

Silverburn Farm,
Whiting Bay, Isle of
Arran,
KA27 8QT



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

6 Bed
House - Detached
located in Whiting Bay



WELCOME TO SILVERBURN

Nestled in a peaceful location, within walking distance of Whiting Bay Golf Club, Silverburn Farm is an impressive 5-6 bed room / 2-3 reception room dwelling house set in a large mature garden, with a separate paddock extending to 1 acre or thereby.

The substantial property has been tastefully modernised in a fresh neutral palette to a high standard and enjoys panoramic views across the Firth of Clyde to the Ayrshire Coast.

The downstairs rooms character features including timber beams and cottage glazed doors. All windows have coordinated neutral blinds in keeping with the palette of the property.

Viewing is essential to fully appreciate the exceptional quality of both the house and its location.

GROUND FLOOR

Entrance Hall

11'1" x 4'1" overall

The welcoming spacious entrance vestibule includes a side window and provides access to shower room / guest WC and the large integral garage.

Shower Room

10'9" x 4'4"

This cosy room has a shower and guest WC with a window to the side.

Kitchen / Breakfast room

11'7" x 12'3"

The newly refreshed, well-appointed kitchen benefits from a new four oven range cooker, extensive display units, a centre island and feature lighting.

Family Room

11'1" x 10'3"

This cosy snug/cinema/family room has timber beams, a large window to the rear garden.

Dining Room

6'6" x 24'8" overall

The spacious open plan dining room leads to the lounge and includes a window to the front and a timber staircase leading to the upper floor.

Lounge

The lounge benefits from a bespoke timber fireplace, featuring a recently installed Charnwood Aire woodburning stove and granite hearth.

Office / Bedroom 6

8'10" x 9'4"

This bright, front facing office / optional 6th bedroom lends itself to a variety of uses including ground floor guest accommodation with the adjacent bathroom.

Bathroom 1

8'7" x 7'8"

This spacious, attractive, west facing room is tastefully decorated, light and airy

Integral Garage

29'6" x 20'0"

This large area incorporates a utility area with plumbing for a washing machine and access to rear courtyard and utility area.

The garage has three windows, houses the central heating system, and is secured by two large double doors which, on opening, allow light to flood into this large area.

The area has, subject to permissions, development potential for a variety of uses such as a family room, utility / pantry, downstairs bedroom ensuite, craft room, gym or workshop.

UPPER FLOOR

Bedroom 1

13'1" x 15'2"

This impressive large bright double aspect Master bedroom enjoys a vaulted ceiling, storage and views of the coast.

Bathroom 2

This delightful family bathroom features a rolltop bath, separate shower cubicle and window to the rear garden.

Bedroom 2

11'7" x 14'3"

This fine generous bedroom also delights in coastal views with built in storage below the two large roof windows.

Bedroom 3

14'2" x 12'1"

This double bedroom looks over the rear garden towards the golf club with current access is via bedroom2. This room also benefits from the provision of built in storage.



Bedroom 4

13'5" x 7'11"

Accessed from staircase in the dining room, this airy double room is currently in use as a home office. It boasts built-in storage space and has a large window from which to enjoy the stunning views.

Bedroom 5

13'5" x 8'7"

This bright double bedroom to the front of the property has room for a range of furnishings and the large window makes the most of the garden, paddock and panoramic view.

Exterior

The exterior of the property benefits from:

- A stable block with three looseboxes (currently in use as workshop and garden room)
- An adjacent large haybarn.
- A newly fenced and gated paddock.
- An expanded gated driveway with parking for a number of vehicles. An extensive, secure, mature garden with lawns and a range of specimen shrubs and trees.
- Expansive terrace patio seating area with colourful array of shrubs and screening planters.
- A large entertaining area with external lighting, large planters and stunning panoramic vistas.
- A gated utility area with large bespoke log store and cover.
- An oil tank next to the former little farm piggery

Services

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

Cal Mac travel details

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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Viewings by appointment

Please note that viewings are strictly by appointment. The vendor or his agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of any contract.

OTHER INFORMATION

Silverburn Farm is located close the heart of Whiting Bay, one of Arran's larger villages.

Life on Arran offers many pleasures; golfing, walking along the shores or into the mountains, fishing, bird watching and entering into the strong community spirit within the village. Of course, on Arran, the sea is an adventure playground - from sailing to kayaking to open water swimming - and Whiting Bay, with its accessible beach is a watersports enthusiasts' play area.

There is a primary school in the village; the secondary school being at Lamlash to which pupils travel daily. Other services nearby include the golf club, which is just a few minutes walk away; as well a village hall with its vibrant social and community events, the very popular Bay Stores as well as many reputable eateries and shops.

Floor Plan

Floor plan is not to scale and is to be used for guidance only.



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.



CONTACT

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TOTAL AREA: APPROX. 235.9 SQ. METRES (2538.7 SQ. FEET)

FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	