



Watermans

Cnocanreoch Farm

Kilmory, Isle of Arran, North Ayrshire, KA27 8PQ



Welcome

from the Watermans Team, to the property at:

Cnocanreoch Farm

Kilmory, Isle of Arran, North Ayrshire, KA27 8PQ

This detached farmhouse occupies a plot of approximately an acre near Kilmory on the Isle of Arran and offers three bedrooms, a living room, a kitchen, and two bathrooms, as well as tremendous potential for development in the farmhouse itself and "The Byre", a large outbuilding. The house is accompanied by a lovely formal garden and ample private parking.

We hope you love this property as much as we do.



Summary of the accommodation

General Features

Detached farmhouse near Kilmory
Excellent potential for modernisation
Large outbuilding for development
Breath-taking open views
EPC Rating - G | Council Tax Band - C

Accommodation Features

Farmhouse:

Entrance hall
South-facing living room
Dining kitchen
Three bedrooms
Bathroom and separate shower room
Large attached play room and barn for development (STPP)
Electric heating and double glazing

The Byre:

Large outbuilding with development potential
Planning permission granted for conversion
Drawings available on request
Potential to become a home to be sold, or a holiday/Airbnb rental

Other Features

Plot extends to approximately 1 acre
Lovely formal garden for the farmhouse
Extensive private parking



Views to the Mull of Kintyre



Welcome to Cnocanreoch Farm

Presenting a truly unique opportunity, Cnocanreoch Farm consists of a former farmhouse and byre, with the former offering a three-bedroom residence with spectacular views encompassing the Ayrshire coast, Ailsa Craig, and Northern Ireland, whilst the latter comes with planning permission already granted to convert into a residential dwelling. The converted house could be lived in by the buyer, sold, or utilised as a holiday/Airbnb rental. The entire plot extends to approximately one acre, including the farmhouse's formal garden and extensive parking, and lies within strolling distance of Kilmory beach, which many consider to be the finest beach on the island.



Living room

Relaxing reception room

You are welcomed into the farmhouse via a hallway, offering space for coat and shoe storage alongside items of furniture, if desired, and leading into the living room. Offering a cosy space in which to relax, the living room enjoys sunny natural light through dual-aspect windows which also frame wonderful views, and floorspace is provided for lounge furniture and a seated dining area, if desired. The room's open fire creates a warming focal point around which furniture can be arranged.





Dining kitchen

Cooking space with room for dining

The double-aspect kitchen also enjoys lots of natural light and lovely views, whilst space is provided for a dining area. It is fitted with modern white wall and base cabinets, spacious worktops, and integrated appliances comprising an oven, hob, and extractor hood, and provision is made for freestanding and undercounter appliances.



The dining kitchen enjoys lots of natural light and lovely views



Bedrooms & bathrooms

Tranquil sleeping
areas & two washrooms



The three bedrooms are found on the first floor, taking advantage of the home's views from their elevated position. All three bedrooms offer plenty of space for furniture, and the smallest could alternatively be utilised as a home office/study, if desired. The washrooms are both located on the ground floor and comprise a bathroom and a shower room, with the former featuring a bath and a WC-suite, and the latter including a shower cubicle, a pedestal basin, a WC, and a chrome towel radiator.

The farmhouse is kept warm by an electric heating system and the windows are a combination of UPVC double glazing and timber Velux skylights





The farmhouse has an exceptionally spacious play room and a barn (with a large store) attached, offering excellent potential for development (STPP), with potential to extend the current accommodation significantly and create a stunning, spacious home.



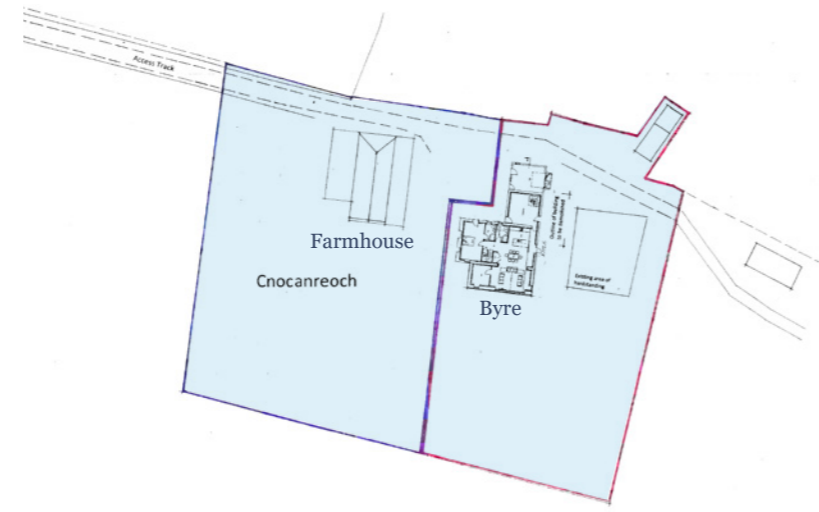
Externals & parking

Lovely formal garden and excellent parking

The house is accompanied by a lovely formal garden, featuring a spacious, well-maintained lawn with a leafy border of shrubs and colourful plants. The property also comes with extensive private parking.

Directions: From Kildonan. Stay on the main road until you pass the old Creamery buildings. Take the next track on the left-hand side. This leads eventually to the Shore. You continue down this track for a few hundred yards and after passing a residential caravan you reach the farm road to Cnocanreoch on your left-hand side. The farm's name is visible as you turn in.





Exterior CGI as Proposed



Interior CGI as Proposed

The Byre

The planning notice and proposed drawings for The Byre, which are available on request, show plans (which have already been approved) for a two-storey property, with the ground-floor featuring a fantastic open-plan kitchen, dining, and living room, with a large adjoining utility/boot room, a home office, an en-suite bedroom, and a second accessible shower room. The first-floor plan includes two further bedrooms (one with a large dressing room) and a versatile play room/home office/gym/hobby room with endless possibilities. The Byre's plans also include a detached garage.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.



Property Name

Cnocanreoch Farm

Location

Kilmory, Isle of Arran, North Ayrshire, KA27 8PQ

Approximate total area:

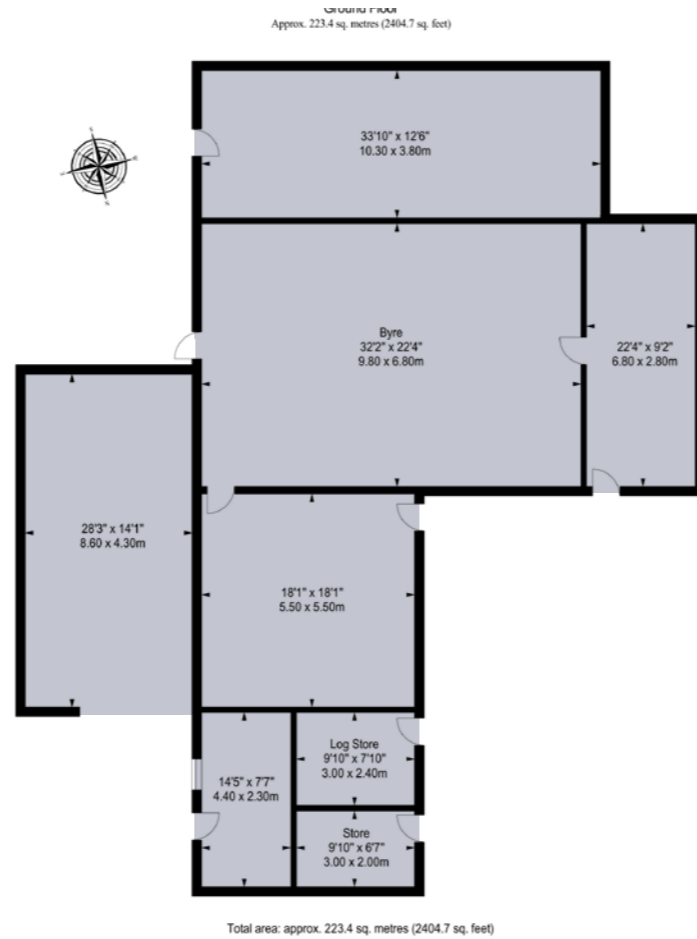
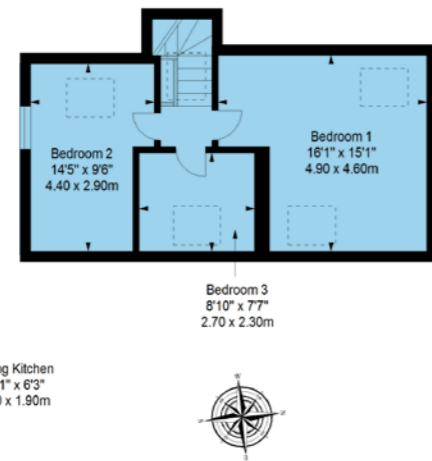
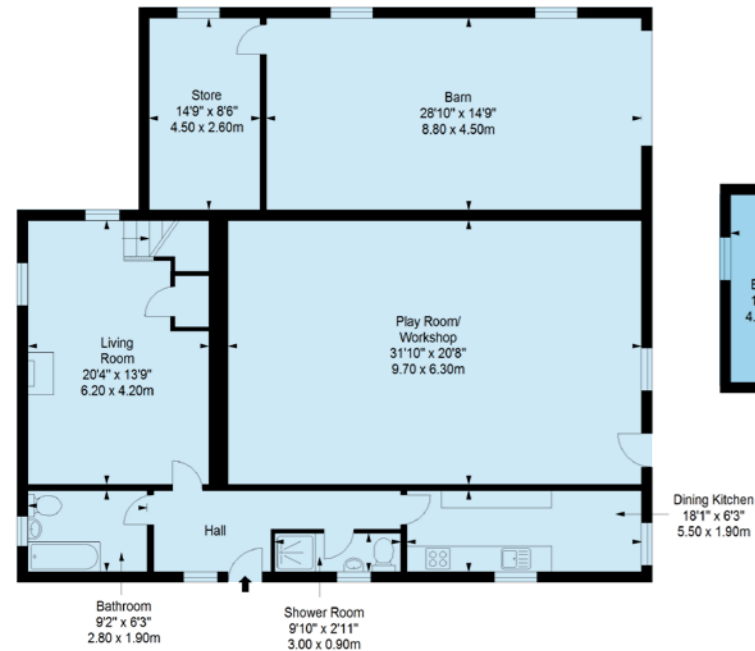
217 sq. metres (2335 sq. feet)

Ground Floor

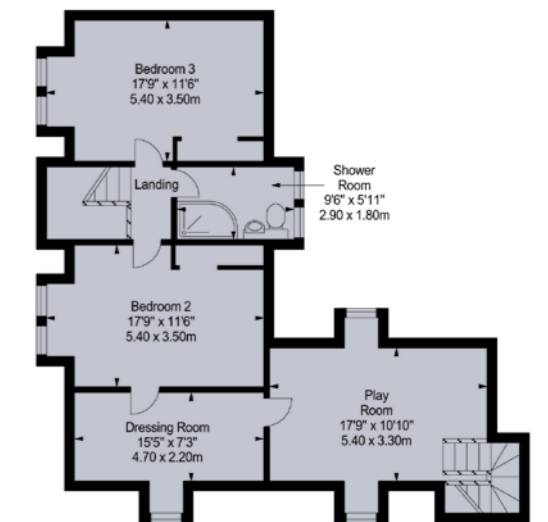
First Floor

Byre & Outbuildings

The floorplan is for illustrative purposes. All sizes are approximate.



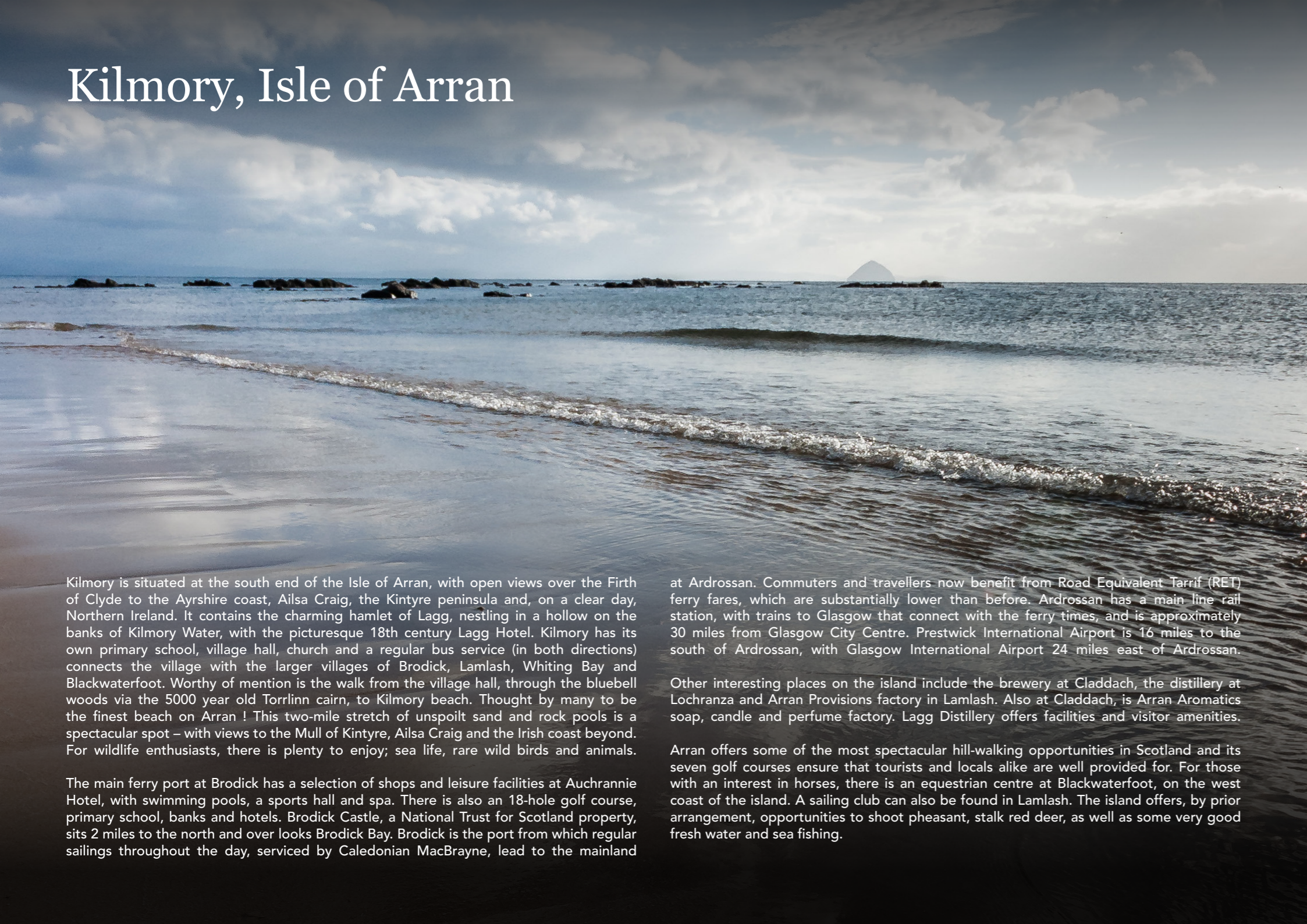
Proposed Byre conversion into a second residence



Cnocanreoch Farm - Through The Ages



Kilmory, Isle of Arran



Kilmory is situated at the south end of the Isle of Arran, with open views over the Firth of Clyde to the Ayrshire coast, Ailsa Craig, the Kintyre peninsula and, on a clear day, Northern Ireland. It contains the charming hamlet of Lagg, nestling in a hollow on the banks of Kilmory Water, with the picturesque 18th century Lagg Hotel. Kilmory has its own primary school, village hall, church and a regular bus service (in both directions) connects the village with the larger villages of Brodick, Lamlash, Whiting Bay and Blackwaterfoot. Worthy of mention is the walk from the village hall, through the bluebell woods via the 5000 year old Torrillin cairn, to Kilmory beach. Thought by many to be the finest beach on Arran ! This two-mile stretch of unspoilt sand and rock pools is a spectacular spot – with views to the Mull of Kintyre, Ailsa Craig and the Irish coast beyond. For wildlife enthusiasts, there is plenty to enjoy; sea life, rare wild birds and animals.

The main ferry port at Brodick has a selection of shops and leisure facilities at Auchrannie Hotel, with swimming pools, a sports hall and spa. There is also an 18-hole golf course, primary school, banks and hotels. Brodick Castle, a National Trust for Scotland property, sits 2 miles to the north and over looks Brodick Bay. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead to the mainland

at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tariff (RET) ferry fares, which are substantially lower than before. Ardrossan has a main line rail station, with trains to Glasgow that connect with the ferry times, and is approximately 30 miles from Glasgow City Centre. Prestwick International Airport is 16 miles to the south of Ardrossan, with Glasgow International Airport 24 miles east of Ardrossan.

Other interesting places on the island include the brewery at Claddach, the distillery at Lochranza and Arran Provisions factory in Lamlash. Also at Claddach, is Arran Aromatics soap, candle and perfume factory. Lagg Distillery offers facilities and visitor amenities.

Arran offers some of the most spectacular hill-walking opportunities in Scotland and its seven golf courses ensure that tourists and locals alike are well provided for. For those with an interest in horses, there is an equestrian centre at Blackwaterfoot, on the west coast of the island. A sailing club can also be found in Lamlash. The island offers, by prior arrangement, opportunities to shoot pheasant, stalk red deer, as well as some very good fresh water and sea fishing.





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Price & Viewings

Please refer to our website www.watermans.co.uk
or call us on 0141 430 7055

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