



Oakdene, Pirnmill



Arran
ESTATE AGENTS



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Oakdene, Pirnmill, KA27 8HP

OAKDENE IN BRIEF

- Detached traditional villa
- Uninterrupted sea views
- Idyllic rural setting
- 4/5 bedrooms
- Flexible accommodation for family life
- Enclosed garden with off-road parking

DESCRIPTION

Oakdene is a substantial, detached stone villa retaining many original features and enjoying spectacular sea views in a roadside location within the village of Pirnmill. Accommodation comprises entrance vestibule, reception hallway, kitchen, utility room, shower room, rear entrance hall, three public rooms and on the upper floor three double bedrooms, one single bedroom, single room currently being used as a store room and a bathroom. Fully double glazed with oil fired central heating. Spacious front and rear gardens with off road parking and space for a garage. Oakdene is currently a successful holiday letting property, however would make a perfect forever home for a lucky family.

DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the B881 String Road towards Blackwaterfoot. After 7 miles turn right towards Machrie and then proceed north to Pirnmill where Oakdene is located at the roadside, near the centre of the village.

GARDEN

Oakdene has an enclosed garden which is mainly laid to lawn at the front and the rear. The wide driveway to the side of the property is edged with mature shrubs and provides ample space for parking and space for a garage if required. To the rear of Oakdene is the smaller property Oakdene Cottage which is in separate ownership.

SERVICES

The property is connected to mains water and electricity. Drainage is to a septic tank located within the grounds. Central heating is by the radiators heated by the oil-fired Stanley range.

COUNCIL TAX

Banded 'E' for council tax, currently paying £2017.58 including water charges, in 2020/21



ACCOMODATION

Entrance is by way of the main front door into a functional vestibule and through to the main hall, giving access to the public rooms. The original timber doors, architraves and staircase are delightful characteristics of this period home and the current owners have lovingly maintained these features.

Both the lounge and the dining room enjoy spectacular sunsets and sea views over towards Kintyre and beyond. As with the main lounge, the snug is highlighted with a striking reclaimed range stove. The kitchen to the rear of Oakdene is well fitted with floor and wall mounted units and features a traditional oil-fired kitchen range. A practical utility room and second toilet/shower room complete the accommodation on this level.

On the first floor, there are 2 large double bedrooms and a single bedroom, also benefitting from the outstanding sea views and sunsets. With a further double bedroom to the rear, a family bathroom with separate shower and bath. Also, to the rear is a former bedroom currently being used as housekeeping store room. Oakdene offers flexible and easy accommodation for all of the family.

APPROXIMATE ROOM SIZES

GROUND FLOOR

ENTRANCE VESTIBULE:	1.87m x 0.88m (6'2" x 2'11")
RECEPTION HALLWAY:	1.88m x 3.08m (6'2" x 10'1") overall
DINING ROOM:	3.51m x 3.90m (11'6" x 12'10")
LOUNGE:	3.91m x 5.11m (12'10" x 16'9")
KITCHEN:	3.96m x 2.69m (13'0" x 8'10")
SITTING ROOM:	3.46m x 3.88m (11'4" x 12'9")
SHOWER ROOM:	1.41m (4' 8") x 3.42m (11' 3")
UTILITY ROOM:	2.35m (7' 9") x 2.21m (7' 3")

UPPER FLOOR

BEDROOM 1:	3.48m x 3.89m (11'5" x 12'9")
BEDROOM 2:	3.44m x 3.91m (11'3" x 12'10")
BEDROOM 3:	2.59m x 2.74m (8'6" x 9'0")
BEDROOM 4:	3.30m x 3.96m (10'10" x 13'0")
BATHROOM:	1.73m x 3.87m (5'8" x 12'8")
STORE ROOM:	2.13m x 2.85m (7'0" x 9'4")

OTHER INFORMATION

Oakdene is located in the heart of the village of Pirnmill, a friendly, rural community, located on the west coast of Arran. The village is approximately 18 miles from the ferry terminal at Brodick and 6 miles from the ferry at Lochranza. Lochranza is also the home of the Arran Distillery, 9 hole golf course and campsite with Stags restaurant.

Pirnmill benefits from a well stocked village shop (with post office and off sales) a popular established restaurant, The Lighthouse and a village primary school with Early Years classes. The high school is in Lamlash, to which all pupils are transported daily by bus.

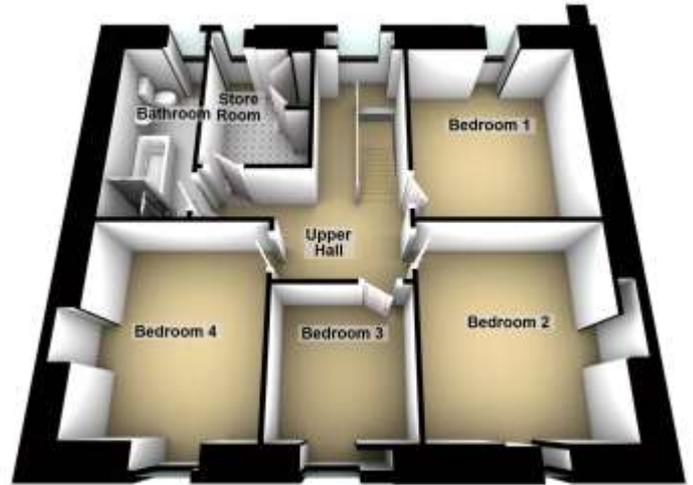




Oakdene, Pirrmill, Ground Floor



Oakdene, Pirrmill, First Floor



FLOOR PLAN: 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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