



Silverburn Farm, Whiting Bay, Isle of Arran.



SILVERBURN FARM IN BRIEF

- Large detached cottage villa
- Stunning elevated location
- Sea views
- Five bedrooms
- Extensive, well maintained gardens with stables and a paddock
- Excellent potential for letting or a large family home
- Close to village amenities

DESCRIPTION

Silverburn Farm is a spacious and beautifully presented detached villa with many traditional farmhouse features. Located in a much sought after elevated area in Whiting Bay, this property sits above the village with views over the Clyde and across to the Ayrshire coast. The large, detached villa comprises entrance hall, kitchen/breakfasting room, snug, lounge/dining room, secondary kitchen and bathroom. On the upper floors are three good sized double bedrooms and bathroom with enclosed shower unit and in the other half of the property are two further double bedrooms accessed by a second staircase.

The property could be sub-divided into two dwellings via simple closure of an open archway with each having independent services and facilities, thus offering purchasers the flexibility of having it as one large home or two comfortable homes.

SERVICES

Silverburn Farm is connected to mains electricity, water and drainage. Central heating is by the oil fired boiler located within the garage, supplying radiators throughout. This is supplemented by the log burning stove in the lounge.

COUNCIL TAX

The property is banded 'E' paying £2311.83 including water and drainage.



ACCOMMODATION

The main door into this home takes you into an entrance hall, with area for cloaks, which is floored with practical ceramic tiles. Off this hallway is a shower room with fully tiled double shower enclosure, wash hand basin and period w.c. with a high-level cistern.

At the end of this hall is the integral garage which houses the boiler, the hot water tank and is plumbed for a washing machine. This large room is fully serviced with power and light and offers huge potential as a home office / workshop.

Also off the entrance hall is the kitchen/breakfasting room. This bright and well proportioned room has some charming decorative features including exposed timber beams, with the essential clothes pulley, wooden floor and magnificent sea views. The kitchen has ample light oak wall and base units with complementary worktop.

From the kitchen, a hallway leads to the first of two stairways to the upper floor, this route leads to three bedrooms, one of which has a most attractive cathedral style ceiling and enjoys the panoramic views. Also on this floor is a family bathroom, with a claw footed roll top bath, large pedestal wash hand basin, toilet and fully tiled double shower enclosure with a powerful shower. A further double bedroom has a link door through to the third bedroom/dressing room.

A charming archway, from kitchen rear hall, leads to the open plan lounge and dining area, separated by an open slatted staircase. This second route brings you up to bedrooms four and five, both of which benefit from the wonderful views across the Clyde and beyond.

The lounge dining area is a comfortable room with exposed timber beams and for cosy evenings in by the Jotul cast iron wood burning stove. From the lounge there is access into secondary kitchen, a cosy snug/tv room/office and bathroom.

This home is absolutely brimming with original features and tasteful details and, as mentioned, Silverburn Farm could be sub-divided into two dwellings, thus offering purchasers the flexibility of having a secondary income if desired.



GROUNDS

Entrance is by way of sweeping gravel driveway to the front of the property, offering spacious parking and turning for several cars.

To the front of Silverburn Farm is slightly sloping lawn garden, with an attractive low stone built wall, leading to a delightful external dining area which enjoys the stunning panoramic views.

Silverburn Farm enjoys substantial grounds, expanding to approximately one acre, which includes a wonderful stable block comprising of three purpose built timber stables - each with power – opening in to a concrete “play pen”. From the stable there is direct access onto the excellent grazing paddock. Adjoining the stables is a timber built hayshed/storage barn.

There are front, rear and side gardens, with variety of mature trees and shrubs. To the rear of the property is an enclosed courtyard which benefits from the sun in the afternoon and evening.

APPROXIMATE ROOM SIZES

GROUND FLOOR

SHOWER ROOM:	1.28 x 3.3m (4'2" x 10'10")
KITCHEN/BREAKFASTING ROOM:	3.75 x 3.58m (12'4" x 11'9")
LOUNGE/DINING ROOM:	7.52 x 5.12m (24'82 x 16'10") OVERALL
SNUG:	3.14 x 3.37m (10'4" x 11'1")
SECONDRY KITCHEN:	2.7 x 2.71m (8'10 x 8'11)
BATHROOM:	3.7 x 2.08m (12'2" x 6'10")
GARAGE/WORKSHOP	5.79 x 9.01m (19' x 29'7")

UPPER FLOORS

BEDROOM 1:	4.62 x 4.00m (15'2" x 13'1")
BEDROOM 2:	4.38 x 3.54m (14'4" x 11'7") OVERALL
BEDROOM 3/DRESSING ROOM:	3.7 x 4.23m (12'2" x 13'11")
BATHROOM:	2.88 x 2.64m (10'4" x 12'5") OVERALL
BEDROOM 4:	3.16 x 3.78m (10'4" x 12'5")
BEDROOM 5:	3.16 x 3.78m (10'4" x 12'5")







Silverburn Farm



Upper Floor



FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

*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*

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OTHER INFORMATION

Silverburn Farm enjoys an elevated position amidst extensive grounds, taking in the spectacular views over the village of Whiting Bay and beyond to the Ayrshire Coast, yet still close to the village amenities.

Whiting Bay is located on the south east coast of Arran and overlooks the sea to the very southern point of Scotland 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 and the well known aromatics company Arran Sense of Scotland.



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Silverburn Farm

Whiting Bay

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DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. Continue to the centre of the village, turn right at Kiscadale Car Park and proceed roughly 200 metres up Kiscadale Road, Silverburn Farm is located off the third exit road on the right.



Arran
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