



Stonefield Farmhouse & Stonefield Cottage

King's Cross,
By Whiting Bay
Isle of Arran
North Ayrshire, KA27 8RB

Please contact us for
more information:

01770 461682
westcoast@watermans.co.uk




Stonefield
Farmhouse


Stonefield
Cottage

Title Plan



Situated close to Lamlash and Whiting Bay, with views towards The Holy Isle, this traditional three-bedroom farmhouse is attached by a one-bedroom cottage, with separate deeds but sold as one. The properties sit on nearly an acre of grounds with a south-facing garden, excellent private parking, and right-of-way access from the main road via a track. The farmhouse interiors have been partially renovated yet still offer opportunities for personalisation, with a blank canvas of neutral décor requiring some finishing touches. The attached store rooms are also ripe for further development. (STPP)

Both properties benefit from electric heating and full double glazing. Externally, the generous grounds boast private parking for up to four vehicles, a neatly lawned garden that promises idyllic seclusion with south-facing coastal views, and additional space for a small paddock. If the new owner chooses to sell or rent out the cottage, it would be possible (subject to planning consent) to create a private road access and garden.

Features

- Peaceful setting with coastal views
- Farmhouse with attached cottage
- Huge development potential
- Almost an acre of grounds
- Private parking for four vehicles
- Generous south-facing garden
- Home Report Value (Combined) £485,000



Stonefield Farmhouse

King's Cross, By Whiting Bay
Isle of Arran, North Ayrshire
KA27 8RB



3



3



1

Features

- Airy porch/hall
- South-facing snug/family room with storage
- Lounge with opportunity to add log burning stove and complete the refurbishment
- Bright dining room with access to:
- Sunny breakfasting kitchen with pantry
- Three bedrooms
- Modern bathroom with shower-over-bath
- Useful stores/workshop (one with external access)
- Rear porch with access to a pantry and a boot room with WC
- Council Tax: D
- Home Report Value: £325,000





Lounge



Charming Traditional Farmhouse

The main residence is entered via a porch and hall. Interconnected and south-facing, the living accommodation leading off the hall comprises a lounge, snug/family room, a dining room, and a breakfasting kitchen with an oil-fired Aga (not checked). Both the lounge and snug/family room have the option to add log burning stoves and the new owner has the opportunity to complete the refurbishment, adding their personal touches. Also on the ground level is a bright, modern bathroom (with shower-over-bath) and the practical features of a boot room (with a WC) and a pantry, both accessed via a rear porch with external access, and two large adjoining stores, with one opening externally. The home's three dormer-fronted bedrooms are located on the first floor and include two rooms with ample space for double beds and a smaller room or bright home study.



Family Room/Snug



Dining Room



“Three bedrooms, a modern bathroom with shower-over-bath and a boot room (with a WC) and a pantry”







Stonefield Cottage

King's Cross, By Whiting Bay
Isle of Arran, North Ayrshire
KA27 8RB



1



1



1



Features

- Entrance hall
- Sunny living room
- Bright kitchen with external access
- One bedroom
- Sky-lit wet room
- Electric heating and double-glazing
- Council Tax: A
- Home Report Value: £160,000



Attached Single-Storey Cottage

The cottage is ideal for guests or as an income stream, and presented in move-in condition. Inside, an entrance hall leads to a bedroom, a south-facing living room with a homely log burner, and a bright kitchen offering access to a sky-lit wet room as well as the rear outside.





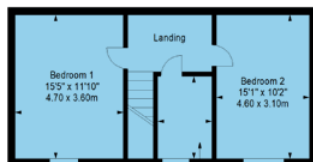


The Area

Whiting Bay is located on the south-east corner of the island and overlooks the Firth of Clyde, with views to the very southern point of Scotland. The village provides a newsagent, post office, pharmacy, two general food stores, café, hardware store and a farm shop. There is a craft outlet and art gallery, as well as a picturesque 18-hole golf course. Primary schooling is available in the village and secondary schooling is found at the High School in Lamlash. The surrounding area provides some of Arran's most scenic walks, not only along the shoreline, but also through the forest to Glenashdale Falls. The Isle of Arran, approximately 167 square miles in area, is sometimes referred to as "Scotland in miniature", as it is divided into highland and lowland areas by the Highland Boundary Fault. The island is a popular destination for geologists, due to the substantial volcanic activity around 16 million years ago in the Tertiary period. There are many stone circles and standing stones dating from Neolithic times, including those on Machrie Moor and the Giants Graves above Whiting Bay. Arran is approximately 60 miles in circumference and has some of the finest scenery in Scotland, with excellent walking, rambling and sea and trout fishing. Tourist attractions include Arran Aromatics, Arran Heritage Museum, Lochranza & Lagg Distilleries and Brodick Castle. There are seven golf courses on the island with 'Stonefield Farmhouse' ideally positioned for easy access to Whiting Bay Golf Club.

Floorplan

First Floor
Approx. 47.0 sq. metres (503.9 sq. feet)



Key:



Stonefield Farmhouse

Stonefield Cottage

Ground Floor
Approx. 155.2 sq. metres (1670.6 sq. feet)



Total area: approx. 202.2 sq. metres (2176.5 sq. feet)

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

If you are visiting the Isle of Arran to view this property, the Glenisle Hotel in Lamlash has an exclusive offer for Watermans' clients.

Call the hotel on 01770 600559, using the code **WATERMANSGLLEN20** to enjoy a **20% discount** on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner - just quote **WATERMANSGLLEN20** when booking your table or requesting the bill.

Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk

ēspc rightmove  Zoopla.co.uk

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.