

BYRE COTTAGE

LAKIN FARM, TORBEG, SHISKINE, ISLE OF ARRAN
NORTH Ayrshire, KA27 8DU



 **McEwan Fraser Legal**
Solicitors & Estate Agents



Scenes of Blackwaterfoot



TORBEG, BY SHISKINE

ISLE OF ARRAN, NORTH AYRSHIRE

Shiskine has a very active and friendly local community. Byre Cottage is within easy reach of local facilities at Blackwaterfoot, including Post Office, newsagent, butchers and general store. The renowned Kinloch Hotel has a swimming pool, which is open to non-residents. The Shiskine Golf Club only a short drive away in Blackwaterfoot, only taking a few short minutes by car.

The local primary school is at Shiskine (approx. half a mile away) and the secondary school is located in Lamlash to which pupils are conveyed daily.

Brodick (the main town of Arran) has two larger Co-Op supermarkets and a good range of further professional services. Brodick is the port from which a regular daily sailing service by Caledonian MacBrayne leads to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tariff (RET) ferry fares, which are substantially lower than before. Ardrossan has a mainline rail station, with trains to Glasgow that connect with the ferry times, and is approximately thirty miles from Glasgow city centre. Prestwick International Airport is sixteen miles to the south of Ardrossan, with Glasgow International Airport twenty four miles east of Ardrossan.



Scenes of Blackwaterfoot, St Molios Parish Church and the Surrounding Coastline

BYRE COTTAGE

LAKIN FARM, ISLE OF ARRAN, KA27 8DU

If you have ever leafed through a trendy design magazine, you will know that there are certain houses that capture the imagination and take your breath away. **Byre Cottage** is that such place, beautiful, stylish, impressive, but at the same time, a fun and functional place in which to live life to the full and to enjoy with friends and family.

This substantial, three bedroom detached villa is formed over two spacious internal levels and was architecturally designed and converted from an old farm building, around 2004, to blend traditional charm with modern convenience, with the

main living room and sun lounge on the upper floor, to take in the stunning views.

The property enjoys a beautiful rural setting and forms part of the Lakin development, benefiting from views across the Shiskine Valley to both the east and north and provides an unparalleled opportunity to purchase the ultimate 'lifestyle' home. The Lakin is a small settlement in the Torbeg area of Shiskine comprising of five dwellings. The Byre is the most easterly of these and benefits from tremendous views over the Shiskine Valley.





The property has been very well upgraded both internally and externally, to create fantastic and flexible accommodation, which only a viewing will qualify.

When the property was re-developed, the builders used luxurious, high-quality fittings and finishes and the latest in high-tech features to create a house that is the last word in sophistication and refined taste. This home is of the 21st century, designed for people who appreciate what modern thinking can do to boost their quality of life. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

This fantastic home sits in ample garden grounds, which include a timber shed and a secluded patio with raised beds, mature trees and shrubs, the perfect spot for a lazy summer's day. On the lower level, there are vegetable plots, flower beds and an ornamental pond. With red squirrels, a host of wild birds visiting the feeders and a resident owl family, this is a secluded haven. The front of the property beckons you onto the large driveway offering ample parking for a number of vehicles. Ample space exists for the erection of a garage, if desired (STPP).

In more detail, the accommodation consists of a welcoming vestibule, which benefits from storage facilities for hanging coats and storing boots.



Exterior and Hallway



Utility Room

The hub of the home is the magnificent open plan kitchen/family/diner, which has been beautifully fitted to include an excellent range of floor and wall mounted units with a striking charcoal worktop, providing a fashionable and efficient workspace. It further benefits from a Flavel Milano range cooker and an integrated dishwasher and fridge, making this the ideal kitchen for an aspiring chef. There is ample room for a large table for more informal dining with friends and family. From the kitchen, there is access to the utility room, which is plumbed for a washing machine and tumble dryer and has space in an upright fridge freezer. A personal door leads out to the garden and patio.



Kitchen/Family/Dining Area & Stairway



A partly glazed door opens from the kitchen into the conservatory, which is a great room to just relax and offers superb views of the countryside and gardens. A door opens from here onto the patio in the rear garden, which is a stunning spot to spend a summer's evening entertainment. The lower ground floor level offers thoughtfully planned sleeping accommodation.

The bright and spacious master bedroom has a range of fitted wardrobes and a luxury four-piece en-suite bathroom, with a separate shower cubicle. The guest bedroom is both bright and airy and both have ample space for additional free-standing furniture if required. The contemporary shower-room, with a walk-in cubicle, completes the accommodation on this level. There are two spacious storage cupboards which can also be found off the inner hallway.

Conservatory



First-Floor Lounge & Sun Room



From the open-plan kitchen/family/dining room, the staircase takes you to the upper level, which is the perfect space for entertaining. The glazing in the lounge makes the most of the natural light to create a modern and contemporary ambience and offers spectacular views of the surrounding countryside from three sides. There is a very comfy sun room located off the living room with a Juliet balcony. There is a third bedroom on this level, which features an en-suite shower-room.

The high specifications of this family home also include double glazing and oil central heating.

This property also includes a new boiler, guaranteed until 2022.







PROPERTY SPECIFICATIONS

GROUND FLOOR



FIRST FLOOR



Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Vestibule	1.85m (6'1") x 1.70m (5'7")
Kitchen/Family/Dining Area	8.07m (26'6") x 4.32m (14'2")
Conservatory	4.90m (16'1") x 1.30m (4'3")
Master Bedroom	4.90m (16'1") x 3.40m (11'2")
En-Suite	2.75m (9') x 2.23m (7'4")
Bedroom 2	4.77m (15'8") x 2.92m (9'7")
Shower Room	2.88m (9'5") x 1.19m (3'11")
Utility Room	4.63m (15'2") x 2.20m (7'3")

First Floor	
Lounge	8.00m (26'3") x 4.90m (16'1")
Sun Room	4.90m (16'1") x 1.30m (4'3")
Bedroom 3	4.76m (15'7") x 2.75m (9')
En-Suite	2.88m (9'5") x 2.34m (7'8")

GROSS INTERNAL FLOOR AREA(m²): 185M²

EPC RATING: D

LOCAL/
PROPERTY
FEATURES



VIEWS



BUS LINKS



FERRY TERMINAL



NEAR BEACH

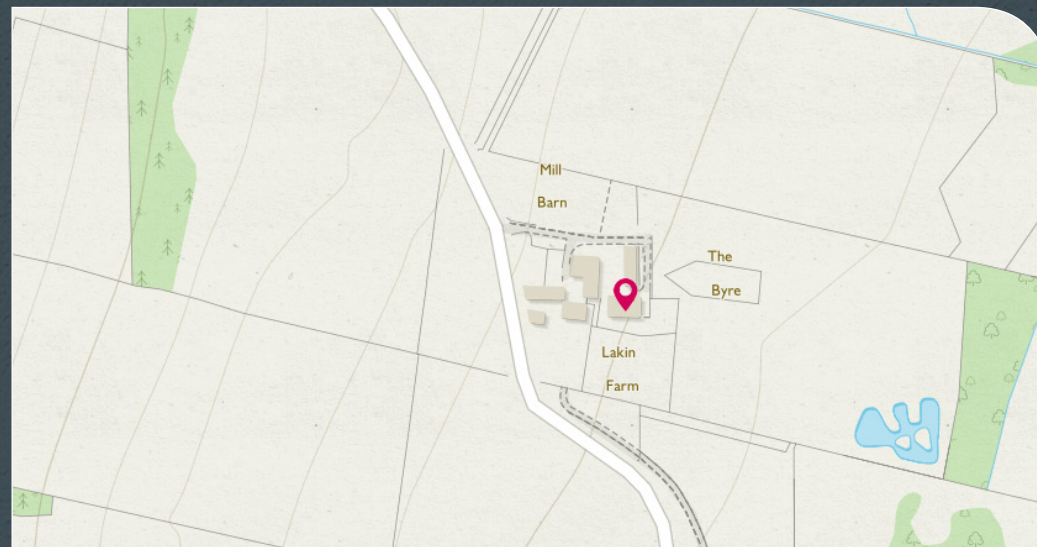
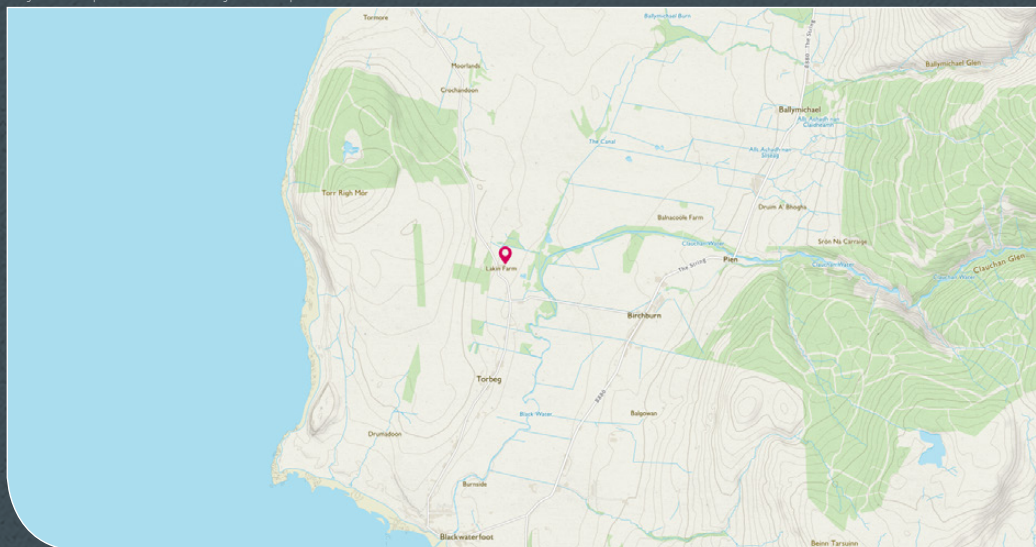


AMPLE PARKING



LOCAL AMENITIES

Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available

Text & Description: **Darren Lee** Photography: **Andy Surridge** Design: **Ben Daykin**
Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk

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