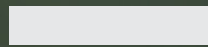


BALEGRA



FARMHOUSE

BENNAN, SHANNOCHIE, ISLE OF ARRAN, NORTH AYSHIRE, KA27 8SH



**LAND EXTENDING
TO APPROXIMATELY
TEN ACRES**

BENNAN, SHANNOCHIE

Isle of Arran, North Ayrshire, KA27 8SH

Balegra Farmhouse is located at the southerly end of Arran in an area known as 'Bennan' and is approximately two miles from Kilmory. This location has many attractive coastal and forestry walks and is a short distance from Kilmory beach. Balegra Farm is only four miles from Whiting Bay with shops, pubs, restaurants and other amenities including a primary school, village hall, garages, golf course, bowling and putting greens. Four miles further on, is Lamlash with a secondary school, hospital, police, fire and coastguard stations and sheltered mooring facilities in Lamlash Bay.





LIFESTYLE AND AREA IMAGES OF SHANNOCHIE



THE MOST SPECTACULAR HILL-WALKING OPPORTUNITIES IN SCOTLAND

The main ferry port at Brodick (twelve miles) has a selection of shops and leisure facilities at Auchrannie Hotel, including swimming pools, a sports hall and spa. There is also an eighteen-hole golf course, primary school, banks and hotels. Brodick Castle, a National Trust for Scotland property, sits two miles to the north and overlooks Brodick Bay. 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 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.

Other interesting places on the island include the brewery at Claddach, the distillery at Lochranza and Arran Provisions factory in Lamlash. Also at Claddach, is Arran Aromatics soap, candle and perfume factory. At the south end of the island, at Kilmory, is the creamery, home of the famous Arran cheese, although this is now being challenged by cheese factories at Claddach and Kilpatrick.

Arran offers some of the most spectacular hill-walking opportunities in Scotland and its seven golf courses ensure that tourists and locals alike are well provided for. For those with an interest in horses, there is an equestrian centre at Blackwaterfoot, on the west coast of the island. A sailing club can also be found in Lamlash. The island offers, by prior arrangement, opportunities to shoot pheasant, stalk red deer, as well as some very good fresh water and sea fishing.







BALEGRA FARMHOUSE

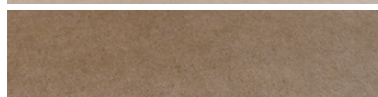
Isle of Arran, North Ayrshire, KA27 8SH

A traditional four/five-bedroom farmhouse with outbuildings (with potential to develop – STPP) and **land extending to approximately ten acres**, conveniently positioned in the friendly farming community of Shannochie. Displaying a stunning frontage, the farmhouse offers flexible accommodation, formed over a two-storey layout, on a plot of approximately ten acres. In essence, the front of the property belies the spacious accommodation internally. Although the farm is very much a traditional home, it has a comfortable feel and benefits from outstanding views towards the Firth of Clyde and Ailsa Craig. There is a spacious courtyard, which is surrounded on two sides by substantial agricultural buildings and to the front by the farmhouse and appended buildings. It would most certainly suit those with an equestrian interest or as an ideal base for a small-holding.



VIEW FROM THE GARDEN

The traditional building has been well maintained, both internally and externally, to create versatile accommodation, which only a viewing will qualify. The flexible interior offers sophisticated living space, which is inherent with a home of this age and character. Being located at the south end of the island, the surrounding fields benefit from the softer climate and the property enjoys spectacular views towards adjacent farms and the sea beyond to the south and east. Most of the fields are fenced and many have hedging and some stone walls. Hardstanding for a static caravan (with services) can also be found within the grounds. The farmhouse gardens are mainly laid to lawn, with a wide variety of plants and trees to provide seasonal colour and benefit from tremendous views into the distance, which can be enjoyed from a number of vantage points. The feature patio is the perfect spot for al-fresco dining and has been used for this purpose on many an occasion. There is ample parking available within the courtyard.



The subjects are entered via a bright, welcoming reception hallway, with a feature staircase off to the upper landing. Access can be gained to the family bathroom from here. Immediately impressive lounge, with picture windows to the front and rear aspect, flooding the room with natural light and providing stunning views. The feature fireplace, with multi-fuel stove, is the key focal point of this room. Access can be gained from here into the kitchen/ diner, which has been fitted to include a good range of oak fronted floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from a feature, oil-fired Rayburn cooker, along with an integrated oven, hob, extractor and dishwasher. There is further space for a compact fridge and freezer. There is adequate room 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. Patio doors open from here onto the raised patio, which enjoys views over the gardens and towards the Firth of Clyde and Ailsa Craig.





**THE VERY
'HEART' OF
THE HOME**



FAMILY ROOM/STUDY

A handy utility room (with quarry tiled floor) is also located off the kitchen and is plumbed for a washing machine and tumble dryer and has space for an upright fridge freezer. The useful boot room is located off the utility room and offers plenty of invaluable storage facilities and has a personal door opening into the courtyard and one into the byre. This is the perfect spot for hanging jackets and storing wellingtons. The cosy family room/ study (off kitchen) has a range of furniture configurations and offers countryside views to the front aspect. This room could easily be used as a comfortable fifth bedroom if desired. The 'dual-aspect' master bedroom (off hallway) completes the ground floor accommodation.



UTILITY ROOM



BOOT ROOM

“... STUNNING VIEWS INTO THE DISTANCE ...”

The staircase rises to first floor level, revealing three, well-proportioned bedrooms. Two of these offer stunning views into the distance and all have storage facilities. All rooms on this level have use of a handy shower-room. Access to the loft space can be gained from the landing. The very real possibility exists that this area could be converted or extended into the byre for additional living accommodation (STPP) and add immediate value to this family home.

The specification includes oil central heating and the windows are a mixture of aluminium and uPVC double glazed design. There are some Velux roof lights.



BATHROOM



SHOWER ROOM



OUTBUILDINGS

The Byre

An internal door from the boot room leads to the byre, which is appended to the main farmhouse. The byre has a sloping concrete floor and two substantial sliding doors. It offers exciting development opportunities for conversion into additional residential accommodation (STPP).

Haybarn

Across the yard is the open fronted haybarn, with steel frame and corrugated iron clad walls and roof. The haybarn is adjacent to the byre and also benefits from a large vehicle doorway and leads to the workshop, with a solid concrete floor and light and power.

Services

The property is connected to mains water and electricity. Drainage is to a private septic tank located at the front of the property. The Rayburn range cooker is fuelled by oil with the storage tank located in the courtyard.





SPECIFICATIONS

Floor Plan, Dimensions & Map

Approximate Dimensions (Taken from the widest point)

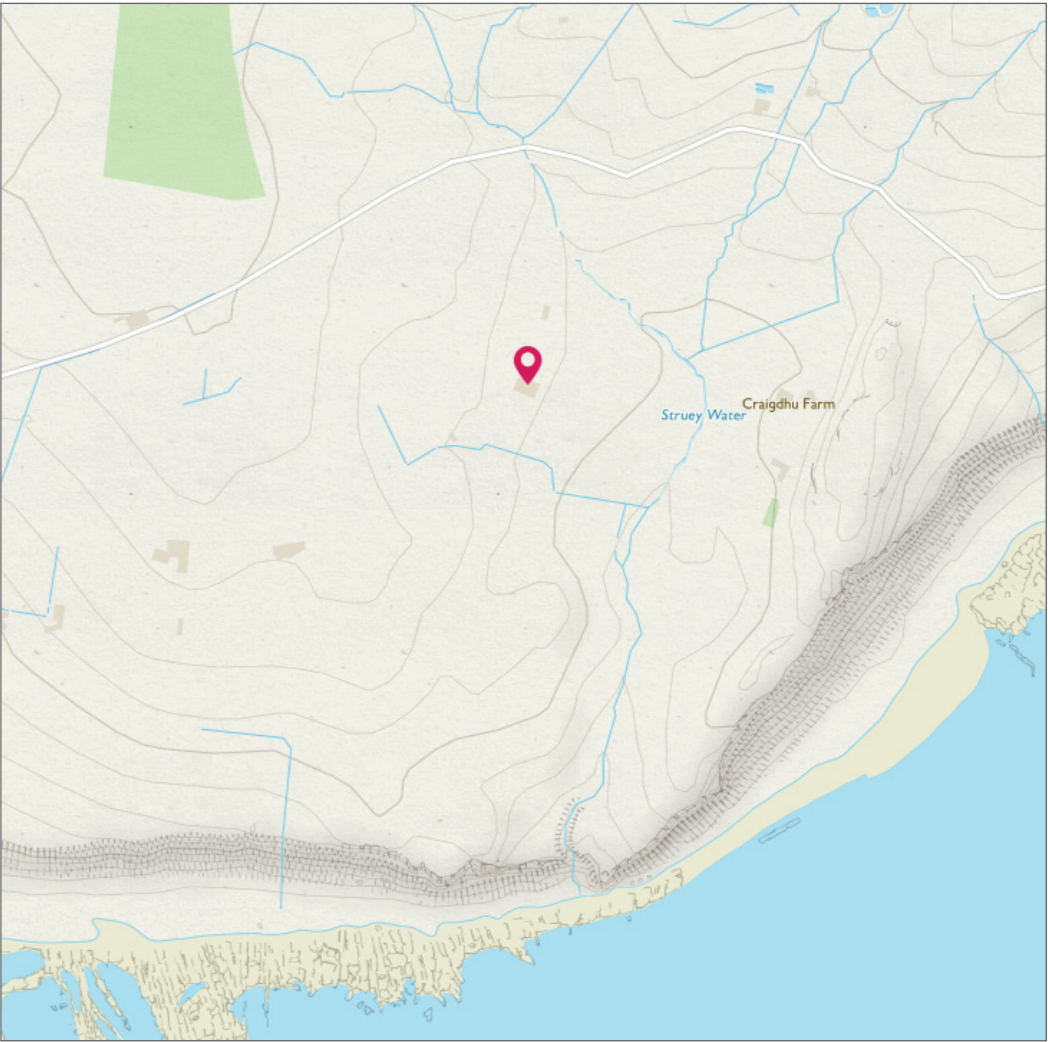
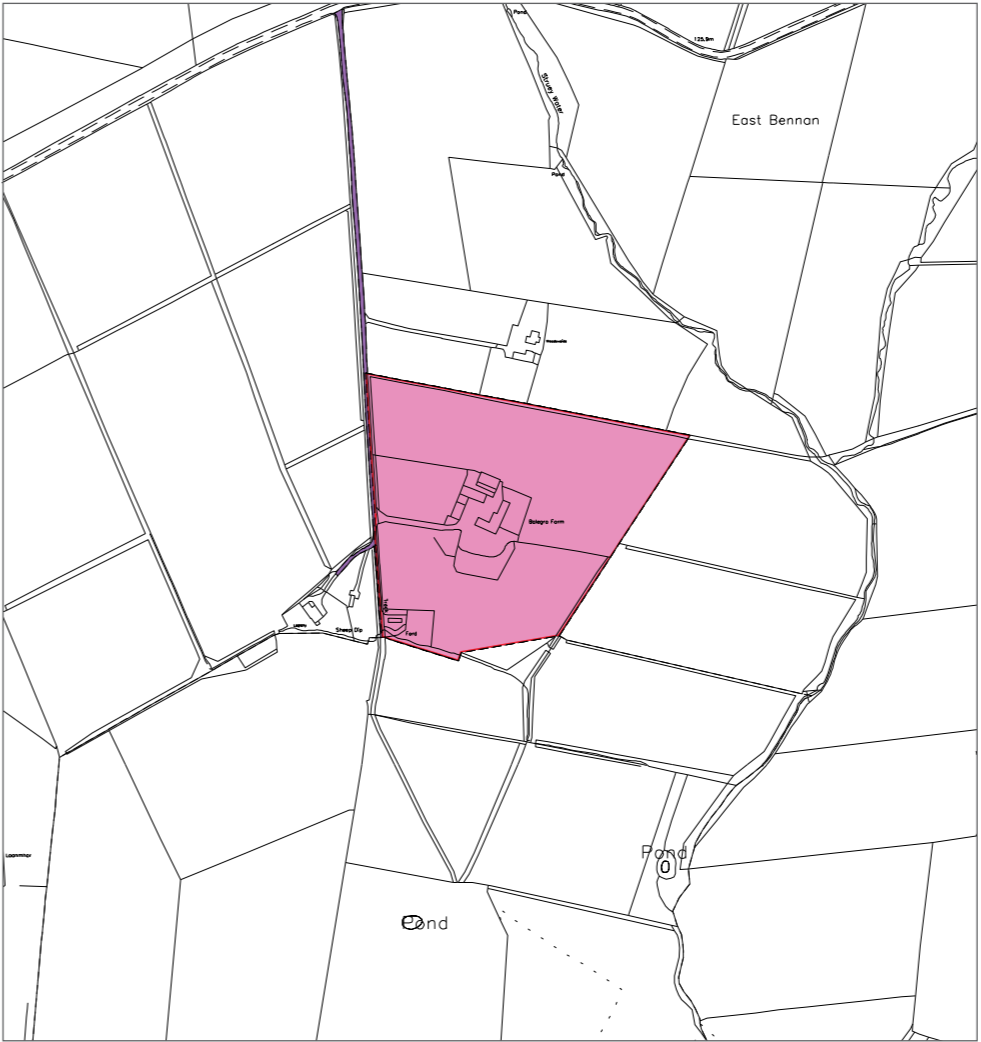
Ground Floor	
Lounge	5.20m (17'1") x 5.00m (16'5")
Kitchen/Diner	5.20m (17'1") x 3.50m (11'6")
Family Room/Study	5.00m (16'5") x 3.80m (12'6")
Utility	3.50m (11'6") x 2.60m (8'6")
Boot Room	6.20m (20'4") x 2.60m (8'6")
Master Bedroom	5.40m (17'9") x 3.80m (12'6")
Bathroom	3.60m (11'10") x 2.10m (6'11")

First Floor	
Bedroom 2	4.90m (16'1") x 3.80m (12'6")
Bedroom 3	4.70m (15'5") x 3.70m (12'2")
Bedroom 4	3.10m (10'2") x 2.40m (7'10")
Shower Room	1.90m (6'3") x 1.40m (4'7")

Outbuildings	
Byre	18.00m (59'1") x 8.00m (26'3")
Haybarn	29.00m (95'2") x 14.00m (45'11")

Gross internal floor area (m²): 160m²

EPC Rating: E



Directions:

Form Brodick Pier tun left and proceed south through Lamlash and Whiting Bay to Dippin (by-passing Kildonan). Carry on until you pass Southbank Farm on the right and proceed for a further quarter mile. The 'Yellow' sign for Balegra is on the left-hand side. This is where the farm track leaves the public road.

APPROX. 10 ACRES

DEVELOPMENT OPPORTUNITY

POTENTIAL TO EXTEND (STPP)

VIEWS

POTENTIAL FOR STABLES



VIEW FROM THE GARDEN

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