



# Stag's Pavilion & Stag Cottage

Lochranza, Isle of Arran, North Ayrshire KA27 8HL

07961 202906 | [www.watermans.co.uk](http://www.watermans.co.uk) | [alistairlee@watermans.co.uk](mailto:alistairlee@watermans.co.uk)



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# Exciting residential/ commercial opportunity on the Isle of Arran



An incredibly exciting, unique opportunity has arisen to purchase this established restaurant which has the added advantage of a newly built detached cottage and a caravan. Located in the village of Lochranza on the Isle of Arran, the restaurant provides an opportunity for the new owner to grow an already established business, with the cottage offering potential owner's accommodation.



## Summary

- Exciting residential/commercial opportunity on the Isle of Arran
- Established restaurant, newly built detached cottage, and caravan
- Fantastic opportunities for growth and development of the business

### The restaurant (Stag's Pavilion) consists of:

- A generous restaurant area with ample room for seating
- A large commercial kitchen
- Potential to reopen a former shop and introduce a takeaway service
- A lovely leafy garden area
- A spacious car park

### The cottage (Stag Cottage) comprises:

- Constructed 2021
- Entrance porch
- Large open-plan living area
- Two double bedrooms with built-in storage
- One en-suite shower room
- Separate bathroom
- Good-sized gardens
- Private driveway
- Sheds and a workshop
- Air-source underfloor heating
- Double-glazed windows

### The caravan comprises:

- An entrance hall with storage
- Open-plan kitchen, living and dining room
- Two bedrooms
- Shower room
- LPG heating and DG



# Stag's Pavilion



[Click here](#)  
for a virtual tour of Stag's Pavilion

Stag's Pavilion was built between the wars and originally a golf clubhouse, before being converted into a restaurant some years later. The restaurant is currently run by Italian chef Rino and his wife Valerie and has varied opening hours throughout the summer and winter seasons, and is closed in February and March.





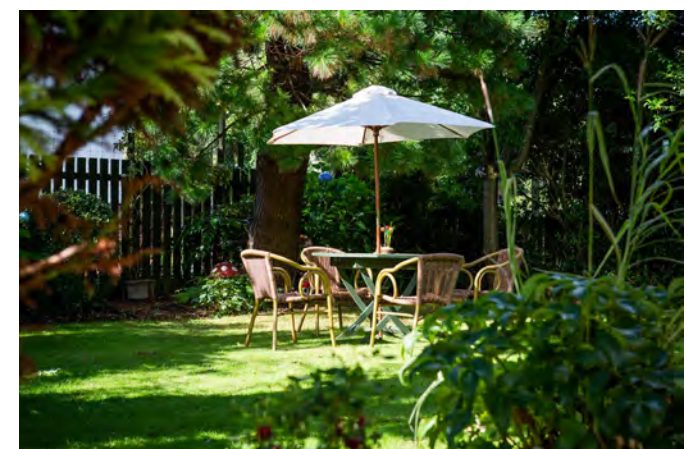
The restaurant has the potential to be run as a coffee shop during the day and a restaurant and night, with the possibility of being open 6/7 days a week. There are no takeaways at present but this could be a service that is introduced, along with a small shop within the premises (which it has formerly offered), sure to attract business from the Lochranza Campsite opposite and the ferry port in the village. The restaurant is 82.42 sq. m (887 sq. ft.) and the business accounts and commercial

Commercial EPC Rating = E



Externally, the restaurant is accompanied by a lovely leafy garden with space for some outdoor seating, as well as a car park with ample room for customer parking.

**You can view the restaurant's website here**  
**[www.stagspavilion.com](http://www.stagspavilion.com) for further information.**





# Stag Cottage

The newly built cottage (2021) offers excellent potential as owner's accommodation. The front door opens into an entrance porch, flowing directly into the wonderful open-plan living area comprising a kitchen and a large living/dining area. The room is attractively presented with neutral décor and a practical tiled floor, and the living/dining area offers ample room for configurations catering for both relaxation and dining. A striking log-burning stove creates a warm and welcoming environment and generous glazing, including French doors opening onto the garden, fill the space with natural light throughout the day. In the adjoining kitchen, a wide range of modern, Shaker-inspired cabinets is accompanied by plentiful workspace and integrated appliances consisting of an oven, a hob (with a splashback panel), an extractor hood, and a fridge/freezer. The kitchen also affords external access.



**Click here**  
**for a virtual tour of**  
**Stag Cottage**







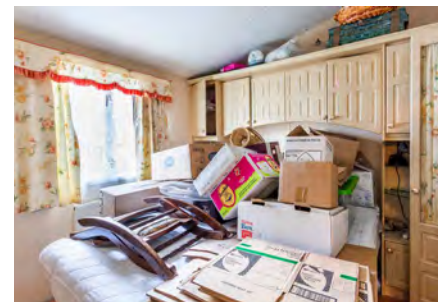
A hallway area (with storage) leads to the cottage's two double bedrooms and a bathroom. The bedrooms both continue the attractive presentation of the preceding accommodation with the same décor and flooring, and both offer plenty of space for furniture, with floorspace maximised by built-in storage and the principal boasting a walk-in wardrobe. The principal bedroom also has the benefit on an en-suite shower room. The bathroom comprises a bathtub, a WC-suite, and a chrome towel radiator. Underfloor heating (powered by an air-source heat pump) and double glazing ensure optimum comfort and efficiency all year round.

EPC Rating - C | Council Tax - D | Home Report Value - £275,000

Externally, the cottage is enveloped by good-sized gardens featuring large gravelled areas, a spacious lawn, a shed for outdoor storage, and a handy workshop. A gated driveway offers private off-street parking.



# The Caravan



[Click here for a virtual tour of the Caravan](#)

The caravan is located in the garden of the restaurant and comprises a hall with built-in storage, leading into the open-plan living area on the left. Here you will find a living room with fitted sofas, a fireplace with a gas fire inset, and a second external entrance. The adjoining kitchen is fitted with cabinets and workspace, and appliances comprise a cooker and an integrated fridge/freezer. Space is provided next to the kitchen for a seated dining area.

Two bedrooms are situated along the hall, with the larger of the two accompanied by built-in storage and an en-suite shower room. The caravan is heated by an LPG heating system and benefits from double-glazed windows.



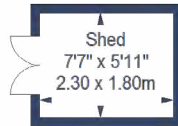
**Workshop**  
Approx. 10.8 sq. metres (116.3 sq. feet)



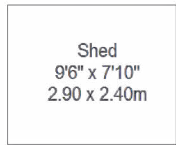
**Food Store**  
Approx. 12.4 sq. metres (133.5 sq. feet)



**Shed**  
Approx. 4.1 sq. metres (44.1 sq. feet)

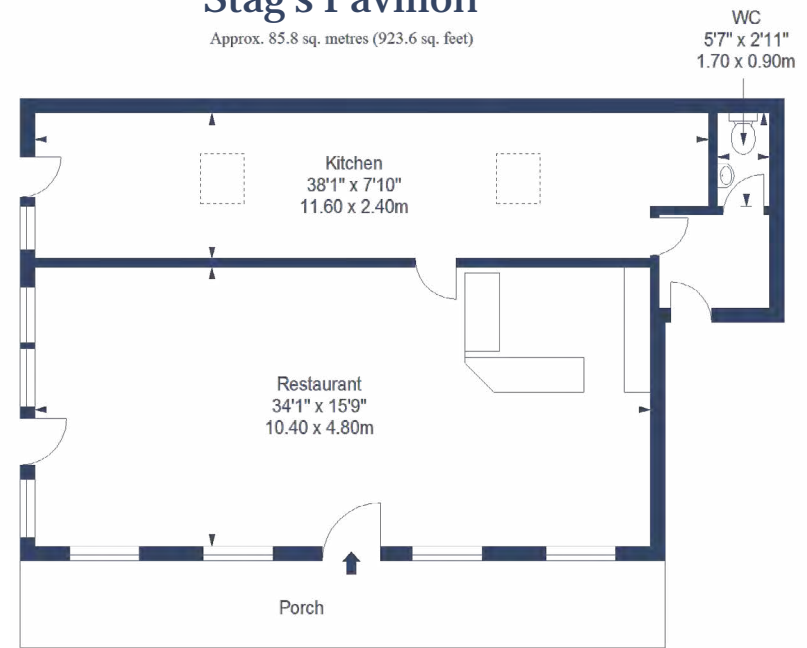


**Shed**  
Approx. 6.9 sq. metres (74.3 sq. feet)



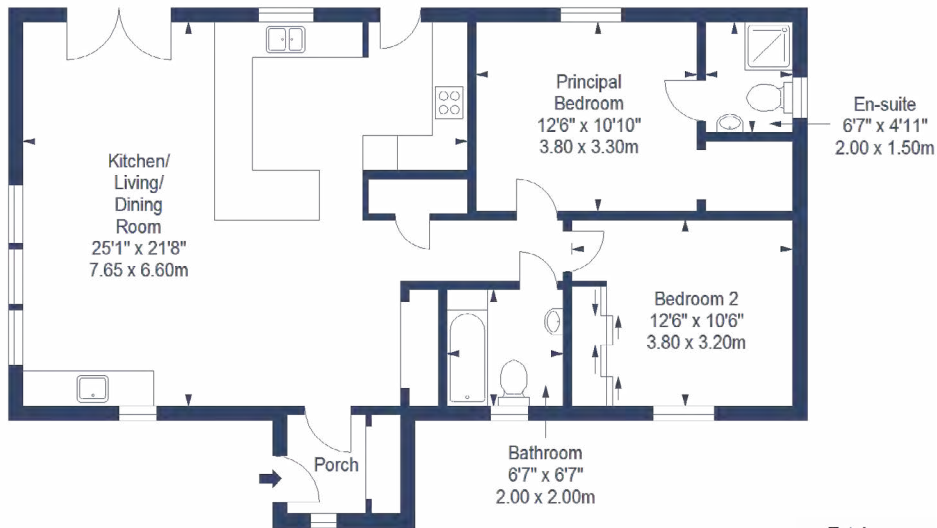
## Stag's Pavilion

Approx. 85.8 sq. metres (923.6 sq. feet)



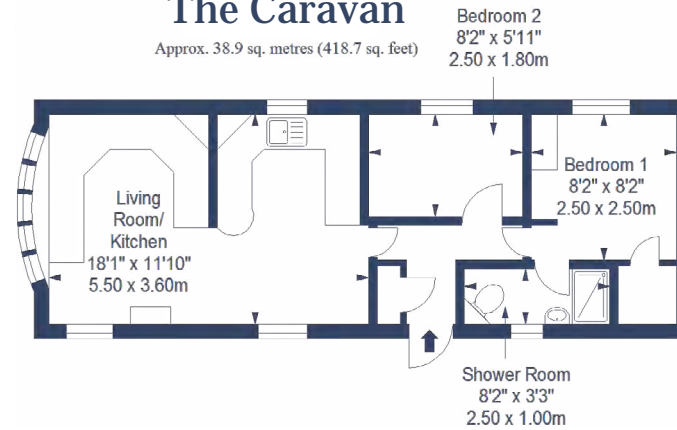
## Stag Cottage

Approx. 91.0 sq. metres (979.5 sq. feet)

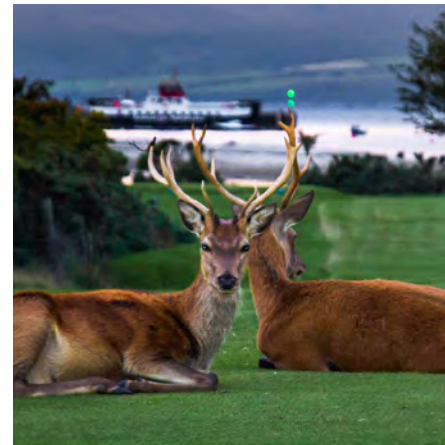


## The Caravan

Approx. 38.9 sq. metres (418.7 sq. feet)



Total area: approx. 249.9 sq. metres (2690.0 sq. feet)



# Lochranza

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 an 18-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 'Stag's' restaurant, which is renowned for excellent food. 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. Commuters and travellers now benefit from Road Equivalent Tarrif (RET) ferry fares, which are substantially lower than before. Ardrossan has 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.



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## Price & Viewings

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call us on 07961 202906  
email us at [property@watermans.co.uk](mailto:property@watermans.co.uk)



DM Hall LLP

15 Miller Road, Ayr, KA7 2AX

Tel: 01292 268055

Contact: Anthony Zdanowicz

Mobile: 07768 031297

Email: [anthony.zdanowicz@dmhall.co.uk](mailto:anthony.zdanowicz@dmhall.co.uk)

Web: [www.dmhall.co.uk](http://www.dmhall.co.uk)



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