



Hawthorn Cottage,
Torbeg,
Shiskine,
KA27 8DU



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

3 Bed Cottage located in Torbeg



Hawthorn Cottage is a traditional stone built cottage which has been extended creating a detached three bedroom home. Located within the beautiful rural Shiskine valley and enjoying privacy and seclusion with wonderful views yet in close proximity to the friendly and vibrant community.

With its flexible accommodation layout it is surprisingly spacious, a comfortable home retaining some of its original features, it presents exciting scope for development and refurbishment allowing you to tailor the space to your personal preferences.

The rural and peaceful location, is ideal for those who appreciate the beauty of nature and the quietude of country living. The surrounding landscape offers stunning views and a variety of outdoor activities, making it a perfect spot for nature enthusiasts.

The gardens are sizeable and well maintained with space to grow. With two large timber sheds/garages, and plenty of space for a greenhouse, it is the perfect spot to live 'the good life'.

In summary, this spacious cottage in Shiskine is a wonderful opportunity for anyone looking to embrace a serene lifestyle on the Isle of Arran, with the potential to create a truly personalised home.

Entrance porch

5'9" x 4'5"

The front entrance porch has space for hanging cloaks and storing out door gear. A glazed door opens into the wide central hallway.

Central hallway

11'3" x 8'9"

A wide central hallway accessing all the accommodation within.

Dining room / second sitting room

12'8" x 14'4" overall

The dining or second sitting room has access off the hallway via a glazed door and has a large picture window with a deep window sill to the front overlooking the gardens. The focal point open fire with tiled surround is the perfect place to enjoy cosy nights in. Within the dining room is a large deep built in cupboard with sliding doors.

Lounge

12'4" x 14'11" overall

A good sized room, with exposed timber ceiling beams and an impressive brick built fire place surrounding the open fire. A picture window to the front of the cottage with a deep sill. To the rear of the lounge is a door opening into a small hallway an on to the kitchen and bathroom. Attic style stairs at the side lead up to the upper floor and hallway.

Kitchen

6'11" x 23'5" overall

The spacious kitchen has recently been renovated and has a small breakfast bar to the side or space for a central dining table. It is fitted with cream wall and base units with a complementary timber effect worktop, integrated hob, oven/grill and microwave with space for a freestanding washing machine. This lovely bright and airy room over looks the south facing rear gardens through a window and glazed french

doors opening out. There are two large pantry cupboards for further storage. A door to the rear opens into the porch.

Rear porch

4'10" x 4'2"

A handy rear porch with access to the rear gardens and driveway.

Shower room

6'5" x 6'3"

The shower room is to the rear of the cottage and has a frosted window, fitted with a light coloured suite and walk in shower.

Upper hallway

20'4" x 5'10" overall

The spacious upper hallway is flooded with natural light, from the dual aspect dormer windows and offers space for storage or scope for further development.

Bedroom 1

10'11" x 10'10" overall

Double bedroom with a picture window taking in the wonderful views along the Shiskine valley.

Bedroom 2

6'5" x 9'2"

A good sized single bedroom with a window to the front of the cottage.

Bedroom 3

8'9" x 14'11" overall

A spacious double bedroom with fitted double wardrobes and a picture window overlooking the front of the cottage and the Shiskine Valley towards the mountains of Arran

Garden

Hawthorn Cottage sits within relatively large and flat grounds with a driveway to the side and off road parking for several cars leading to a large timber garage. The gardens to the front a mostly laid to gravel with flower beds and to the rear the south facing garden is mostly laid to lawn with a large timber shed with power.

Services

Hawthorn Cottage is connected to mains electricity and water. Heating is by electric with storage heaters and panel heaters throughout. A back boiler system from the open fire within the lounge provides hot water. Drainage is to a SEPA registered septic tank which is located within the grounds

Council tax

Hawthorn Cottage is banded 'D' paying £1,831.69 including water.

A little more information

This beautiful rural location has wonderful views across the Shiskine valley and a friendly farming community. Half a mile away is the small village of Shiskine - a bustling local community with a village hall, primary school and community health centre. The secondary school for the island is in Lamlash to which pupils travel by bus each day. Blackwaterfoot village, is about two miles from Hawthorn Cottage, is well serviced with artisan bakery, grocers with newsagent, post office, a butcher shop and a garage and petrol station. The Kinloch Hotel with its leisure facilities, the famous 12 hole Shiskine golf course and tennis courts, bowling green and Shiskine beach are also located in Blackwaterfoot. The area is known locally as the 'Shiskine Valley' and embraces Arran life with many community clubs and events.



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///slider.retained.thrillers.co.uk

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.

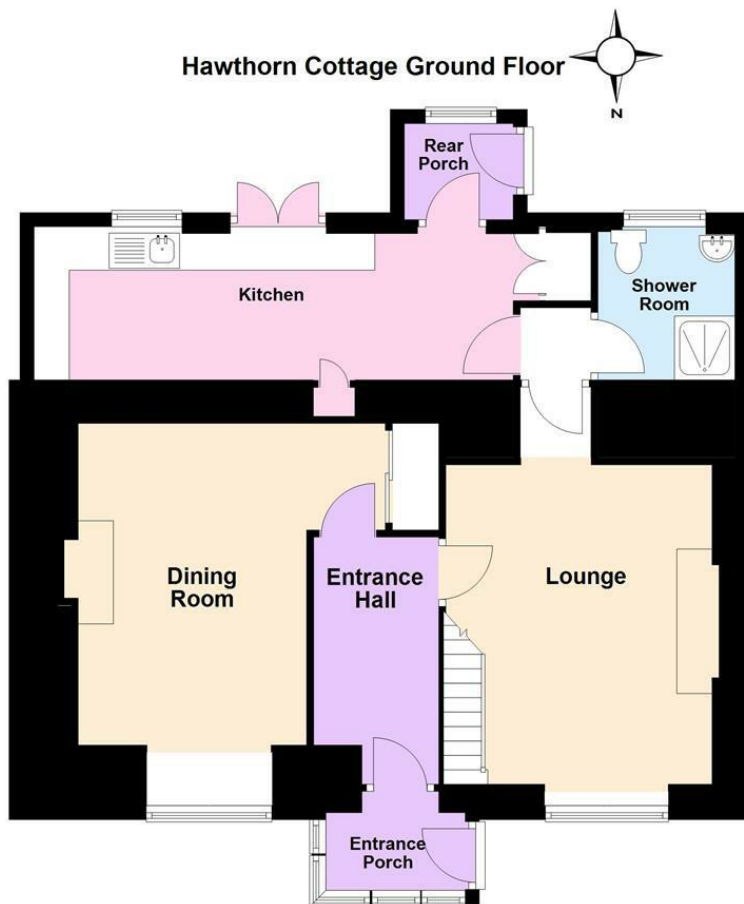
Cal Mac travel details

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.

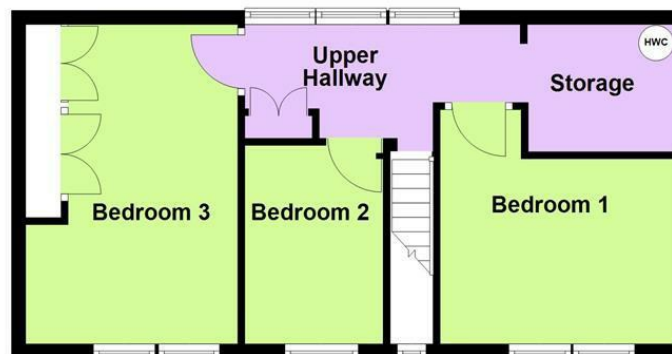
Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk



Hawthorn Cottage Ground Floor



Hawthorn Cottage First Floor



DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the B880 String road towards Blackwaterfoot. After eight miles enter the village of Shiskine and half way through the village take the road to the right past the Medical Centre and travel approximately 1000m where Hawthorn Cottage is the first property on the right just before the junction with the coastal road at Torbeg. What3words [///slider.retained.thrillers.co.uk](http://slider.retained.thrillers.co.uk)

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	100
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	32
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	
EU Directive 2002/91/EC	