



The Byre,
Kilmory,
Isle of Arran,
KA27 8PH



Arran
ESTATE AGENTS 
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3 Bed
Cottage - Terraced
located in Kilmory



Welcome to "The Byre" in the picturesque village of Kilmory! This charming attached stone built cottage offers a delightful blend of modern comfort and rural tranquillity.

The cottage's versatile layout allows for various living arrangements, catering to your individual needs and preferences.

The refurbishment of the property was completed in 2010 to a high standard and the property has since been well maintained. It is beautifully presented, ensuring that you enjoy both style and functionality in every corner of this lovely home.

Upon entering, you are greeted by a bright and inviting open plan flexible living space and three double bedrooms, it is the perfect cottage for entertaining guests or simply relaxing with your loved ones beside the wood burning stove or out on the patio taking in the wonderful rural aspect.

One of the highlights of "The Byre" is its location in the welcoming vibrant community focused village of Kilmory, enjoying stunning rural views taking in the daily dose of natural beauty right from your doorstep and the comfort of your own home.

The neutral and calming decor throughout the cottage provides a soothing ambiance, making it easy to unwind after a long day. Whether you're a first-time buyer looking for a peaceful retreat or a family seeking a cosy abode in the countryside, this property has something special to offer.

Don't miss out on the opportunity to make "The Byre" your own slice of paradise in the heart of Kilmory. Book a viewing today and step into the idyllic lifestyle that awaits you in this wonderful cottage.

Open plan lounge kitchen and hallway

21'7" x 18'9" overall

Accessing the cottage from the rear courtyard entrance, the door opens into a versatile space open plan to the kitchen area which leads onto the spacious lounge with dining area and central hallway with storage cupboards.

The open plan kitchen is modern and tasteful with plenty of cupboards and worktop space, an inset electric hob, integrated electric double oven and grill, dishwasher and fridge freezer.

The attractive lounge / dining area further benefits from a wood burning stove for additional heat and lovely French doors opening onto the garden, as well as double aspect windows, making this a beautiful bright and airy room.

Bedroom 1

9'3" x 12'9"

To the rear of the cottage a ground floor double bedroom which could also be used as a study or playroom.

Shower room

7'4" x 7'1"

Adjacent to the ground floor bedroom this contemporary spacious shower room is fitted with white suite and gives access to a very useful walk-in utility cupboard.

Utility cupboard

7'1" x 3'8"

The cupboard houses the boiler and hot water tank. It has plumbing for a washing machine and space for a dryer making it wonderfully useful laundry room!

Upper hall

10'7" x 6'11" overall

The carpeted stairway leads to the upper floor.

Bedroom 2

13'10" x 11'11" overall

A spacious double bedroom, taking in the beautiful rural views across the valley from the dormer window.

Bedroom 3

11'6" x 11'11" overall

A good size double bedroom, with beautiful rural views across the valley through dormer window.

Bathroom

7'4" x 4'6"

The Byre benefits from a second modern bathroom on the upper floor which is fresh and airy, fitted with a white suite and a dormer window, this room makes very clever use of the space.

Garden

There is allocated car parking for one car within the gravel courtyard entrance area for The Byre at the rear of the cottage. To the front and side of the cottage the flat L-shaped garden is bounded by fencing and hedging enjoying the rural views across the valley. The garden is low maintenance with a pavior patio area accessed from the French doors of the lounge at the side of the cottage, with a gravel area and flower bed. To the front of the cottage the garden is laid to lawn with a pavior walkway and timber shed.

Services

Connected to mains water and electricity. Drainage is to a septic tank located in the adjacent field and shared with the appended cottage. Heating is by oil fired boiler supplying radiators throughout, supplemented by the woodburning stove in the lounge.



Council Tax

Currently banded 'C' for council tax paying £1515. 57 excluding waste water in 2024/2025.

A little more information

Set amidst rolling farmland with beautiful beach and forest walks, Kilmory is a friendly community with a thriving village hall incorporating a post office and community shop and the 1834 club, a licensed bar. The award-winning Isle of Arran Lagg Distillery and Lagg Hotel are just a few minutes from The Byre. The village has its own primary school, the secondary school being at Lamlash to which pupils travel daily by bus. It is around 16 miles from Brodick via Whiting Bay and it can also be reached by the Ross Road or the String Road.

Floor Plan

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

Viewings by appointment

Please note that viewings are strictly by appointment. The vendor or their 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.

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.

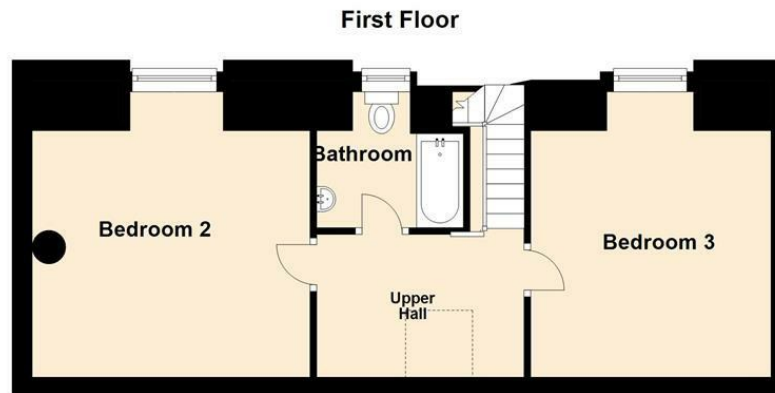
Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk

What3words///

Every 3 metre square of the world has been given a unique combination of three words.

Used for navigation, here are the words for this property:
What3words ///sneezed.riverboat.mission





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			89
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the B880 String Road towards Blackwaterfoot. After nine miles bear left at the T – Junction and travel south through Corriecravie, Sliderry, Lagg and then to Kilmory. Pass the narrow road on the left signed posted for Kilmory Church and take the second driveway on the left into the courtyard of Ivybank. The Byre is the third cottage on the right of the courtyard. What3words - sneezed.riverboat.mission

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