



# BUTT LODGE

LOCHRANZA • ISLE OF ARRAN • KA27 8JF



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FANTASTIC PROPERTY WITH VERSATILE  
ACCOMMODATION ON THE BEAUTIFUL ISLAND  
OF ARRAN.

DRAWING ROOM

DINING ROOM

GARDEN ROOM

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

OFFICE

LAUNDRY ROOM

8 EN SUITE BEDROOMS

LINEN STORE

GARDENS

TIMBER BUILT SUN HOUSE

STONE BUILT STEADING

Brodick - 14 miles

Glasgow airport - 40 miles via ferry

Glasgow - 48 miles via ferry









## DIRECTIONS

From Glasgow head west via the M8 and A737 to Ardrossan Ferry Terminal. A frequent ferry service runs between Ardrossan and Brodick, which takes approximately 55 minutes.

From Brodick Ferry Terminal take a right onto the A841. Continue for approximately 14 miles, through Corrie and Sannox, carry on following the A841 to Lochranza. After Lochranza Golf Course, turn right onto Newton Road. Continue to the corner and take the track to the right. Follow the track until you reach Butt Lodge.

## SITUATION

Butt Lodge is situated in a private setting at the northern tip of the Isle of Arran, within the village of Lochranza.

Lochranza is famous for its castle and stunning views over the Kintyre peninsula with a regular ferry for Claonaig departing from Lochranza pier. The village benefits from a range of local amenities including a hotel, restaurant and distillery. Nearby Lochranza Golf Course and the Lochranza outdoor centre provide a range of activities. The surrounding area provides some of Arran's most scenic walks, not only along the shoreline but also through the hills.

The Isle of Arran is Scotland's most southerly island and is also one of the most easily accessible. Approximately 60 miles round, it has some of the finest sandy beaches, excellent walking and rambling and both sea and trout fishing. Tourist attractions include Arran Aromatics, the Arran Heritage Museum, the Lochranza Distillery and Brodick Castle & Gardens. The island is often referred to as "Scotland in miniature", as it is divided into highland and lowland areas by the Highland Boundary Fault. It is a popular destination for geologists, due to the substantial volcanic activity around 16 million years ago in the Tertiary period. There are many stone circles and standing stones dating from Neolithic times, including those on Machrie Moor and the Giants' Graves above Whiting Bay.

## DESCRIPTION

Butt Lodge occupies a prime position in the valley 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. Set over two floors the interior layout is extremely versatile, it works well in its current format or it could be utilised as a spacious family home.

Entered from the front entrance vestibule and opening in to a welcoming reception hallway and garden room with staircase and main living accommodation off. 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 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 focal fireplace.

The large family kitchen is well equipped with a range of wall and base units, a royal blue Aga, breakfast bar, plenty of space for a dining table and chairs and a flagstone floor. The office, a large utility room, laundry room and larder are located off the kitchen. Secondary access to the garden via the utility.

The ground floor accommodation is completed by a fabulously spacious en suite bedroom with wall to wall built in wardrobes, beautiful hardwood flooring and glass patio doors leading to the garden. The wonderful en suite bathroom has a shower and freestanding bath.

The first floor comprises of seven spacious double bedrooms all with en suite shower rooms. The master suite has a spiral staircase leading to a mezzanine level with port hole window looking over the valley and one of the bedrooms has a separate sitting area.

### OUTBUILDINGS

The property benefits from a number of useful outbuildings. There is a large timber built sun house which provides plenty of space and shelter from the elements. There is a stone built steading which is currently used for storage.

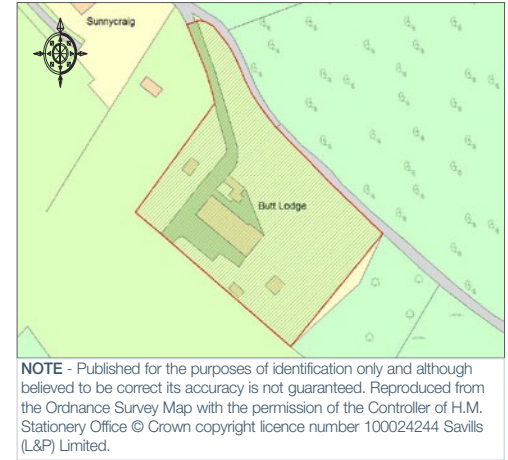
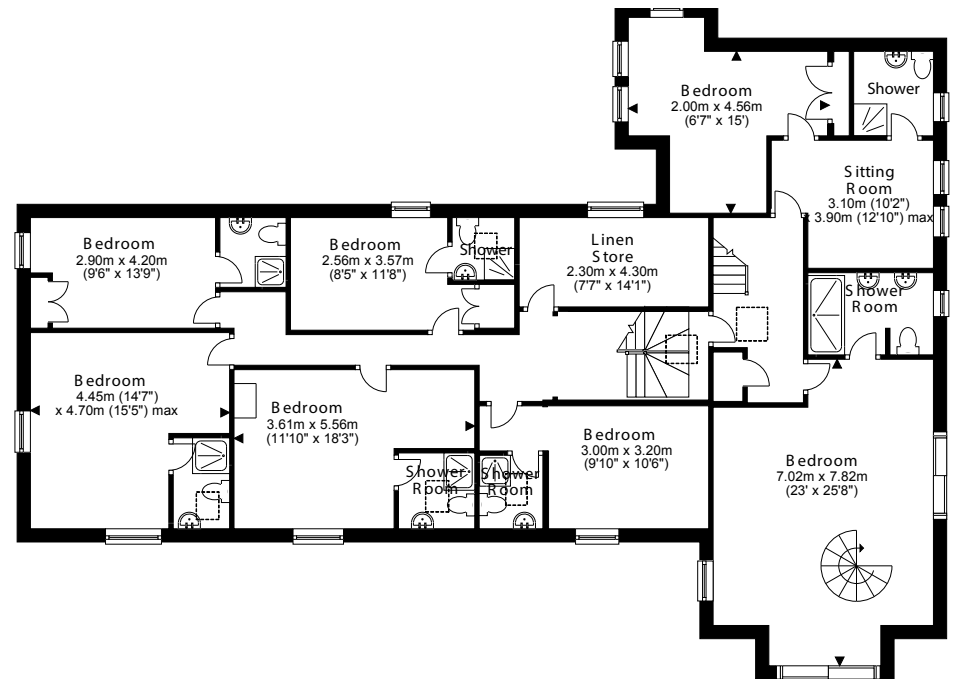
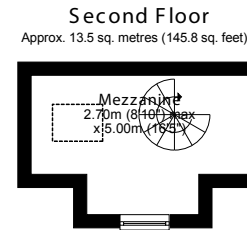
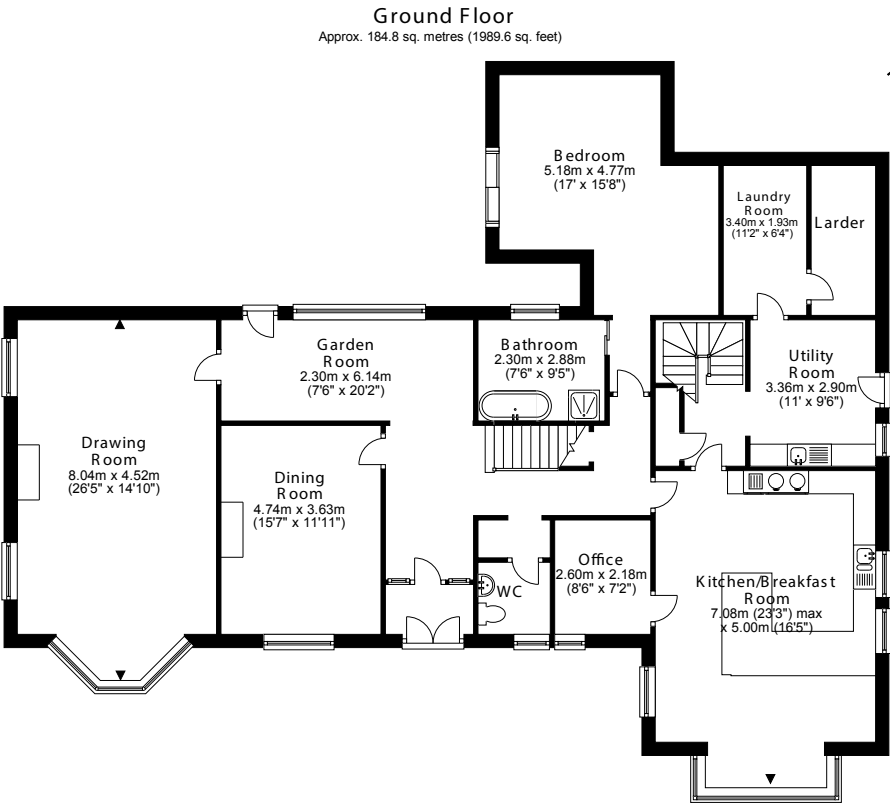
### GARDENS AND GROUNDS

The property is surrounded by lush green gardens and a large gravel driveway with parking for multiple vehicles. The gardens are mainly laid to lawn and have large mature trees and hedges. There is a rock garden and patio to the rear of the house which provides a perfect sunny spot for a table and chairs.



FLOOR PLANS

Total area: approx. 394.5 sq. metres (4246.3 sq. feet)  
For identification only. Not to scale. copyright JPI Ltd.  
Gross Internal Area (approx)







**LOCAL AUTHORITY:** North Ayrshire Council

**EPC RATING:** Band E

**SERVITUDE RIGHTS, BURDENS AND WAYLEAVES:**

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

**POSSESSION:** Vacant possession and entry will be given on completion.

**OFFERS:** Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

**VIEWING:** Strictly by appointment with Savills – 0141 222 5875







Savills Glasgow

[glasgow@savills.com](mailto:glasgow@savills.com)

0141 222 5875

[savills.co.uk](https://www.savills.co.uk)

**Purchase price:** Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

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