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Blackwaterfoot Lodge

Blackwaterfoot
Isle of Arran
KA27 8EU

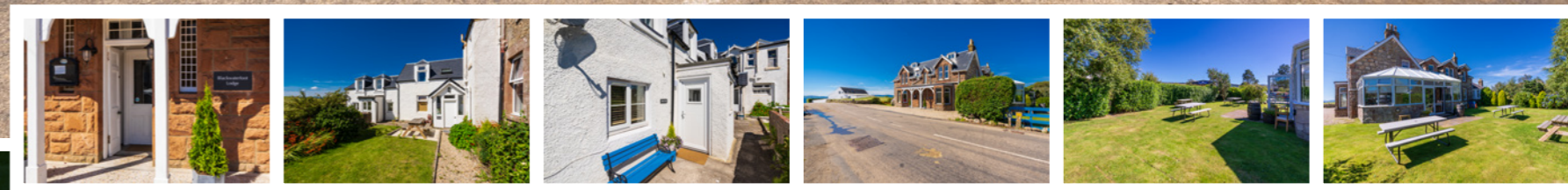


“ . . . well - established family - run hotel . . . ”

A FANTASTIC OPPORTUNITY TO PURCHASE BLACKWATERFOOT LODGE, A WELL-ESTABLISHED FAMILY-RUN HOTEL LOCATED ONLY A FEW YARDS FROM BLACKWATERFOOT HARBOUR ON THE SOUTH WEST COAST OF ISLE OF ARRAN. BLACKWATERFOOT LODGE IS A POPULAR HOTEL WITH HOLIDAYMAKERS VISITING THE ISLAND AS WELL AS LOCAL RESIDENTS WHO ENJOY MEALS IN THE RESTAURANT AND EVENING DRINKS IN THE BAR. THE IMPRESSIVE BUILDING DATES BACK TO THE 19TH CENTURY AND OFFERS FLEXIBLE ACCOMMODATION INCLUDING EN-SUITE HOTEL ROOMS, SELF-CATERING ROOMS WITH PRIVATE ACCESS AND A NEWLY REFURBISHED AND READY-TO-LET HOLIDAY COTTAGE.

Ground floor accommodation comprises an entrance vestibule, welcoming entrance hall/reception area, cosy public bar, residents lounge, restaurant with a large conservatory, commercial kitchen with plenty of storage areas, laundry room, office and public toilets.

On the upper floor, you will find six double/twin bedrooms, all with en-suite facilities.



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“...enjoy meals in the restaurant and evening drinks in the bar...”



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"...commercial kitchen with plenty of storage areas..."



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“...six double/twin bedrooms, all with en-suite facilities...”





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ADDITIONALLY, 'THE LOFT' IS A ONE-BEDROOM LETTING STUDIO APARTMENT WHICH HAS ITS OWN ENTRANCE AND PARKING SPACE.

Below 'The Loft', there are two staff bedrooms with a shared shower room and utility/kitchen room which are entered at the rear of the hotel via a private access door and a further one-bedroom, self-contained studio apartment which is also currently being used by staff.



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"...Below 'The Loft', there are two staff bedrooms with a shared shower room and utility/kitchen room..."





STAFF ACCOMMODATION ONE, LOCATED BELOW KITCHEN STORE TO THE REAR OF THE LODGE

APPROXIMATE DIMENSIONS (TAKEN FROM THE WIDEST POINT)

MAIN BUILDING

Entrance / reception hall	2.61m (8' 7") x 3.46m (11' 4")
Bar	5.35m (17' 7") x 4.41m (14' 6")
Residents lounge	5.36m (17' 7") x 4.39m (14' 5")
Restaurant	4.81m (15' 9") x 9.17m (30' 1")
Conservatory	4.69m (15' 5") x 8.36m (27' 5")
Kitchen / stillroom	4.73m (15' 6") x 6.72m (22' 1")
Store/ laundry / office	7.93m (26' 0") x 7.31m (24' 0") overall
Gents toilet	2.00m (6' 7") x 3.79m (12' 5")
Ladies toilet	2.02m (6' 8") x 3.59m (11' 9") overall
Linen Store	1.91m (6' 3") x 1.84m (6' 0")
Bedroom 1	3.43m (11' 3") x 3.07m (10' 1")
Private bathroom (for bedroom 1)	1.91m (6' 3") x 1.84m (6' 0")
Bedroom 2 with ensuite	3.11m (10' 2") x 6.47m (21' 3") overall
Bedroom 3 with ensuite	4.70m (15' 5") x 5.04m (16' 6") overall

Bedroom 4 with ensuite	4.19m (13' 9") x 2.72m (8' 11") overall
Bedroom 5 with ensuite	7.80m (25' 7") x 2.57m (8' 5") overall
Bedroom 6 with ensuite	5.43m (17' 10") x 3.79m (12' 5") overall

THE LOFT

Kitchen	1.82m (6' 0") x 3.21m (10' 6")
Bedroom with ensuite	4.34m (14' 3") x 5.45m (17' 11")

STAFF ACCOMMODATION ONE

Bedroom / living room	3.30m (10' 10") x 4.40m (14' 5")
Kitchen	1.70m (5' 7") x 2.74m (9' 0")
Shower room	1.70m (5' 7") x 2.60m (8' 6")

STAFF ACCOMMODATION TWO

Kitchen area	1.69m (5' 7") x 2.98m (9' 9")
Bedroom 1	3.25m (10' 8") x 2.96m (9' 9")
Bedroom 2	4.44m (14' 7") x 4.62m (15' 2")
Shower room	4.44m (14' 7") x 3.58m (11' 9")



IN ADDITION AND NEWLY REFURBISHED IS 'BRIGGS COTTAGE' A MODERN TWO-STORY COTTAGE WITH AN OPEN PLAN KITCHEN AND LOUNGE AREA AND DOUBLE EN-SUITE ROOM ON THE FIRST FLOOR.

Externally the hotel has a spacious beer garden, off-road parking, bike store and plenty of storage sheds. The biomass boiler and wood pellets are stored in the workshop to the rear of the property.

In Summary Blackwaterfoot lodge offers a flexible 'turn key' opportunity which is in walk in condition. Secured bookings are in place offering an immediate return.

SERVICES

- Mains water and electricity
- Septic tank
- Biomass boiler supplies hot water and electricity with an oil boiler for backup

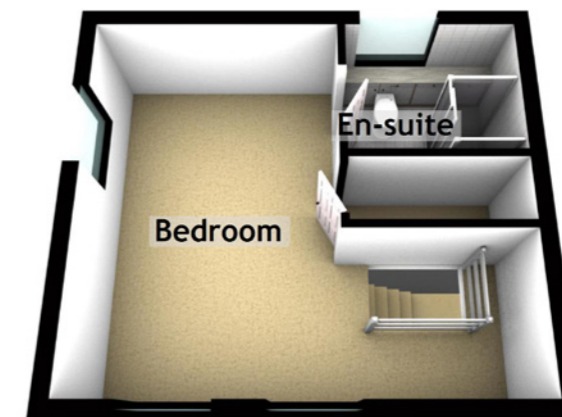
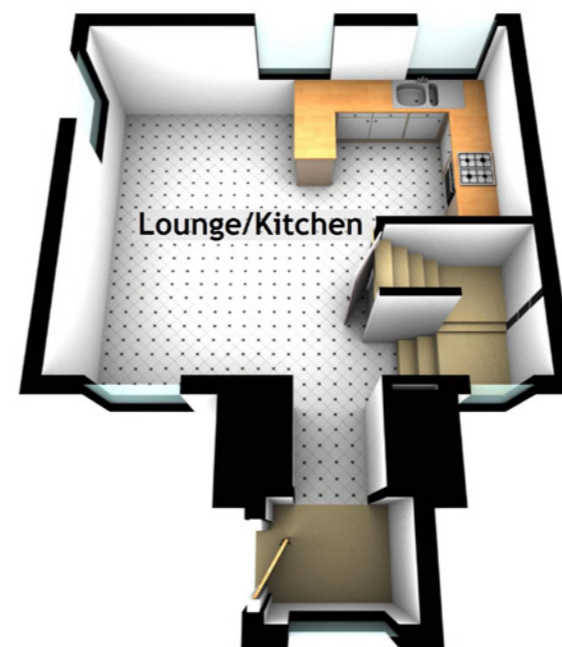


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Specifications Floor Plan & Dimensions



APPROXIMATE DIMENSIONS
(TAKEN FROM THE WIDEST POINT)

BRIGGS COTTAGE	
Lounge/Kitchen	5.60m (18'4") x 5.20m (17'1")
Bedroom	5.20m (17'1") x 4.50m (14'9")
En-suite	2.10m (6'11") x 1.70m (5'7")



BLACKWATERFOOT IS FORMED BY A COLLECTION OF BUILDINGS FOCUSED ON BLACKWATERFOOT HARBOUR, WHICH IN TURN, IS WHERE THE CLAUCHAN WATER DROPS OVER NATURAL ROCK WEIRS AND FLOWS UNDER A STONE BRIDGE INTO THE SEA. ACTUALLY, YOU NEED TO LOOK QUITE HARD TO FIND THE HARBOUR ITSELF. ARRAN HAS A TENDENCY TO GO IN FOR TINY HARBOURS, JUST BIG ENOUGH FOR TWO OR THREE VERY SMALL BOATS: AND THIS IS A TYPICAL EXAMPLE, BARELY VISIBLE EVEN FROM THE VILLAGE'S MAIN CAR PARK THAT NEIGHBOURS IT.

Besides the small selection of shops and other tourist facilities, Blackwaterfoot is also home to one of the larger hotels on Arran, in the form of the Kinloch Hotel, overlooking the sea next to the harbour and enjoying the views over to Kintyre.

North of Blackwaterfoot, the main road north leaves the coast for a few miles. In doing so, it bypasses Drumadoon Point, home to the remains of an Iron Age fort. Further north on the coast, is a feature known as the King's Cave. According to some accounts, this is the place where Robert the Bruce encountered the

spider whose efforts convinced him to try again: and thereby changed the course of Scottish history. According to others, the incident happened elsewhere: or it might have simply been an invention of Sir Walter Scott in the early 1800s.

Drumadoon Point is home to the unique, 12-hole, Shiskine Golf Club. This was founded in 1896 as a 9-hole course. Work to expand it to 18 holes had only just been completed when the First World War intervened, and 6 of the holes fell into disuse. The course at Shiskine is regarded by many as being amongst the best 100 courses in the UK.

The Location BLACKWATERFOOT

The west coast of Arran is far less developed than the east, and the largest settlement on it is the small village of Blackwaterfoot, overlooking Drumadoon Bay. Arran's west coast is characterised by long pebble beaches of predominantly very light grey rock, and by wonderful and intriguing views across the Kilbrannan Sound to the Kintyre peninsula. The most striking features in the view are the island of Sanda, off Kintyre's southern tip, and the island of Davaar, guarding the entrance to Campbeltown Loch. Further north on this, the less inhabited side of Kintyre, is the fishing village of Carradale.



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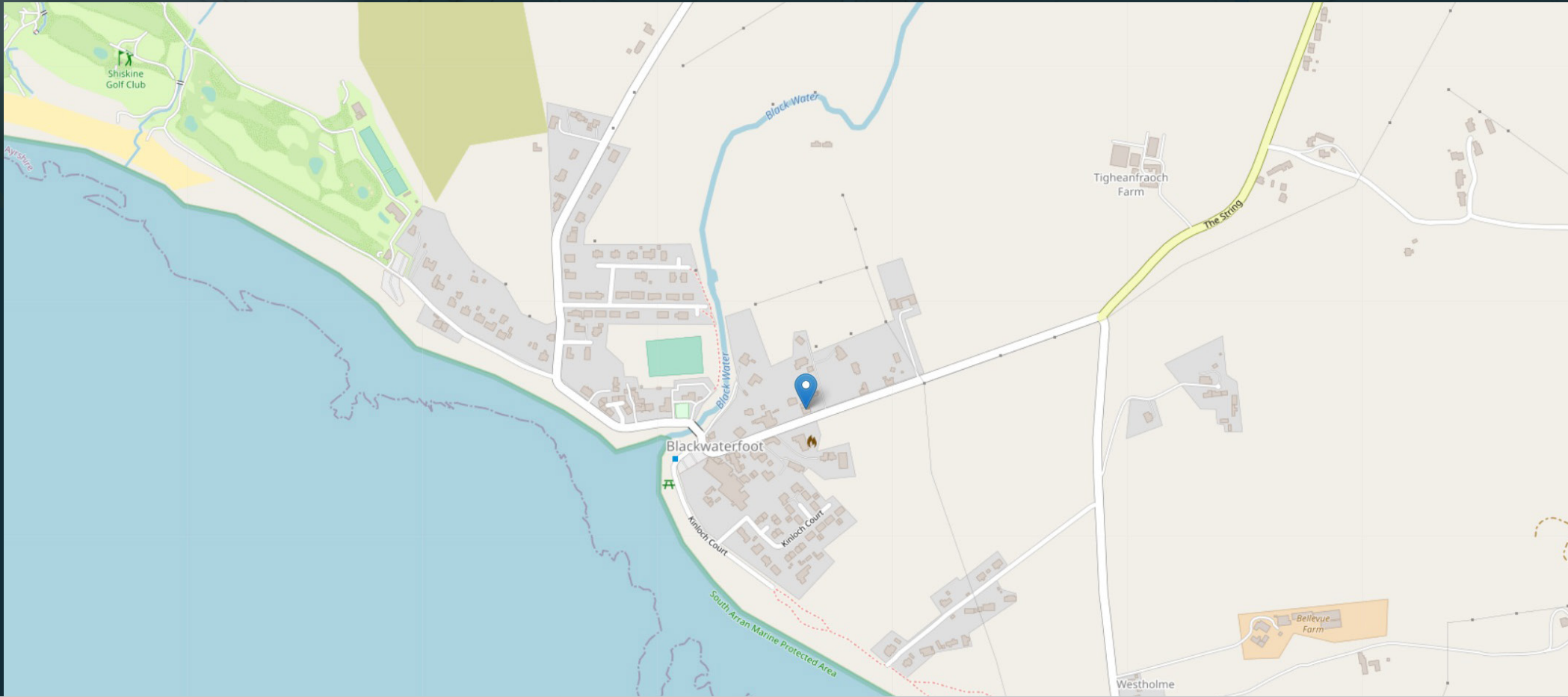


THE MAIN ROAD AROUND THE ISLAND REGAINS THE COAST NORTH OF BLACKWATERFOOT AT TORMORE. CLOSE BY IS MACHRIE MOOR, ACCESSED BY A FARM TRACK. THE MOORLAND HERE IS HOME TO A REMARKABLE COLLECTION OF STONE CIRCLES, HUT CIRCLES AND STANDING STONES, LARGELY DATING BACK TO THE NEOLITHIC AND BRONZE AGES. IF YOU HAD VISITED MACHRIE MOOR FOUR THOUSAND YEARS AGO, YOU WOULD HAVE FOUND YOURSELF IN ONE OF THE MOST IMPORTANT PREHISTORIC CENTRES ANYWHERE IN THE UK.

As the land climbs to the north of the Machrie Water, another stone circle can be found close to the main road at Auchagal-lon, offering especially good views over the Kilbrannan Sound. If views are your thing, then a final prehistoric site in the area is worth a look. Kilpatrick Dun represents the slight remains of a stone construction on high ground to the south of Blackwaterfoot, and the climb to it gives superb views over the village.

Blackwaterfoot lies at the western end of the “String Road” built across the centre of Arran in 1817 by Thomas Telford, the other end emerging just to the north of Brodick on Arran’s east coast. A little way inland from Blackwaterfoot, is Arran’s only non-coastal village, Shiskine. Of particular interest here is St Molios Church.





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