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Mansewood, Whiting Bay

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**Arran**  
ESTATE AGENTS 

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## MANSEWOOD, WHITING BAY, KA27 8RE

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### MANSEWOOD IN BRIEF

- Substantial Victorian detached villa
- 5 bedrooms
- Attractive original period features
- Extensive mature garden
- Master bedroom with ensuite bathroom
- Large modern kitchen dining room
- Two reception rooms
- Elevated location
- Brodick ferry terminal - 7 miles
- Prestwick Airport – 38 miles
- Glasgow Airport – 45 miles
- Glasgow – 53 miles

### LOCATION

Mansewood enjoys a slightly elevated south facing position amidst its own gardens on the edge of the village. Whiting Bay is located on the south east coast of Arran and overlooks the sea across to the Ayrshire coast and beyond on a clear day. The village has a general store, cafes, post office, pharmacy, bistro pub, art gallery, furnishings shop and hardware shop. Above the village there is an 18 hole golf course. It has easy access to the many forestry and country walks including picturesque Glenashdale and Fairy Glen. Whiting Bay has its own primary school, the main secondary school being at Lamlash to which pupils travel daily by bus.

Arran is one of the most southerly of Scotland's island and accessible by the 1 hour ferry journey from Ardrossan on the Ayrshire coast. It is often called 'Scotland in Miniature' and boasts tourist attractions such as Brodick Castle, two whisky distilleries, 9 golf courses and the well known aromatics company Arran Sense of Scotland.

### DESCRIPTION

Situated on the outskirts of Whiting Bay in a secluded location. Mansewood is approximately 500m, a short walk or drive from the sandy shore at Whiting Bay, with its views towards Holy Isle. This substantial Victorian villa, built in 1870, was formerly a manse, however it has been used as a private residence for some years. Accommodation within, vestibule, reception hall, drawing room, sitting room, toilet, utility room, kitchen, downstairs double bedroom and on the upper floor three double bedrooms and master bedroom with ensuite bathroom plus family bathroom.

### SERVICES

The property has mains electricity and water, drainage is to a septic tank located in the rear garden. Oil fired central heating throughout.

### COUNCIL TAX

Mansewood is banded 'E' paying £2017.58 in 2020/21 including water charges.



## ACCOMMODATION

The approach to the substantial, elevated house is by a winding driveway through a sheltered avenue of rhododendrons and laurels, reaching the imposing building you can tell at a glance you have reached a special property. Formerly a manse, it has been a spacious family residence for some time.

Entering by the half glazed original timber door is the vestibule, stepping through to the impressive reception hall you are transported to a bygone age of the Victorian era, but with all modern conveniences.

The reception hall has timbered flooring and, as is the rest of the property, it is awash with attractive original period features, corniced ceiling, deep moulded skirtings, architraves and a timber staircase with decorative iron balustrades.

To the left is the drawing room with double windows overlooking the front garden and a painted timber fireplace with cast iron insert and decorative tiles, the fireplace is not presently operational.

To the right from the elegant reception hall is the well-proportioned sitting room, double windows overlook the front garden and there is a large open fireplace with tiled hearth and dado rail. Both the generous drawing room and sitting room have ceiling roses and corning.

There is a downstairs toilet which has been renovated but retains the classic Victorian look and has the same timber flooring running from the hall.

The downstairs double bedroom has a window overlooking the rear courtyard. This room has previously been used as a dining room which could be reinstated by the purchaser if required.

The large utility/laundry room is adjacent to the kitchen and accommodates the hot water tank. There is a timber worksurface with inset sink and underneath there is space for a washing machine and tumble dryer. There is ample storage in the tall cream coloured cupboards and space for a free standing fridge freezer.

Mansewood's spacious dining kitchen has been fully renovated and brought up to date but still has a classic feel to it. There are cream base units and the wall units match with some of them glazed, giving a most attractive look to the kitchen. The island unit has a granite worksurface which is inset with a ceramic hob and 'prep sink'. Throughout the room there is a combination of solid timber and granite worksurfaces making this a most striking mixture. The royal blue Aga complements the room perfectly.



There is a charming run of units which is inset with a butler sink and Victorian style taps, above this is a plate rack and pleasant blue and white tiles as a splashback. From the kitchen there is a timber stable door leading to the rear patio area.

From the reception hall the ornate broad staircase leads to a half landing which has a large window making the staircase and the upper hall light and bright.

The master bedroom has dual aspect windows overlooking the front and side garden and with views through the trees towards the sea. There is a spacious ensuite bathroom with a window to the front - this has been modernised but retains the vintage feel with the roll top bath and classic style wash hand basin and toilet. The timber dado rail is an attractive period feature.

There is a further double bedroom with window overlooking the front garden and there are two further double bedrooms with windows to the rear.

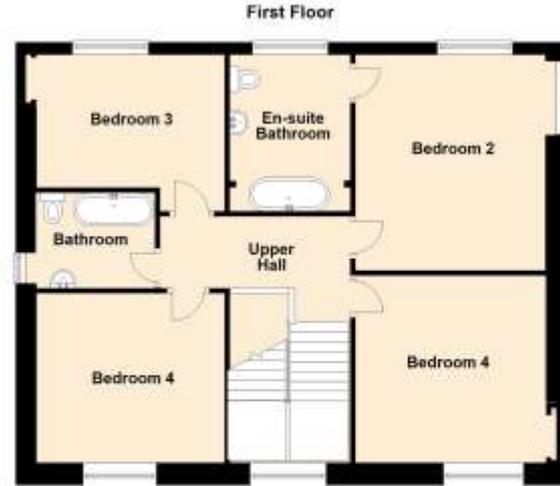
The upstairs family bathroom, as with the rest of the property, has been fully renovated with rolltop bath and hand held shower, wash hand basin and toilet. The floor boards have been painted giving a charming look.

## GARDEN

The extensive garden has parking for several cars. The front and side garden is laid to lawn and it is difficult to convey just how private it is in this restful space. The garden is surrounded on all sides with a profusion of mature shrubs, bushes, oaks, sycamores and other deciduous trees. To the rear of the property is a small patio area with decorative slabs and a wooden trellis which has an abundance of climbing plants. There are red sandstone outhouses where the oil boiler is located and the oil tank is situated to the side.







**FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY**

**APPROXIMATE ROOM SIZES**

ENTRANCE VESTIBULE:	2.46m (8' 1") x 1.26m (4' 2")
RECEPTION HALLWAY:	2.46m (8' 1") x 7.18m (23' 7")
SITTING ROOM:	4.05m (13' 3") x 4.18m (13' 9")
LOUNGE:	4.02m (13' 2") x 3.91m (12' 10")
TOILET:	4.02m (13' 2") x 1.23m (4' 0")
UTILITY ROOM:	3.82m (12' 6") x 3.41m (11' 2")
DINING KITCHEN:	4.56m (15' 0") x 4.26m (14' 0")
BEDROOM 1:	4.08m (13' 5") x 3.02m (9' 11")
BEDROOM 2:	4.11m (13' 6") x 4.53m (14' 10")
ENSUITE BATHROOM:	2.44m (8' 0") x 3.26m (10' 8")
BEDROOM 3:	4.07m (13' 4") x 3.31m (10' 10")
BEDROOM 4:	4.11m (13' 6") x 3.78m (12' 5")
BEDROOM 5:	4.09m (13' 5") x 3.35m (11' 0")
BATHROOM:	2.62m (8' 7") x 1.93m (6' 4")

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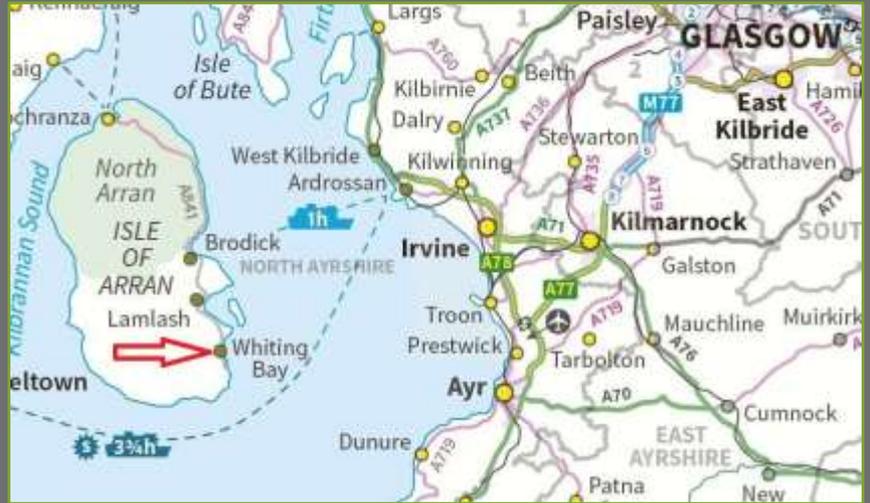
PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

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.

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## Directions

From Brodick pier turn left and proceed through Lamlash to Whiting Bay. On approaching the outskirts of Whiting Bay turn first right immediately after the small Episcopal Church on the right hand side and Mansewood is located to the rear, up the sheltered driveway.



*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 460 361.  
[www.calmac.co.uk](http://www.calmac.co.uk)*

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