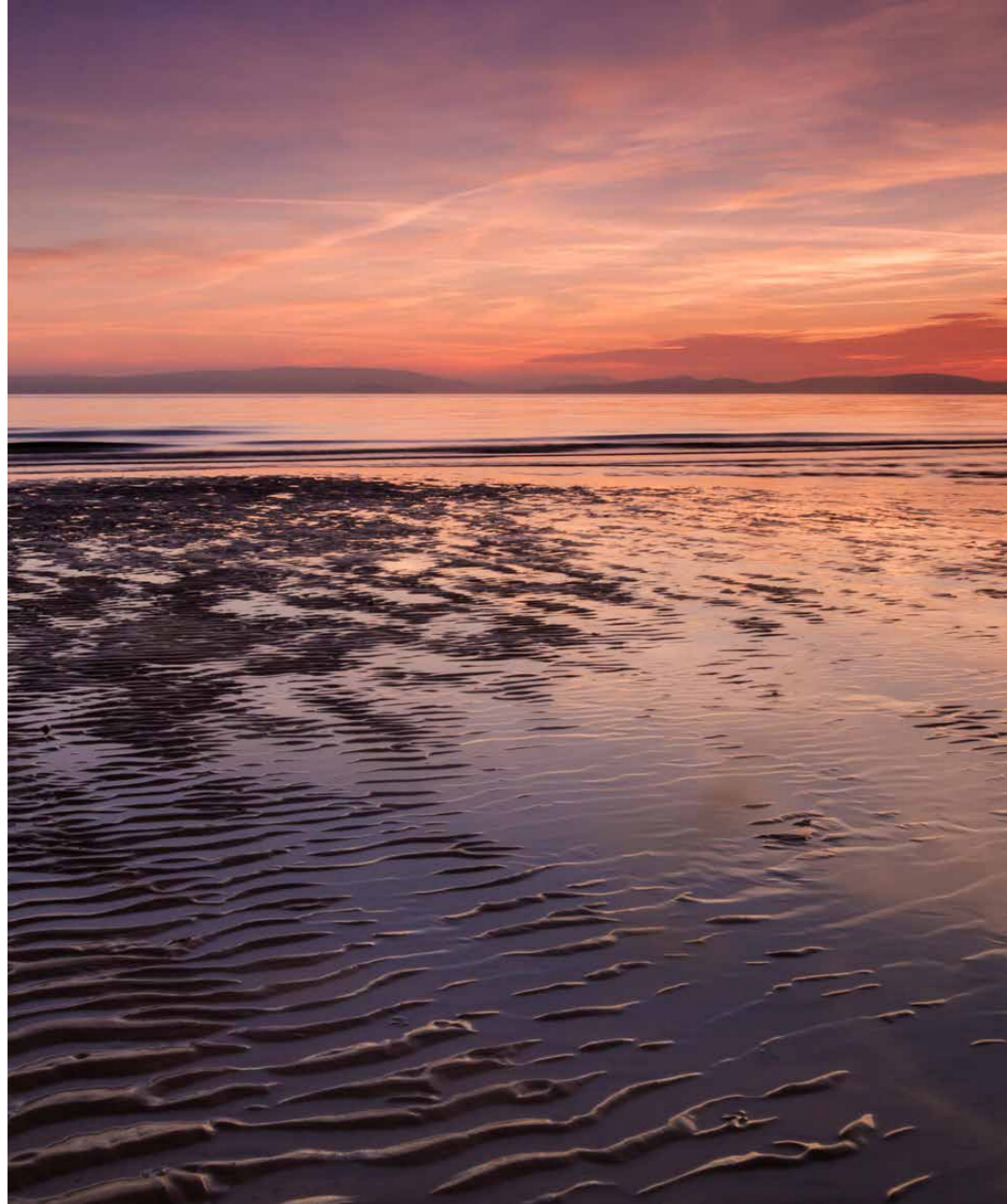




CARMAHOME HOUSE

KILPATRICK, BY BLACKWATERFOOT, ISLE OF ARRAN, NORTH Ayrshire, KA27 8EY

**McEwan Fraser Legal**
Solicitors & Estate Agents



LOCATION

KILPATRICK & BLACKWATERFOOT

'CARMAHOME HOUSE' IS LOCATED IN THE HEART OF THIS SMALL, FRIENDLY COMMUNITY OF KILPATRICK WITH AN EXCELLENT SELECTION OF LOCAL AMENITIES, ABOUT ONE AND A HALF MILES OUTSIDE OF THE VILLAGE OF BLACKWATERFOOT. THE PRIMARY SCHOOL IS LOCATED IN SHISKINE (APPROX 2 MILES) AND THE HIGH SCHOOL IN LAMLASH. THE PROPERTY IS WITHIN EASY REACH OF LOCAL FACILITIES AT BLACKWATERFOOT, INCLUDING POST OFFICE, NEWSAGENT, BUTCHERS, ARTISAN BAKERY AND GENERAL STORE. THE RENOWNED KINLOCH HOTEL HAS A SWIMMING POOL, WHICH IS OPEN TO NON-RESIDENTS. THE SHISKINE GOLF CLUB IS APPROXIMATELY 11 MILES SOUTH WEST OF BRODICK, OFF THE A841 AND AT THE WESTERN END OF THE B880 (KNOWN AS "THE STRING") WHICH TRAVERSES THE ISLAND FROM THE MAIN CENTRE AND FERRY PORT OF BRODICK. A HEALTH CENTRE IS ALSO LOCATED IN SHISKINE FOR ADDED CONVENIENCE.

BRODICK (THE MAIN VILLAGE 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. 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.

BUSES PASS THE BOTTOM OF THE TRACK RUNNING AROUND THE SOUTH OF THE ISLAND AND CONNECT WITH THE FERRIES IN BRODICK.

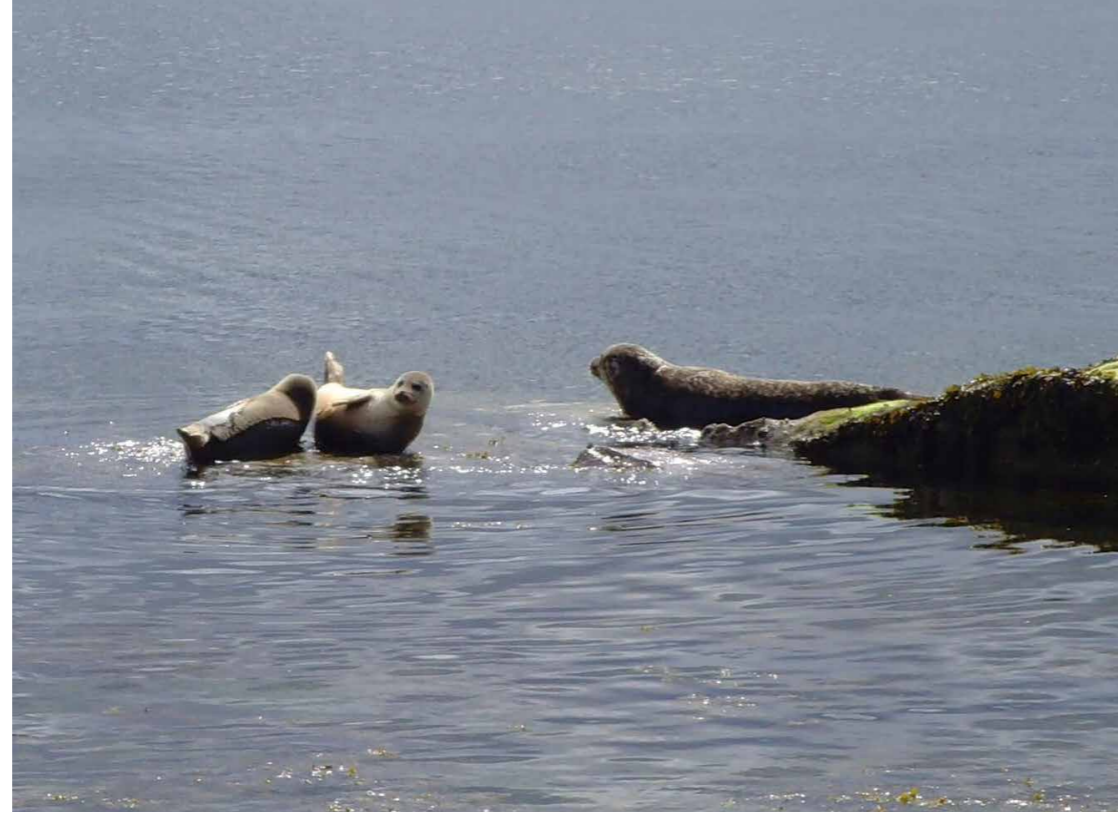
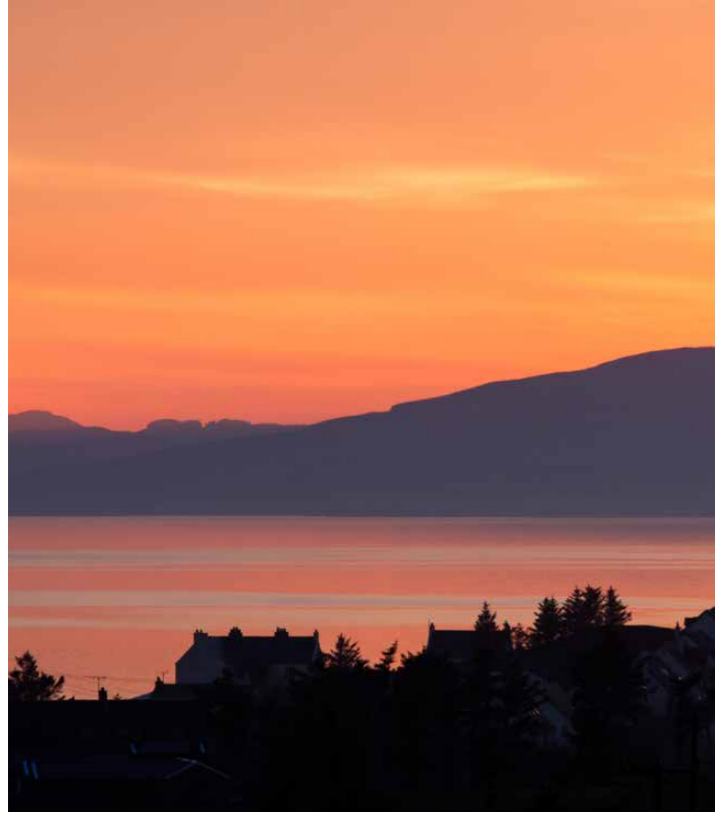


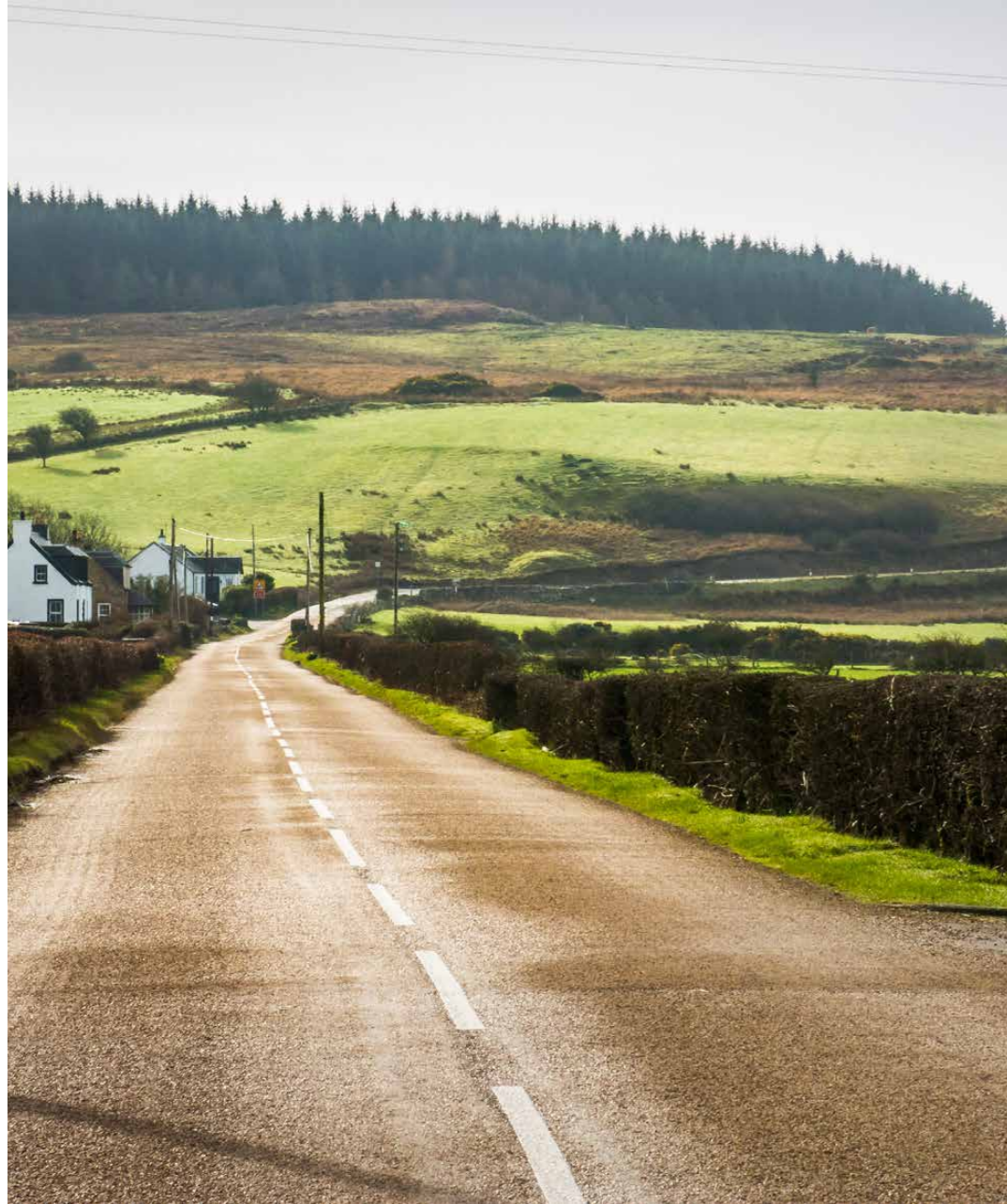


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PROPERTY

CARMAHOME HOUSE

CARMAHOME HOUSE IS A STRIKING, THREE-BEDROOM STONE-BUILT VILLA, DATING FROM AROUND 1903, THAT FURTHER BENEFITS FROM AN ADJACENT STONE BARN IN THE GROUNDS, WHICH WOULD BE IDEAL FOR THOSE WHO WISH TO PURSUE A HOME LIFESTYLE BUSINESS. THIS FORMER FARMHOUSE IS NESTLED IN A SHELTERED HOLLOW ALONGSIDE ANOTHER TWO PROPERTIES (APPROX. 500M FROM THE MAIN ROAD), WITH SHARED ACCESS, OVER A PRIVATELY MAINTAINED TRACK. THE HOUSE OFFERS FLEXIBLE AND VERSATILE ACCOMMODATION, FORMED OVER A TWO-STOREY LAYOUT. IN ESSENCE, THE FRONT OF THE PROPERTY BELIES THE SPACIOUS ACCOMMODATION INTERNALLY AND BENEFITS FROM OUTSTANDING MOUNTAIN OR RURAL VIEWS FROM MOST WINDOWS.

THE INTERIOR OFFERS FLEXIBLE LIVING SPACE, WHICH IS INHERENT WITH A HOME OF THIS AGE AND CHARACTER. **THE PROPERTY IS SURROUNDED BY GROUNDS OF (CIRCA) 3.3 ACRES**, WHICH INCORPORATES AN AREA OF ROUGHLY CULTIVATED GROUND AND WOODLAND TO THE REAR. THE FORMAL GARDENS PROVIDE SEASONAL COLOUR AND BENEFIT FROM A STREAM RUNNING THROUGH. THE LARGE SWEEPING LAWN TO THE FRONT OF THE HOUSE LEADS TO A BORDER OF ESTABLISHED FLOWERING SHRUBS MIXED WITH FRUIT AND FLOWERING TREES, WHICH IS THE PERFECT SPOT TO SPEND A LAZY SUMMER'S DAY ENTERTAINING FRIENDS AND FAMILY AND HAS BEEN USED FOR THIS PURPOSE ON MANY AN OCCASION! THERE IS ALSO THE WELCOME ADDITION OF PRIVATE PARKING FOR A NUMBER OF VEHICLES.





CARMAHOME HOUSE

IN MORE DETAIL THE ACCOMMODATION COMPRISES: A RECEPTION HALLWAY. IMMEDIATELY IMPRESSIVE LOUNGE, WHICH HAS FEATURE WINDOWS TO THE FRONT ASPECT, WHICH FLOODS THE ROOM WITH NATURAL LIGHT AND PROVIDES TREMENDOUS VIEWS. A FEATURE WOODBURNING STOVE IS THE KEY FOCAL POINT OF THIS ROOM. THE BRIGHT AND AIRY KITCHEN/DINER HAS BEEN WELL FITTED TO INCLUDE A GOOD RANGE OF FLOOR MOUNTED UNITS, WITH A LIGHT-COLOURED WORK SURFACE, WHICH PROVIDES A FASHIONABLE AND EFFICIENT WORKSPACE. IT FURTHER BENEFITS FROM AN OIL FIRED 'RAYBURN' MAKING THE KITCHEN AN INVITING REFUGE AT ANY TIME OF THE YEAR ! THE KITCHEN RETAINS SOME ORIGINAL FEATURES SUCH AS THE GLAZED RECESSED CUPBOARD AND A CHARMING 'SALT CUPBOARD' ADJACENT TO THE COOKING AREA. THERE IS AMPLE ROOM FOR FREE-STANDING APPLIANCES AND FOR A TABLE AND CHAIRS FOR MORE INFORMAL DINING WITH FRIENDS AND FAMILY AND THIS ZONE IS CERTAIN TO BECOME THE VERY HEART OF THE HOME. ACCESS CAN BE GAINED FROM HERE INTO THE UTILITY ROOM, WHICH IS PLUMBED FOR A WASHING MACHINE AND HAS SPACE FOR A TUMBLE DRYER. THE REAR DOORWAY LEADS TO AN OUTSIDE DRYING AND GARDEN AREA. THE DOWNSTAIRS BATHROOM, OFF THE UTILITY ROOM, REQUIRES A LEVEL OF UPGRADING AND MODERNISATION. THE THIRD BEDROOM COULD ALSO BE USED AS A FAMILY ROOM OR HOME OFFICE AND MIGHT SUIT THOSE REQUIRING LIVE/ WORK ARRANGEMENTS.

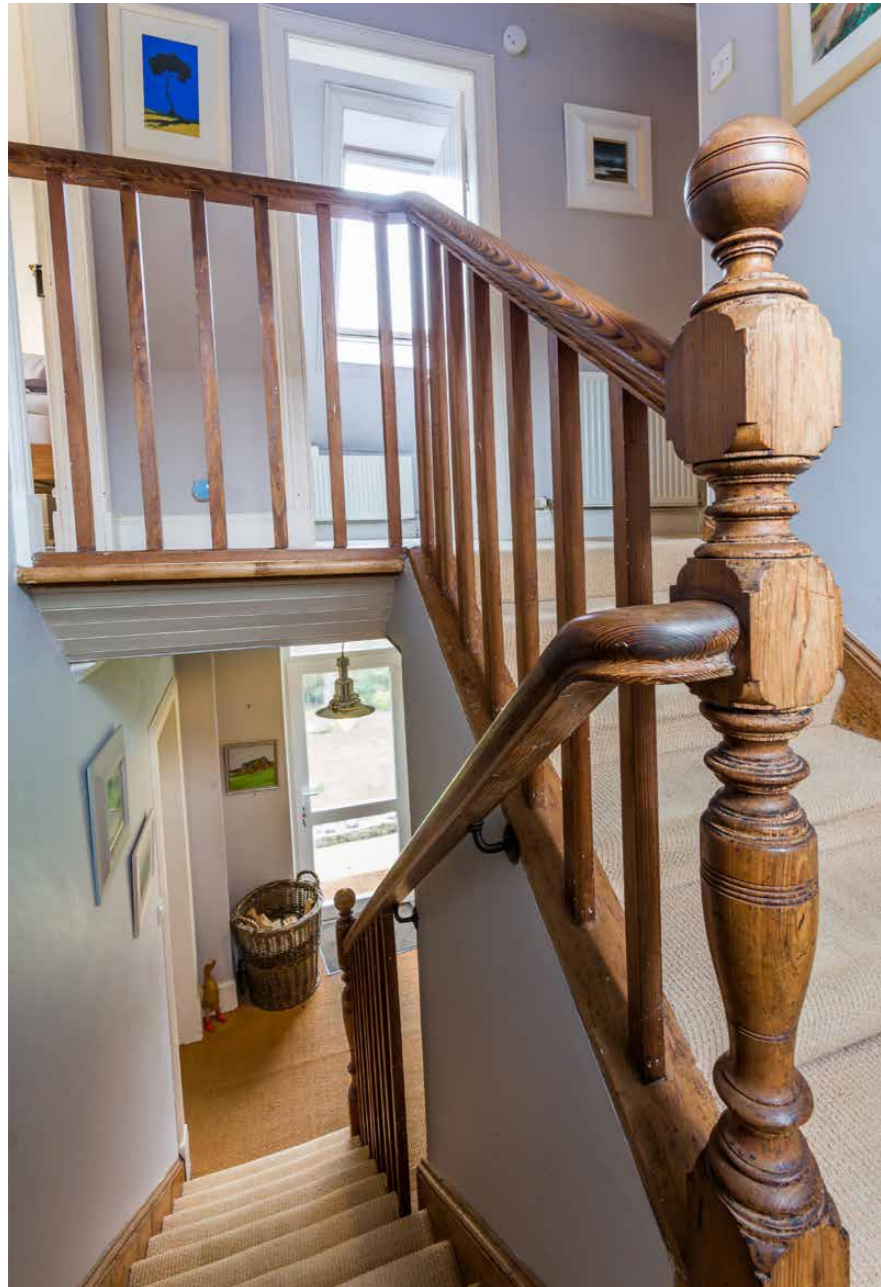




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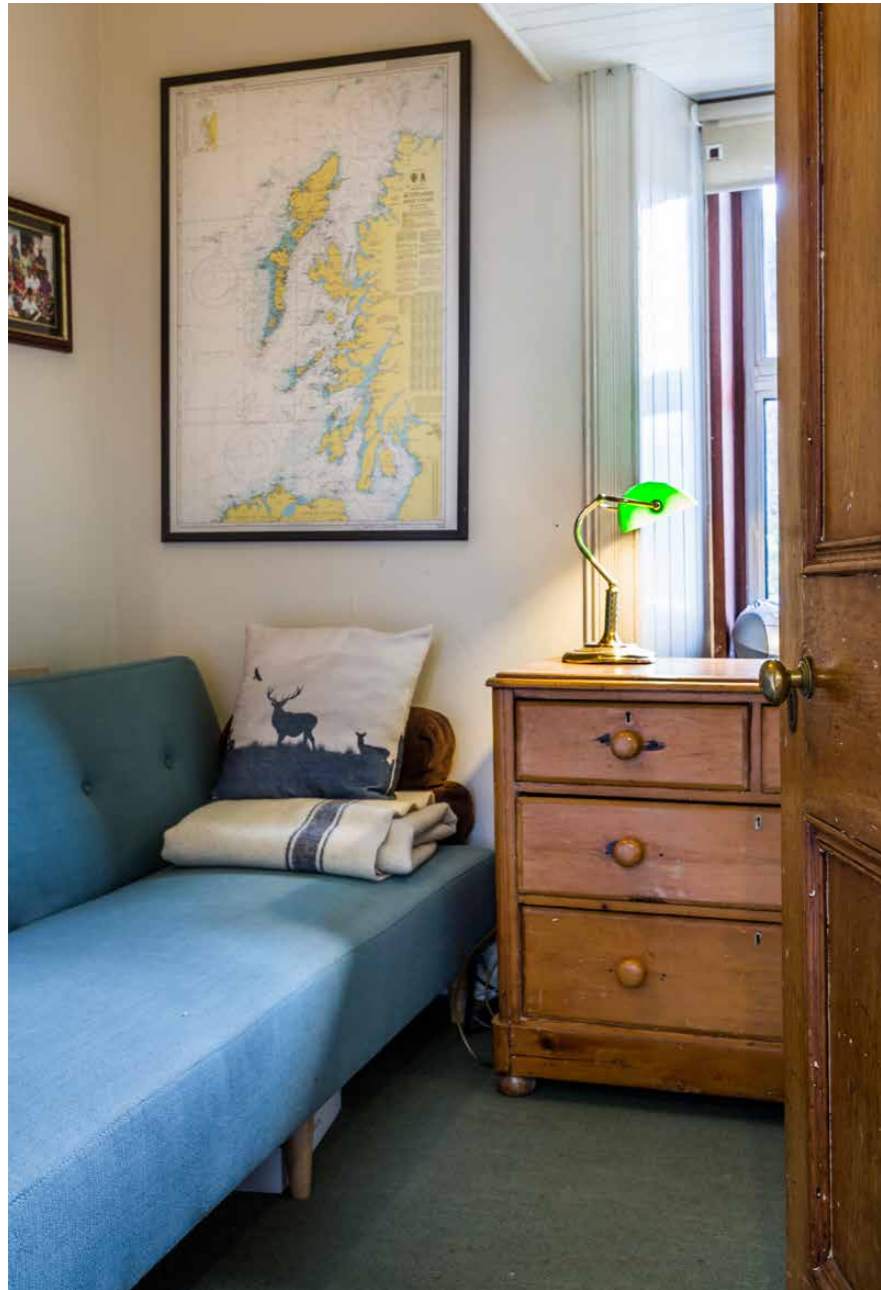


CARMAHOME HOUSE

THE FIRST FLOOR OFFERS THOUGHTFULLY-PLANNED ACCOMMODATION, WITH TWO, WELL-PROPORTIONED BEDROOMS AND BOTH HAVE AMPLE SPACE FOR ADDITIONAL FREE-STANDING FURNITURE IF REQUIRED. OUTSTANDING RURAL VIEWS CAN BE ENJOYED FROM BOTH BEDROOMS. BOTH HAVE SOLE USE OF THE BATHROOM ON THIS LEVEL, WHICH HAS A LARGE ROOF WINDOW OFFERING STUNNING VIEWS OF THE MOUNTAINS BEHIND THE SHISKINE VALLEY.

THE HOUSE AND WATER ARE HEATED FROM THE OIL-FIRED RAYBURN COOKER AND SUPPLEMENTED BY THE MULTI-FUEL STOVE IN THE LOUNGE. THE PROPERTY IS CONNECTED TO MAINS ELECTRICITY. IT SHARES A SEPTIC TANK FOR SEWAGE AND PRIVATE WATER SUPPLY WITH THE NEIGHBOURING HOUSES.





GARDENS & PADDOCK



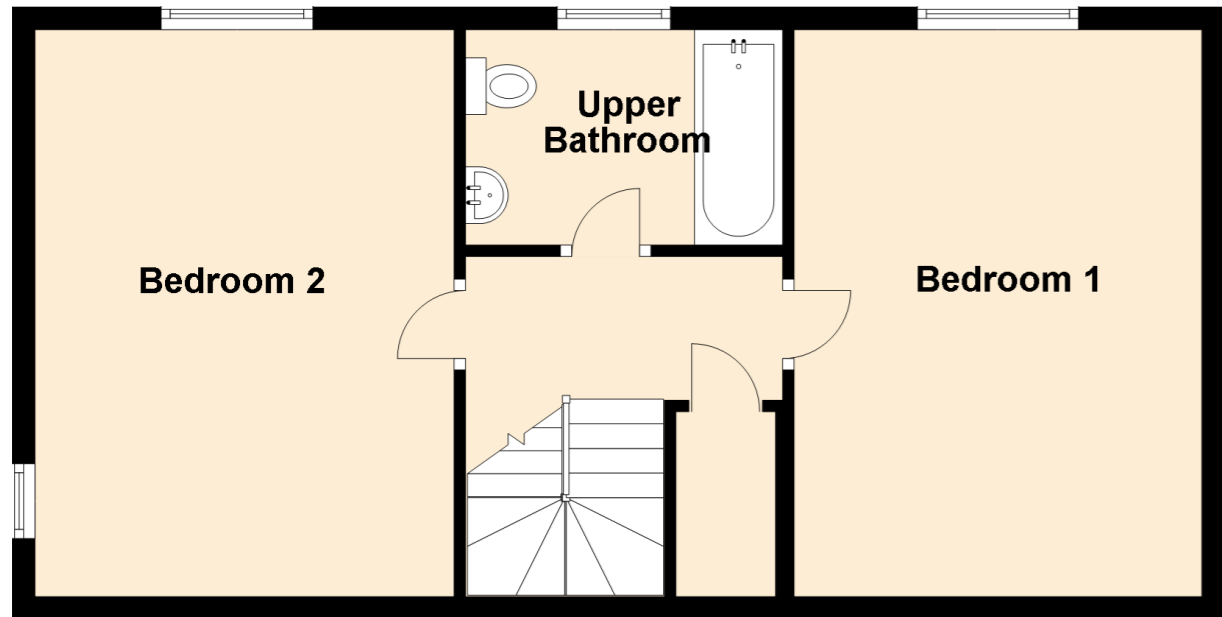
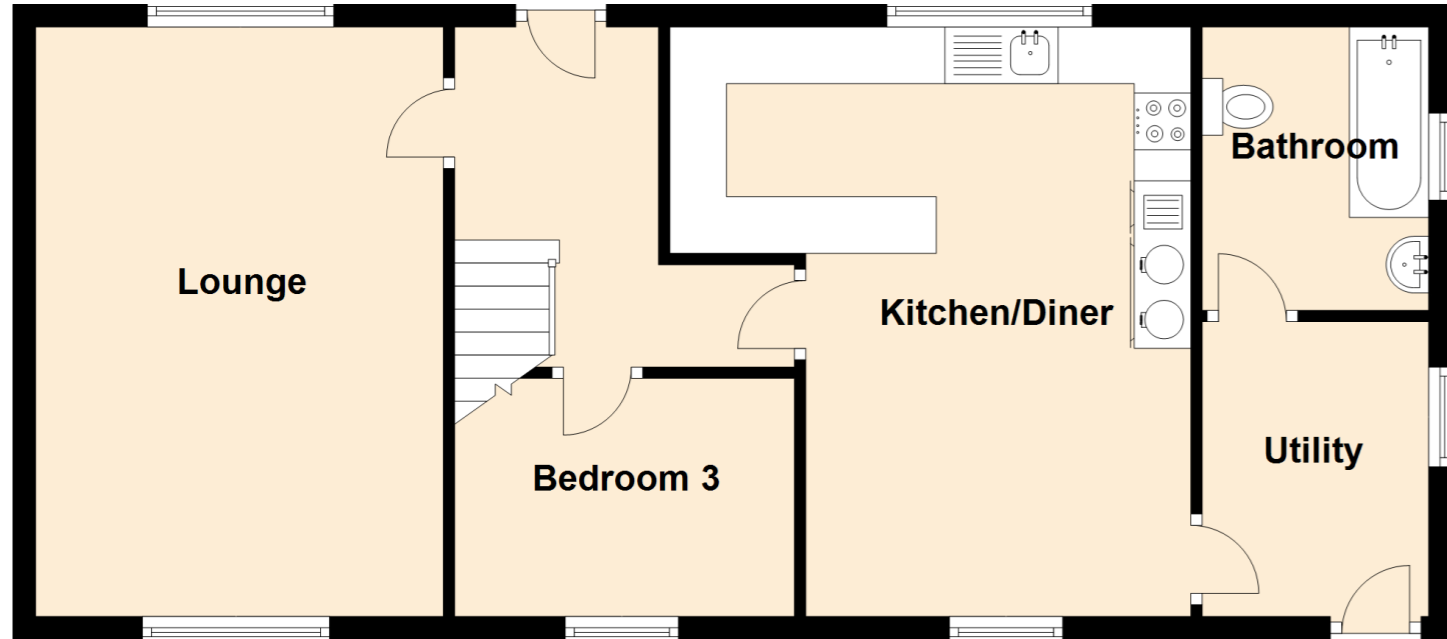
PROPERTY IS SURROUNDED BY GROUNDS OF 3.3 ACRES



ADJACENT STONE BARN

THE BARN (WITH POWER AND LIGHT) OFFERS A VAST RANGE OF POSSIBILITIES AND IS PRESENTLY BEING USED AS AN ART STUDIO BUT HAS, IN THE PAST, OFFERED STABLING FOR HORSES WHEN THERE WERE LOOSE BOXES INSTALLED. THE CURRENT OWNERS EXPLORED THE OPTION OF CONVERTING THE BARN INTO A TWO-BEDROOM COTTAGE AND PERMISSION WAS APPROVED BUT WORK DID NOT COMMENCE. A COPY OF DRAWINGS AND PERMISSION ARE AVAILABLE UPON REQUEST.





**APPROXIMATE DIMENSIONS
(TAKEN FROM THE WIDEST POINT)**

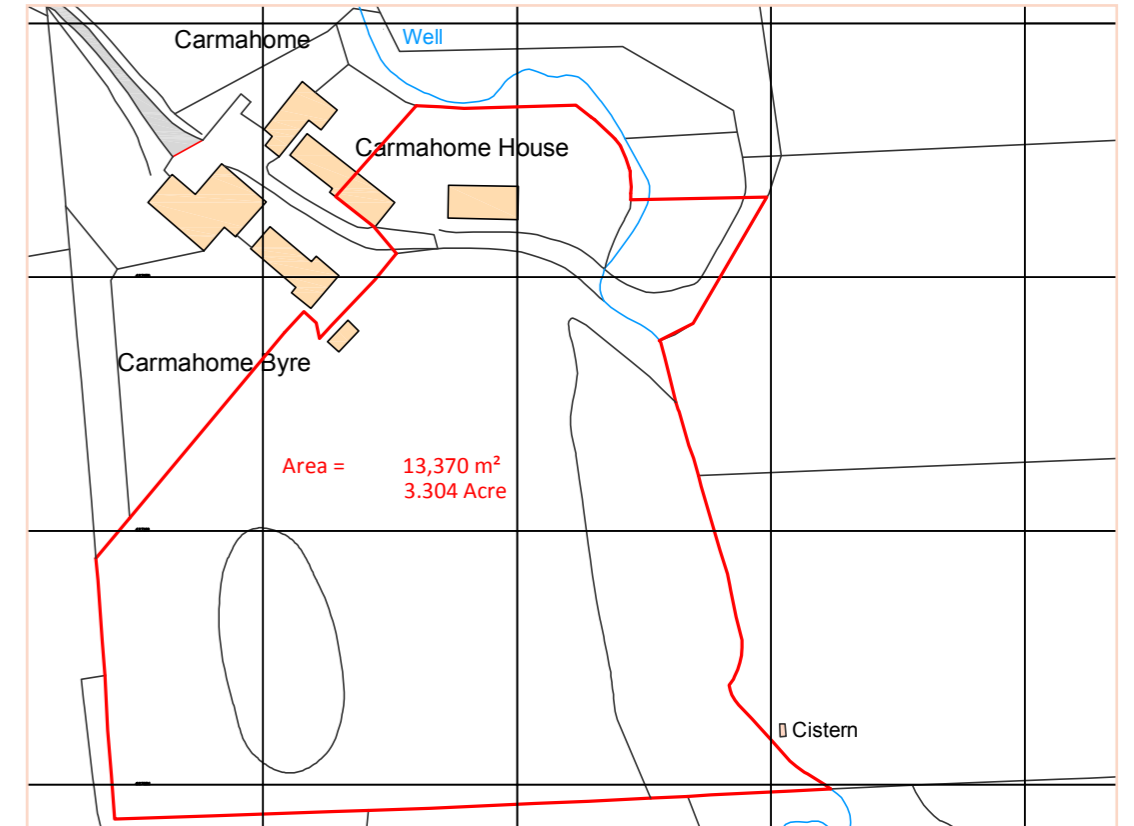
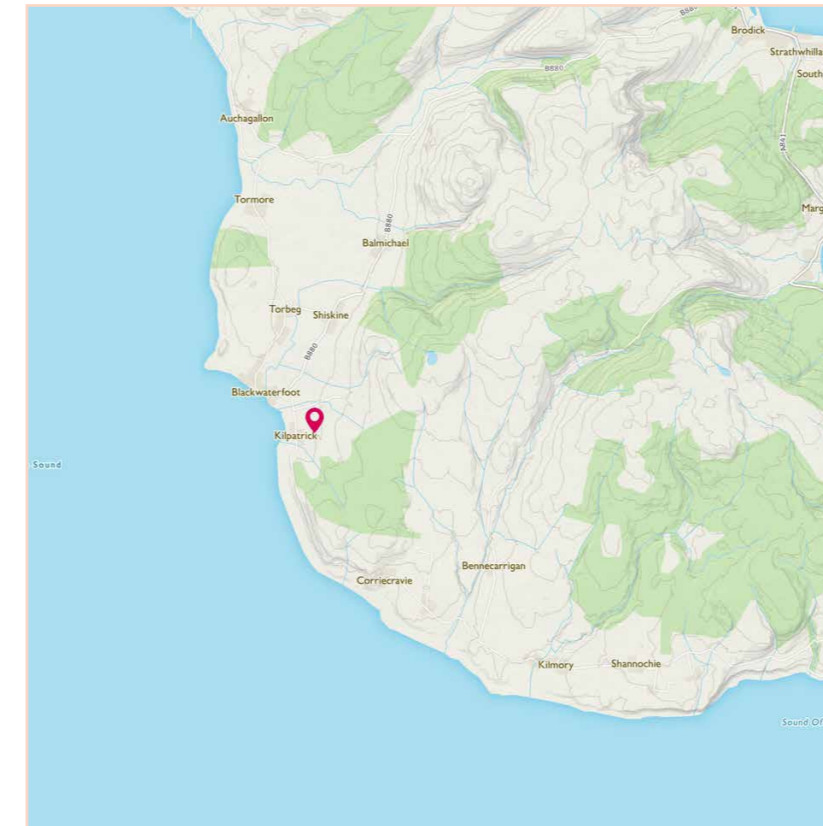
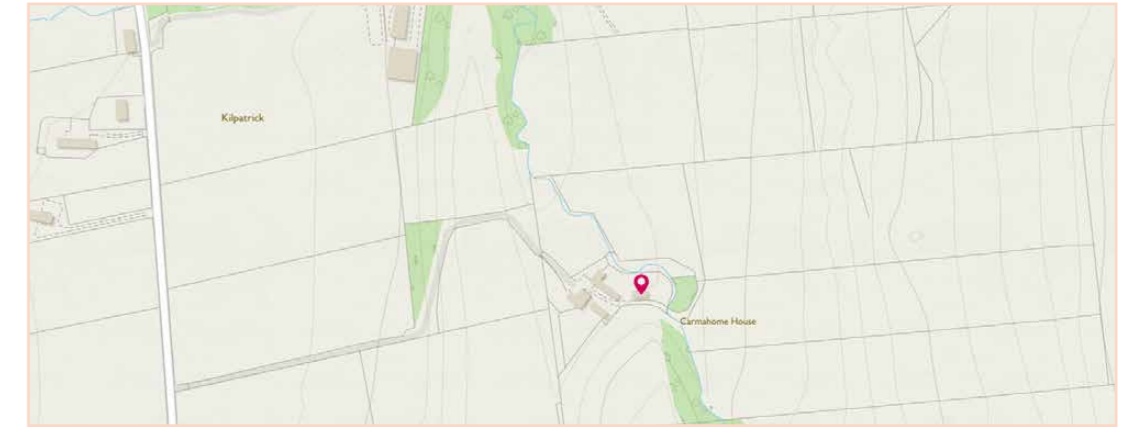
LOUNGE	5.20M (17'1") X 3.60M (11'10")
KITCHEN/DINER	5.30M (17'5") X 3.40M (11'2")
BEDROOM 3	3.00M (9'10") X 2.10M (6'11")
BATHROOM	2.50M (8'2") X 2.00M (6'7")
UTILITY	2.70M (8'10") X 2.10M (6'11")
BEDROOM 1	5.00M (16'5") X 3.60M (11'10")
BEDROOM 2	5.00M (16'5") X 3.70M (12'2")
UPPER BATHROOM	2.80M (9'2") X 1.90M (6'3")

GROSS INTERNAL FLOOR AREA (M²): 107M²

EPC RATING: G

DIRECTIONS

FROM BRODICK TAKE THE B880 ROAD TOWARDS BLACKWATERFOOT. AFTER PASSING THROUGH THE VILLAGE OF SHISKINE TURN LEFT AT THE JUNCTION WITH THE A841 AND CONTINUE FOR A THIRD OF A MILE. TURN LEFT ONTO THE TRACK FOR CARMHOME AND CONTINUE FOR ANOTHER 500M. CARMHOME HOUSE IS THE LAST PROPERTY ON THE LEFT.





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