



Sycamore Cottage, Cordon, Lamlash



Arran
ESTATE AGENTS 

Invercloy House, Brodick, Isle of Arran KA27 8AJ
01770 302310 | sales@arranestateagents.co.uk
www.arranestateagents.co.uk

SYCAMORE COTTAGE, CORDON, LAMLASH, KA27 8NQ

IN BRIEF

- Three bedroom cottage villa with attached one bed studio apartment
- Beautiful views over Lamlash bay and Holy Isle
- Flat rear garden laid to lawn
- Excellent income potential
- Situated in popular location of Cordon

ACCOMMODATION

Sycamore Cottage accommodation comprises entrance hall, downstairs bedroom, open plan kitchen/dining/lounge, bathroom and on the upper floor two double bedrooms.

Sycamore studio apartment accommodation comprises downstairs bedroom, kitchenette, shower room and on the upper floor, lounge with balcony to front and rear.

DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Drive through the village passing the High School on the right and turn first left down to Cordon where Sycamore Cottage is approximately 250m past the caravan site entrance on the right hand side.

GARDEN

To the front of the cottage is a small walled garden with flowering shrubs, trees and climbers. The rear garden of the cottage is flat and mainly laid to lawn and enclosed by hedging shrubs, trees and fencing, there is a small slabbed seating area. The front of the studio apartment has pavior path and to the rear is a gravel and stone path leading to a large timber shed with power and light, there is a border filled with a profusion of mature flowering shrubs and foliage.

SERVICES

The property is connected to mains electricity, water and drainage is to a shared septic tank located in the neighbouring garden.

COUNCIL TAX

Sycamore Cottage and Studio are banded 'E' paying £2017.58 in 2020/21

OTHER INFORMATION

The property is located in the popular hamlet of Cordon which is near to the village amenities including shops, pubs, cafes and restaurants. Lamlash is also home to the island's high school with a primary school and "Early Years" nursery school, as well as the police, fire, coastguard stations and cottage hospital. For leisure activities there are tennis courts, 18 hole golf course, bowling green and excellent boating facilities.



DESCRIPTION

Sycamore Cottage

Situated in the popular hamlet of Cordon, Sycamore Cottage has stunning views over Lamlash Bay, Holy Isle and beyond.

The property gives excellent scope for income potential having a three bedroom cottage villa and attached one bed studio apartment, alternatively the property could be converted to a substantial family home.

The main house has an open plan kitchen/dining/lounge and from the kitchen area there are patio doors leading to the rear flat garden which is laid to lawn and enclosed by mature trees, shrubs and fencing. The kitchen has timber wall and base units and pale coloured worksurface inset with ceramic hob and electric oven underneath. There is a stand alone washing machine and fridge. In the lounge area there is a bay window to the front making this a light bright room and a focal point fireplace. There is a downstairs bedroom and adjacent is the family bathroom. On the upper floor there are two good size double bedrooms both with windows to the rear and the front giving wonderful views over Lamlash bay.

Studio Apartment

The attached studio apartment is reached by French doors which lead to the downstairs bedroom, to the rear is the kitchenette which has timber base and wall units the worktop is inset with a four ring solid plate hob, there are French doors leading to the rear garden which has a border of mature trees, shrubs and flowering bushes. There is a pathway leading to a large timber shed. Adjacent to the kitchette is the shower room, on the upper floor is the lounge which has double door balconies overlooking the rear garden and to the front giving views over Lamlash bay and beyond.

It is to be noted that the property would benefit from modernisation and is being sold fully furnished.

APPROXIMATE ROOM SIZES

SYCAMORE COTTAGE

HALLWAY:	2.75m x 2.95m (9'0" x 9'8")
BEDROOM 1:	2.38m x 3.13m (7'10" x 10'3")
BATHROOM:	1.47m x 2.92m (4'10" x 9'7")
LOUNGE/DINING/KITCHEN:	4.96m x 6.53m (16'3" x 21'5") overall
BEDROOM 2:	3.25m x 4.18m (10'8" x 13'9")
BEDROOM3:	2.98m x 4.18m (9'9" x 13'9")

STUDIO APARTMENT

BEDROOM:	3.09m (10' 2") x 3.81m (12' 6")
KITCHENETTE:	2.34m (7' 8") x 2.67m (8' 9") overall
SHOWER ROOM:	0.68m (2' 3") x 2.30m (7' 7")
LOUNGE:	3.08m (10' 1") x 4.25m (13' 11")



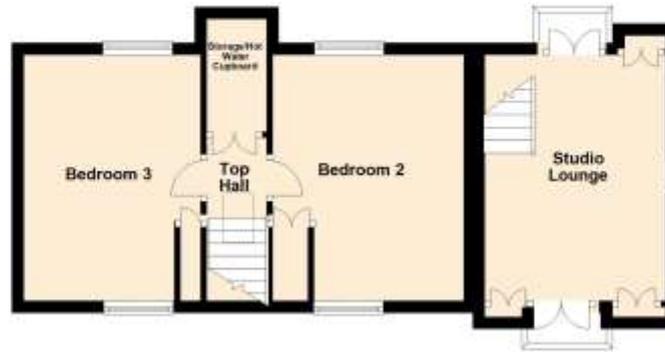


Above is the lounge and kitchenette of the studio apartment.

Sycamore Cottage Ground Floor



Sycamore Cottage 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

A601 Printed by Ravensworth 01670 713330



www.arranestateagents.co.uk

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.