

**Butt Lodge, Lochranza, Isle of Arran KA27 8JF****Situated On The Desirable Isle of Arran**

- 2 Acre Site
- 8 Bedroom Guest House
- 4,327sq ft
- Beautifully Presented
- Rates Exempt
- Offers Over £565,000

LOCATION

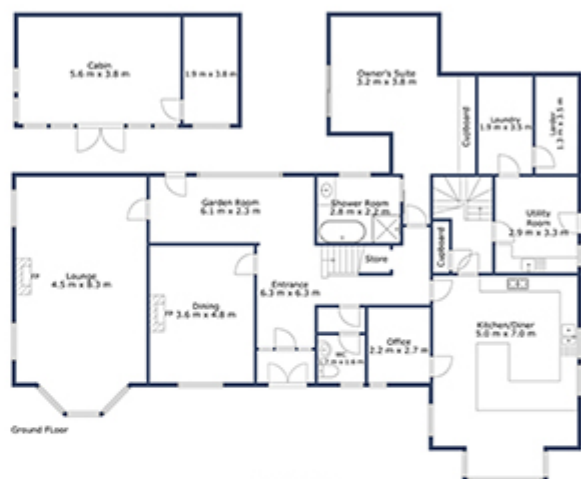
Lochranza is thought to be the most scenically attractive of Arran's villages and is sheltered by the surrounding hills. The village focal point is Lochranza Castle, which sits on a shingle spit.

On the southern side of the loch, other attractions include the Isle of Arran Distillery, which began production in 1995, the large population of red deer, golden eagles, seals and otters and a 11-hole golf course. There is a ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come!

The village has an active local community, post office, surgery and the 'Stags' cafe providing an excellent take-away option on certain days. The Lochranza Hotel was purchased by the local community in 2022 and re-opened in 2023. Primary schooling is available at the nearby village of Pirnmill, with secondary schooling in Lamlash.

Brodick (Arran's main town) has two larger Co-Op supermarkets and a full range of professional services. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead to the mainland at Ardrossan/Troon.

Commuters and travellers now benefit from Road Equivalent Tariff (RET) ferry fares, which are substantially lower than before. Ardrossan & Troon both have a main line rail station, with trains to Glasgow that connect with the ferry times, and is approximately 30 miles from Glasgow City Centre. Prestwick International Airport is 16 miles to the south of Ardrossan, with Glasgow International Airport 24 miles east of Ardrossan.



Situated On The Desirable Isle of Arran

Butt Lodge occupies a prime position in the valley (Sits in a plot of Approx. 2 acres) which is reached by a private road that leads from the main road to the property. The property was built in 1896 in a traditional style and has since been sensitively refurbished and reconfigured by the current owners to be used as a successful B&B (with five-star reviews!) overlooking Lochranza Golf Course, including extensive views over the mountains, the sea and across to Kintyre!

The property is entered through a front vestibule, which leads into a welcoming reception hallway and garden room, with a staircase and access to the main living accommodation. A WC can be found off the hallway. The principal reception rooms are to the front of the property and take full advantage of the views on offer. The drawing room benefits from a feature open fireplace and dual aspect views with two picture windows to the side looking down the valley and a large bay window to the front looking into the valley itself. The dining room provides ample space for a large dining table, with views of the valley and a focal fireplace.

The first floor comprises of seven spacious double bedrooms, all with en-suite shower rooms. The fabulous Castle Suite has a spiral staircase leading to a mezzanine level with a feature porthole window. Once again, this fully showcases the extensive views over the mountains, the sea, Golf Course and across to Kintyre! One of the bedrooms (Numbered 5 on the floor-plan) also benefits from a separate sitting area. A second staircase leads to the utility area off the kitchen.



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OUTBUILDINGS

The property benefits from a number of useful outbuildings. There is a large (elevated) timber-built sun house, which provides plenty of space and shelter from the elements. The sellers have, during their time of ownership, obtained planning permission to further develop this site by replacing the sun house with a spectacular new dwelling (erection of ancillary staff accommodation for Butt Lodge B&B). A huge range of exciting options are available—this could be used by owners/family or paying guests. There is also a stone-built steading, which is currently used for storage.

AREA

Ground: 189sqm (2,034sq ft)
1st: 184sqm (1,981sq ft)
Cabin: 29sqm (312sq ft)

Total: 402sqm (4,327sq ft)

NAV/RV

£8,400

The property qualifies for rates exemption

SALE

The property is available for offers over £565,000

V.A.T.

Figures quoted exclusive of V.A.T.

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

LEASE & TITLE

Available on request



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VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business



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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.