



The Old Piggery,
Corriegills,
Brodict,
Isle Of Arran,
KA27 8BL



Stunning detached
three
bedroom home
located in Brodick



Located in the idyllic Corriegills, just a mile outside the main village of Brodick on the enchanting Isle of Arran, this remarkable detached house offers a unique blend of comfort and potential.

Boasting three well-appointed bedrooms and three bathrooms, this property is perfect for families or those seeking a tranquil retreat. The Old Piggery also includes a self-catering apartment annex, providing an excellent opportunity for guests or as a rental income source.

The heart of the home is the stunning open plan lounge / dining / kitchen which boasts a traditional multi-fuel burning stove and even includes a new electric Aga, ensuring a truly delightful living experience.

Set within almost an acre of land, the property is surrounded by stunning sea and rural views, creating a serene atmosphere that is hard to match. The expansive grounds offer ample space for outdoor activities and gardening, while the huge farm shed, complete with shower facilities, adds to the property's versatility.

With massive potential for further development, this property is a rare find on the Isle of Arran. Whether you envision expanding the existing living space or creating additional amenities, the possibilities are endless. This charming home is not just a place to live; it is an opportunity to embrace a lifestyle surrounded by natural beauty and tranquillity. Do not miss the chance to make this exceptional property your own.

THE OLD PIGGERY

Welcome to the Old Piggery, a newly built home which encapsulates everything you could desire in modern efficiency yet enjoys a cosy and traditional feeling from top to bottom!

Well insulated and with exceptional consideration given to economical provision of heat and water.

Entrance Vestibule

6'3" x 6'6" overall

The perfect place to store outdoor gear!

A built-in cupboard is equipped to house a washing machine and has space for a dryer - creatively hidden away!

Entrance hall

13'5" x 6'11" overall

A bright and spacious area with access to all of the accommodation within.

Open Plan Living, Kitchen and Dining

15'6" x 35'5" overall

This delightful room offers sea views to the front, with a feature multi-fuel burning stove defining the cosy lounge.

The open plan kitchen looks like it's straight out of the 'Country Life' magazine, with a chunky bespoke fitted kitchen and boasting a modern grey electric Aga, solid timber worktops, traditional Belfast sink and gorgeous slate splash back wall.

The elegant dining area connects the zones seamlessly.

Pantry

7'6" x 7'6"

Thoughtfully, there is a large walk-in, fully shelved pantry off this room which offers the ideal space for supplies.

Toilet

7'6" x 2'9"

On the ground floor, a compact and modern w.c.

Annex Living Area

13'8" x 12'7"

This fantastic open plan space has been created to provide additional and completely separate accommodation. It includes a contemporary kitchen as well as a dining and a relaxing area.

A door to the side opens onto a private patio area.

Annex Bedroom

13'9" x 9'10"

Spacious double bedroom with elevated sea and rural views.

Annex Shower Room

5'6" x 6'4"

A modern shower room with frosted glass window to the rear.

Bedroom 1

13'9" x 16'9"

Large double bedroom with elevated sea views from the dormer front windows.

Bedroom 2

13'9" x 15'7"

Another large double bedroom with a cleverly concealed dressing area. Again, this room enjoys elevated sea views to the front.

Upper Hall / Office / Sitting Area

13'5" x 8'3"

A useful open and bright upper landing which will work well as an office space or even an extra seating area.

Bathroom

8'3" x 6'10"

Beautifully finished with a white suite, fully tiled and a shower over the bath. The roof window catches a glimpse of the sea and Ayrshire coastline.



Garden

The Old Piggery enjoys substantial grounds, expanding to almost an acre - the land has lapsed planning to build further accommodation, however further guidance should be sought via the planning department at North Ayrshire Council.

There is parking to the front and side of the property, which has been attractively designed with a patio area to the rear and to the side at the self contained annex.

To the rear of the property boundary is secure and benefits from the sun all day long. A stunning bespoke pergola has been created offering a fabulous and sheltered patio seating area.

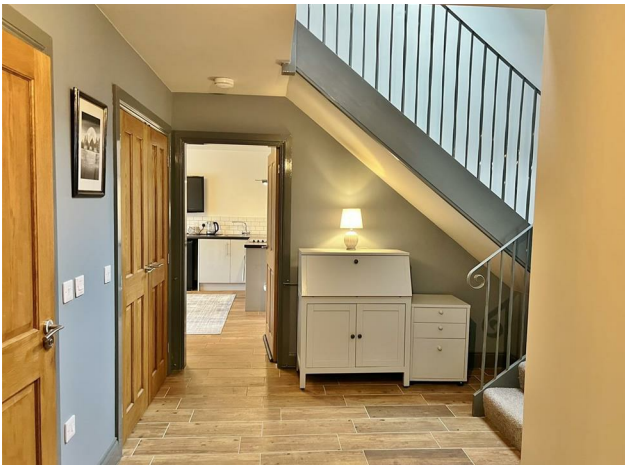
The large corrugated steel barn/workshop farm shed is supplied with electricity and water and benefits from a fully equipped shower room. The shed has an approximate footprint of 9 sqm x 14sqm

Services

The Old Piggery is connected to mains electricity, water. Heating is by a modern electric system with wall heaters throughout, supplemented by the multi-fuel stove in the lounge and Aga in the kitchen area. Hot water is via Solar Thermal roof panels supplemented by a back boiler system from the multi-fuel burning stove in the lounge. Additionally there is an emersion heater if required.

Drainage is to a SEPA registered septic tank which is located in the rear garden.

The property also has a photovoltaic solar roof panels (PV) system, using solar energy to produce electricity making the Old Piggery a very efficient home.





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A little more information

The Old Piggery is located in the desirable and popular hamlet of Corriegills, just a mile out of Brodick village.

The Isle of Arran is a place where you can find a little bit of everything you could ever want from a Scottish island; an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce.

With excellent leisure facilities including tennis and bowling facilities, the 18-hole golf course and those at the Auchrannie Resort, Brodick village's amenities include banks, shops, hotels, restaurants and bars.

Brodick has a primary school with early years classes and the secondary school is located in Lamlash to which pupils travel daily by bus.

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

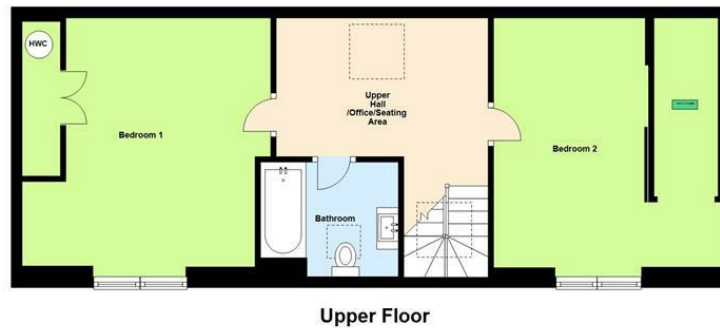
What3words///

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

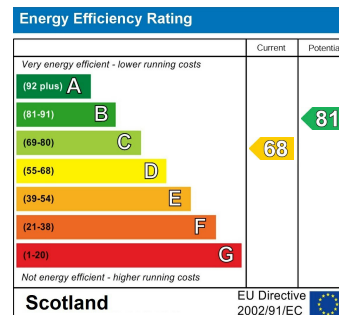
Used for navigation, here are the words for this property:

What3words:///evets.goodbye.birdcage





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



DIRECTIONS

From Brodick pier turn left towards Lamblash and proceed up the hill for approximately ¼ mile taking the second turning to the left signposted "Corriegills". Travel up to Corriegills for approximately 1 mile and proceed through the hamlet. The Old Piggery on the right, before the road dips down on to the single-track road.

CONTACT

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