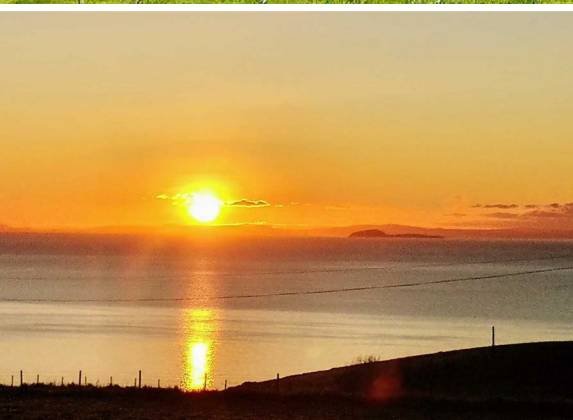


Craigview, Hillhead
Farm,
Shannochie,
Isle of Arran,
KA27 8SJ



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3 Bed Bungalow located in Shannochie



Nestled in the serene locale of Craigview, Shannochie, this beautifully presented bungalow offers a perfect blend of comfort and elegance. With a spacious and versatile layout, the property boasts two inviting lounges ideal for both relaxation and entertaining in the summer and winter. The three well-proportioned double bedrooms provide ample space for family or guests, while the modern bathrooms and additional W.C ensure convenience for all.

One of the standout features of this home is its south-facing aspect, which floods the interior with natural light and offers stunning views of the tranquil rural setting across the fields to the sea. From the property, you can enjoy picturesque vistas of Ailsa Craig and beyond creating a peaceful backdrop that enhances the overall charm of the residence.

The flexible layout of the bungalow allows for various living arrangements, making it suitable for a range of lifestyles. Whether you are seeking a quiet retreat or a family home, this property caters to your needs with grace and style.

Already a fabulous home, in walk-in condition, boasting an integral garage/workshop and generous attic storage which could be transformed into separate accommodation for a possible holiday apartment with the relevant planning approval. Craigview also offers a large undeveloped basement. This can be accessed via bedroom one via steps. An external door on the gable end was originally used too and could be reinstated to offer access in the future. All of these areas are great assets to this home, with the potential to become workshops / home office or family entertainment spaces.

In summary, Craigview is not just a house; it is a delightful home that promises comfort, beauty, and a connection to nature. Do not miss the opportunity to make this tranquil haven your own.

Entrance Hall

4'4" x 33'11" overall

Craigview is accessed via the sheltered door to the side which opens into a hallway with space for cloaks and access to all the accommodation within this large contemporary home. The hallway opens into an expansive open plan room.

Open plan living/kitchen/dining

19'5" x 40'8" overall

This central room has been zoned and designed for multifunctional use, as a lounge / kitchen / dining room taking in the spectacular panoramic sea views, sunsets and south facing aspect.

The kitchen is fitted with contemporary timber base and wall units with complementary marble effect worktop. There are spaces and plumbing for a dishwasher, washing machine and an electric freestanding cooker. There is also space for an island unit and ample area for a large dining table.

The triple aspect lounge area further benefits from a stunning floor to ceiling window with views out to sea and there is a woodburning stove, an ideal space for those cosy nights in!

Summer lounge

15'0" x 12'4"

Steps down from the main living accommodation, lead to a delightful sun room with direct access to the garden and, again enjoying the sea views towards Ailsa Craig, Sanda Island and beyond.

Bedroom One

13'5" x 14'6"

A generous sized bedroom with a walk in cupboard that has access steps to the basement.

Bedroom Two

11'7" x 19'2"

Another large king size room with a built in cupboard.

Bedroom Three

8'8" x 14'5"

Smaller of the three bedrooms although a good sized double bedroom/office/children's bedroom or playroom.

Toilet and Cloakroom

5'2" x 2'11"

A handy toilet with wash hand basin and hanging space for outdoor clothing.

Bathroom

9'10" x 14'5"

Spacious bathroom fitted with a white suite, a fully tiled shower cubicle and a double end bath.

Garage/ workshop

21'0" x 20'4"

A substantial garage/workshop with attic storage and development potential to create upper floor accommodation/art studio subject to obtaining the correct planning permission and warrants. There is also light and power.

Basement

An ideal space for storage or a games room that extends from the open plan living/kitchen/dining area up to bedroom 3 and the toilet.

The height clearance changes from been able to easily stand up below the kitchen/living room area to gradually inclining to a crawl space beneath Bedroom 3 and the toilet. Appx 190.0 sq.m

Garden

The grounds extend to approximately ¼ of an acre, mostly to the front. It is a slightly sloping south facing garden, which is mostly laid to lawn with several raised vegetable beds. The front garden is bounded by a timber fence and there is off road parking for several cars.

Council Tax

Currently banded 'E' for council tax paying £2217.02 including water charges in 2024/2025.

Services

The property is connected to mains electricity and water, heating /hot water is by electric wet system which supplies the radiators throughout. Heating is supplemented by a woodburning stove in the lounge. Additionally, there are solar panels on the roof which also contribute towards the electricity. Drainage is to a septic tank located within the grounds.

A little more information

Craigview is located approximately 1½ miles from Kilmory and the award-winning Isle of Arran Lagg Distillery and the Lagg Hotel are just a short drive away. It is a few miles south of the village of Whiting Bay, home to a fabulous selection of shops and restaurants including general store, post office, newsagent, DIY store, petrol stations, garage and golf course. There are primary schools in the neighbouring Kilmory with



early years classes and Whiting Bay, and Arran High School is situated in Lamlash, to which pupils travel daily by bus.

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///dignity.swaps.midfield

Floor Plan

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

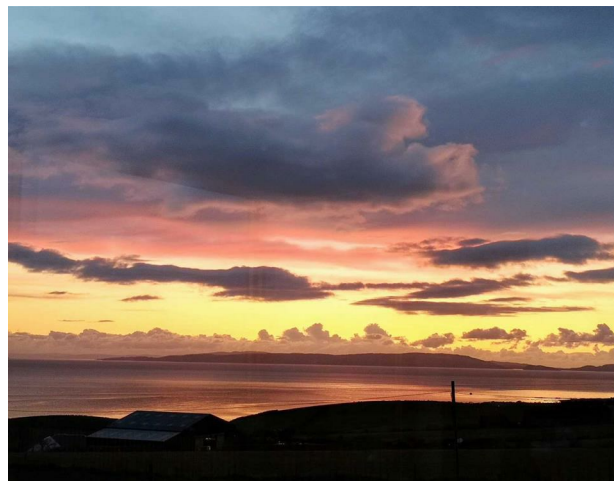
Viewings by appointment

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





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

DIRECTIONS

From Brodick pier, turn left on the A841 and proceed south through the villages of Lamlash and Whiting Bay. Travel for approximately 6.5 miles towards Kilmory, where there is a well-maintained track to the left which is signposted "Craigview". Take the spur on the right, also signposted "Craigview".
What3words///dignity.swaps.midfield

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