the Sandstone Quay. Both cosy and refined, the room features a multi-fuel stove sitting within a classically styled fire surround, designer wall uplighters and is highlighted with dado rails.

Towards the rear of the property there is a study / dining room with views from the side of the property towards Brodick. A large understair cupboard is situated opposite a modern fitted cloakroom, with Karndean flooring and mosaic tiled finish.





The hallway then leads to a bright and warm country style kitchen, with a gorgeous traditional red AGA, and plenty of timber kitchen units. This is a functional and warm family kitchen. Dual aspect windows and a glazed door out to the gardens ensure that this room is both bright and airy, yet retains a real feeling of homeliness. The utility room is open plan to the kitchen and offers even more storage, plenty of space for the chest freezer and upright fridge, utility sink and classic clothes pulley.

From the main hallway there are sweeping stairs with wrought iron balustrading leading to a half landing. From this mezzanine level, to the rear of the house, there is a large bedroom with fitted wardrobes, vanity units and a sink, as well as twin dormer windows. This room also boasts a charming porthole window. There is a large bathroom on this level too - with a free-standing shower stall, a coloured bathroom suite, generously proportioned airing and storage cupboards. This family bathroom is delightfully enhanced by three frosted windows.



Continuing a few more steps from the mezzanine, to the main first floor, the spacious top hall with a large roof window ensures plenty of natural daylight; from here there are a further three bedrooms.

To the front, there is a delightful single bedroom which has a double glazed dormer window with a view towards the Quay. The master front double room has a large window with this same charming aspect and lots of space for wardrobes and storage. The third double bedroom has a view to the side of the property and is also very generously proportioned.

### **APARTMENT**

Currently, Alpine is configured to offer a separate two bedroom apartment utilising the right side of the house – it would be relatively easy, if required, to reinstate the original layout, since there are no obvious room divides or breaks.



The apartment is accessed from the main hallway, leading into a pleasant front aspect open plan lounge/dining/kitchen area.

The kitchen is fitted with an electric oven, hob and has space for a washing machine. External access to the apartment is via a half glazed back door that opens to the main rear garden area.

The apartment's two bedrooms are accessed from a small first floor top hall via a timber staircase from the kitchen area. The front facing double room has two cupboards, one accommodating the hot water cylinder and the other a wardrobe. The second bedroom has a side facing window with views towards the village. This smaller room could be a small double room and has a fitted wardrobe and fitted shelved cupboard providing a plethora of storage.



The shower room, with a modern corner white suite, mosaic tiling and Karndean flooring completes the apartment's accommodation which could be utilised as letting or perhaps a 'grannexe'.



## SAM'S COTTAGE

Presently, Sam's Cottage is used to generate income for the owner – offering a premium letting cottage in the popular village of Corrie.

This attractive and sympathetically built sandstone cottage is a pleasing addition to the grounds of Alpine.

A sandstone porch invites you into a lovely open plan lounge, kitchen dining room. Exposed feature walls give the home a rustic and cosy charm. Tasteful and neutral décor provide easy and flexible accommodation. The kitchen is modern and fitted with integrated Baumatic appliances including electric oven and hob, fridge and dishwasher, as well as plentiful cupboard space. This bright area benefits from windows to the rear gardens as well as two Velux roof windows.

From the open plan lounge area, a timber door leads to a large accessible shower room and to the back door of the property. There are also two double timber cottage door cupboards, wired and plumbed for a washing machine and freezer and which also provide an abundance of storage.

A natural timber staircase winds up to the first floor top hall which has a further bright, front aspect window that provides natural light to the first floor. There is an ample dual aspect double room, and a small double/single room which offers delightful accommodation for a young family or a group.





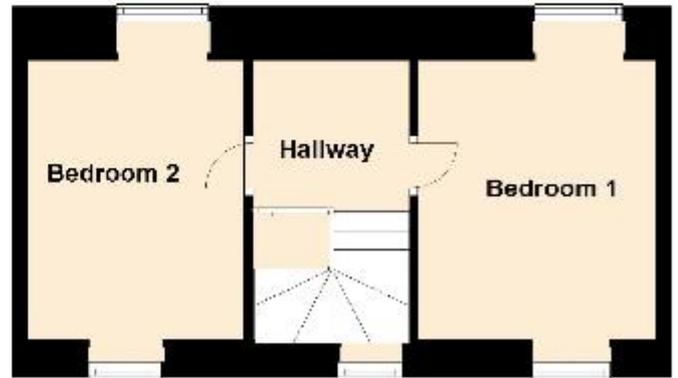
**Sam's Cottage Ground Floor**



**APPROXIMATE ROOM DIMENSIONS SAM'S COTTAGE**

Porch	1.06m (3'6) x 1.13m (3'8)
Lounge	7.81m (25'7) x 3.76m (12'4) overall
Kitchen	3.05m (10'0) x 2.64m (8'8) overall
Rear Hall	1.02m (3'4) x 3.15m (10'4)
Shower room	2.89m (9'6) x 2.12m (6'11)
Bedroom 1	3.00m (9'10) x 3.75m (12'4) overall
Bedroom 2	2.74m (9'0) x 3.75m (12'4) overall

**Sam's Cottage First Floor**



**FLOOR PLANS NOT TO SCALE: FOR GUIDANCE ONLY**



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**APPROXIMATE ROOM DIMENSIONS ALPINE**

Porch	1.06m (3'6) x 1.13m (3'8)
Hallway	2.56m (8'5) x 8.58m (28'2 overall)
Lounge	4.57m (15'0) x 4.30m (14'1)
Study	3.40m (11'2) x 2.46m (8'1)
Kitchen	4.48m (14'8) x 4.05m (13'3)
Utility	3.18m (10'6) x 2.86m (9'5)
Toilet	2.17m (7'1) x 1.00m (3'3)
Apartment Kitchen	4.12m (13'6) x 3.13m (10'3) overall
Apartment Lounge	4.16m (13'8) x 3.70m (12'2)

Bedroom 1	4.73m (15'6) x 4.09m (13'5) overall
Bedroom 2	2.58m (8'6) x 2.48m (8'2)
Bedroom 3	3.70m (12'2) x 3.70m (12'2)
Bedroom 4	3.70m (12'2) x 3.02m (9'11)
Family Bathroom	3.50m (11'6) x 3.17m (10'5)
Toilet	0.94m (3'1) x 0.72m (2'4)
Apartment Bedroom 1	4.12m (13'6) x 3.45m (11'4)
Apartment Bedroom 2	2.71m (8'11) x 2.45m (8'0)
Apartment Shower room	1.97m (6'6) x 1.67m (5'6)

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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 dosing 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.

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## Directions

From Brodick Pier, turn right and follow the directions to the village of Corrie which is 6 miles towards the north of the island. Continue into the village of Corrie passing the village hall, Alpine sits approximately 50 metres ahead, opposite the Sandstone Quay.

*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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