



Watermans

Glencloy Farmhouse

Glencloy Road, Brodick, Isle of Arran, KA27 8DA



Welcome

from the Watermans Team, to the property at:

Glencloy Farmhouse

Glencloy Road, Brodick, Isle of Arran, KA27 8DA

Discover a spectacular red sandstone detached villa which has a breath-taking rural location, set amongst a dramatic backdrop of tree-lined hills and uninterrupted farmland, whilst remaining close to the picturesque seashore of Brodick and the village's fantastic amenities!

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



Summary of the accommodation

General Features

- A spectacular detached villa for luxury living
- Breathtaking location in sought-after Brodick
- Refurbished to exceptionally high standards
- New bathroom fittings throughout
- Fully insulated, rewired, and replumbed
- Incredibly scenic panoramic views

Accommodation Features

- Inviting reception hall with a cloakroom WC
- Two massive, dual-aspect reception rooms
- New statement kitchen/breakfast room/snug
- Utility room and a separate laundry closet
- Sandstone staircase to naturally-lit landing
- Super king-size principal suite with dressing room
- Three additional large, dual-aspect bedrooms
- Two high-spec four-piece en-suite bathrooms
- Contemporary three-piece family shower room
- Underfloor heating in the en-suites
- New double-glazed sash windows
- New 'Blue Flame' oil-fired central heating

Other Features

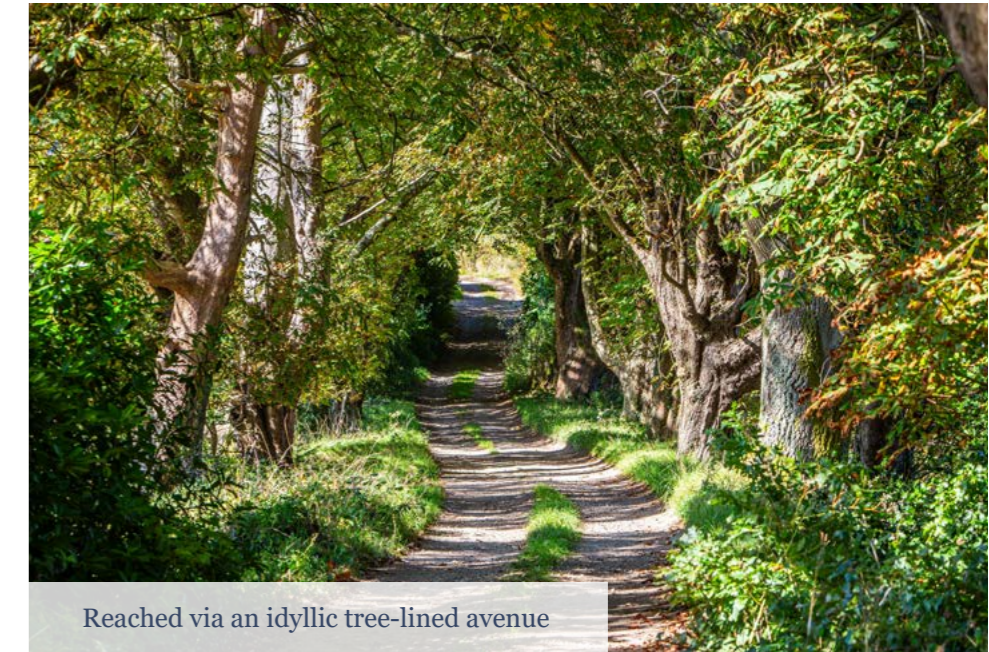
- Incredible wraparound gardens with huge lawns
- Various outbuildings with development potential
- Large private driveway with space for multiple cars




Glencloy
Farmhouse




CLICK HERE
for a virtual tour of
Glencloy Farmhouse



Reached via an idyllic tree-lined avenue



Set amongst a dramatic backdrop of tree-lined hills and uninterrupted farmland



This property will appeal to large families and those interested in a potentially lucrative B&B enterprise. Whilst the internal layout has been revised to four bedrooms, the resulting spaces are all truly palatial, with expansive proportions and high ceilings ensuring the house always feels incredibly bright and spacious, and beautifully in balance. Enjoying a prime country and coastal setting within the locale of Glencloy, the southeast-facing home has a very scenic setting too, with some of the most inspiring panoramic views.

A spectacular detached villa *for luxury living*

With magnificent wraparound gardens and a significant floorplan measuring 3,142 square feet, this exclusive four-bedroom detached villa is a substantial property for luxury lifestyles. Offering the very best, this stunning home has been exquisitely refurbished to impeccably high standards, with luxurious finishes throughout. It boasts three impressive reception areas, a new kitchen, and four high-quality washrooms all with new bathroom fittings. For energy efficiency, it has also been fully insulated, rewired, replumbed, and fitted with new heating and double glazing. Furthermore, it has been upgraded with a range of high-tech gadgets, including automatic and controlled lighting settings, three-pin lamp lighting circuits, and integrated sound systems. The end result is nothing short of incredible, the sumptuous contemporary interiors providing a prestigious show home feel.





An incomparable introduction

Glencloy Farmhouse is reached via an idyllic tree-lined avenue, which turns onto the home's spacious driveway. It is a wonderful introduction, heightened by the property's handsome symmetrical façade and the open vistas, offering distant views over the adjacent countryside. Illuminated at dusk by ground-up lights and sensor lighting, the property looks even more romantic in the evening. Inside, the affluent first impression is maintained by a charming reception hall, which provides a tantalising glimpse of what to expect, as well as a handy cloakroom WC.





Two grand reception rooms

brimming with elegance

The drawing room and sitting/dining room are two massive reception areas that are both so large, they are essentially two rooms in one. If required, these remarkable spaces could easily be subdivided, increasing the accommodation to suit your needs. Although as they stand, they provide the ultimate in space and comfort.





Mirroring one another, the two rooms both enjoy elegant interior design as well, pairing subtle neutral tones with plush carpeting - a highly effective look finished with a sharp eye for detail.

Both feature dual-aspect windows for a wonderfully light and airy ambience, and both capture the lovely views surrounding the home. In addition, the two rooms have imposing feature fireplaces, which have been primed with new flues in readiness for the discerning buyer to add a cosy stove, if desired.

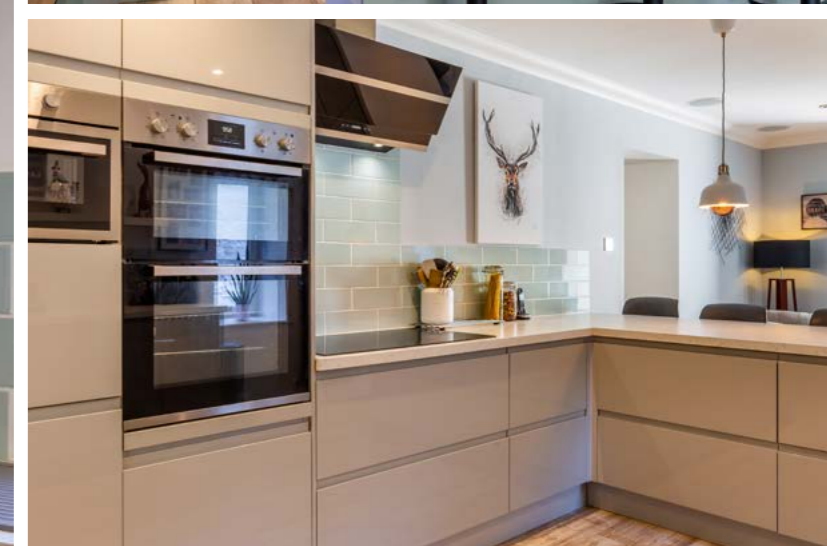


A stylish open-plan kitchen *with a statement design*

Spanning the width of the entire property, the open-plan kitchen, breakfast room and snug offers a wealth of space and a dream setup for food lovers who seek the finer things in life. Set against a light backdrop and laid with timber-effect tiles, the kitchen boasts a statement design with ultra-modern handle-less cabinets and sweeping worksurfaces. It incorporates on-trend splashback tiles and a breakfast bar for casual meals, as well as a range of high-end integrated appliances (induction hob, statement extractor, eye-level double oven and combi microwave oven, and dishwasher). Zoned by a stylish Moduleo LVT floor, the snug and breakfast area provides a relaxed setting for morning coffee. Glazed doors also offer direct access to the garden, whilst vertical radiators keep the dual-aspect room nice and warm.



A neighbouring utility room provides additional built-in storage and a clothes pulley, as well as space for further appliances. There is also a bright laundry closet (off the first-floor landing) for storing towels and bedding.





The bedrooms

An inspiring backdrop for a peaceful night's rest



A solid sandstone staircase leads from the hall up to a split first-floor landing, which is bathed in warm sunshine from a skylight. The four bedrooms extend from here, each offering an exceptional amount of floorspace and elevated views over the open countryside – an inspiring backdrop for a peaceful night's rest. Every room is finished with attractive modern décor and plush carpeting, as well as dual-aspect windows to ensure a light-filled ambience and to make the most of the panoramic views.



Formerly two rooms, the principal suite is now an opulent super king-size space, which benefits from a private dressing room with built-in wardrobes



It also features a high-specification en-suite bathroom, fitted with a toilet, a floating washbasin, an illuminated mirror, a towel radiator, a double walk-in shower enclosure, and a double-ended freestanding bathtub. Continuing the luxury credentials of the home, the second bedroom is equally impressive in its size and it also comes with a four-piece en-suite bathroom, which is of an equally high standard. Meanwhile, bedrooms three and four have charming window seats for admiring the views, the latter bedroom also enjoying a built-in wardrobe.





The Bathrooms

Two en-suites, a family shower room, and a WC

In addition to the WC cloakroom and two en-suite bathrooms, Glencloy Farmhouse has a family shower room as well, ensuring minimal waiting times. Like the WC and en-suites, it has a contemporary design with premium tile work and top-quality fixtures and fittings. Located on the first floor by the third and fourth bedrooms, it is equipped with a hidden-cistern toilet, a storage-set washbasin, an illuminated mirror, and a quadrant shower cubicle.





Garden & Parking

Spectacular Wrap-Around gardens

The home has spectacular wraparound gardens, which incorporate huge lawns framed by mature trees and planting. There is an abundance of space here for families, including a formal front garden that gazes out over the countryside, and a fully-enclosed side garden which previously housed a tennis court. To the rear, there is also a practical yard with numerous outbuildings, offering immense development potential and lots of space for storage. Magical and inspiring – especially with the panoramic views – these gardens are a true haven for summer enjoyment. Extensive parking for multiple cars is also provided by a private driveway.

Providing year-round comfort, the property has a new efficient 'Blue Flame' oil-fired central heating system and new double-glazed sash windows. It also has underfloor heating in the two en-suites. In addition, the property has mains water and electricity, and drainage to a septic tank.





Property Name

Glencloy Farmhouse, Glencloy Road

Location

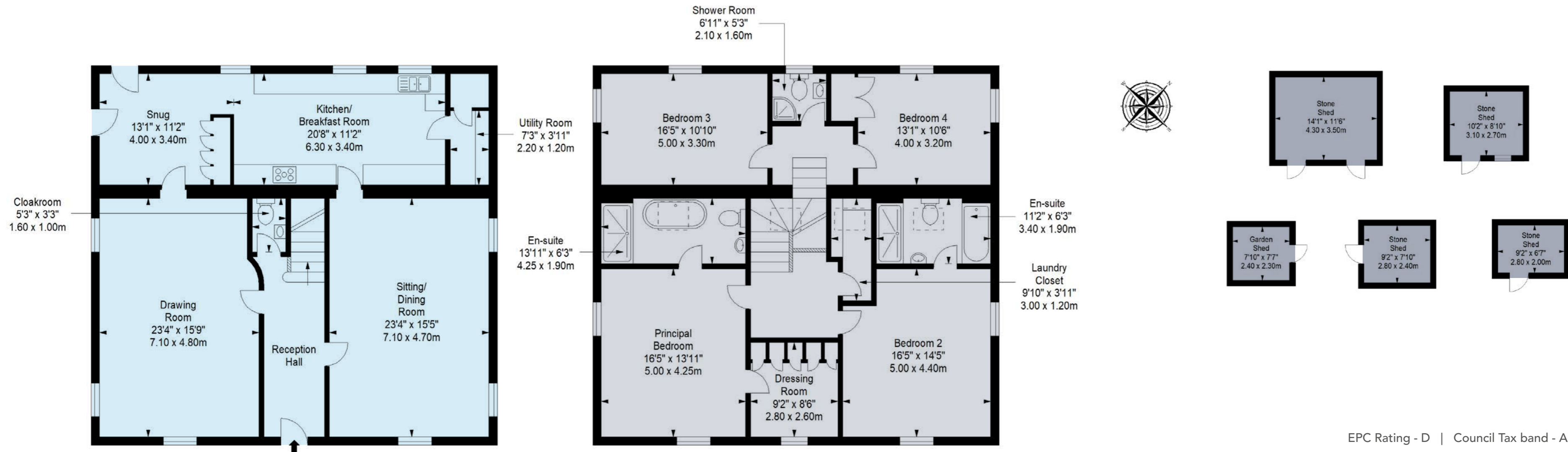
Brodick, Isle of Arran, KA27 8DA

Approximate total area:

291.9 sq. metres (3142.1 sq. feet)

Ground Floor First Floor Externals

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





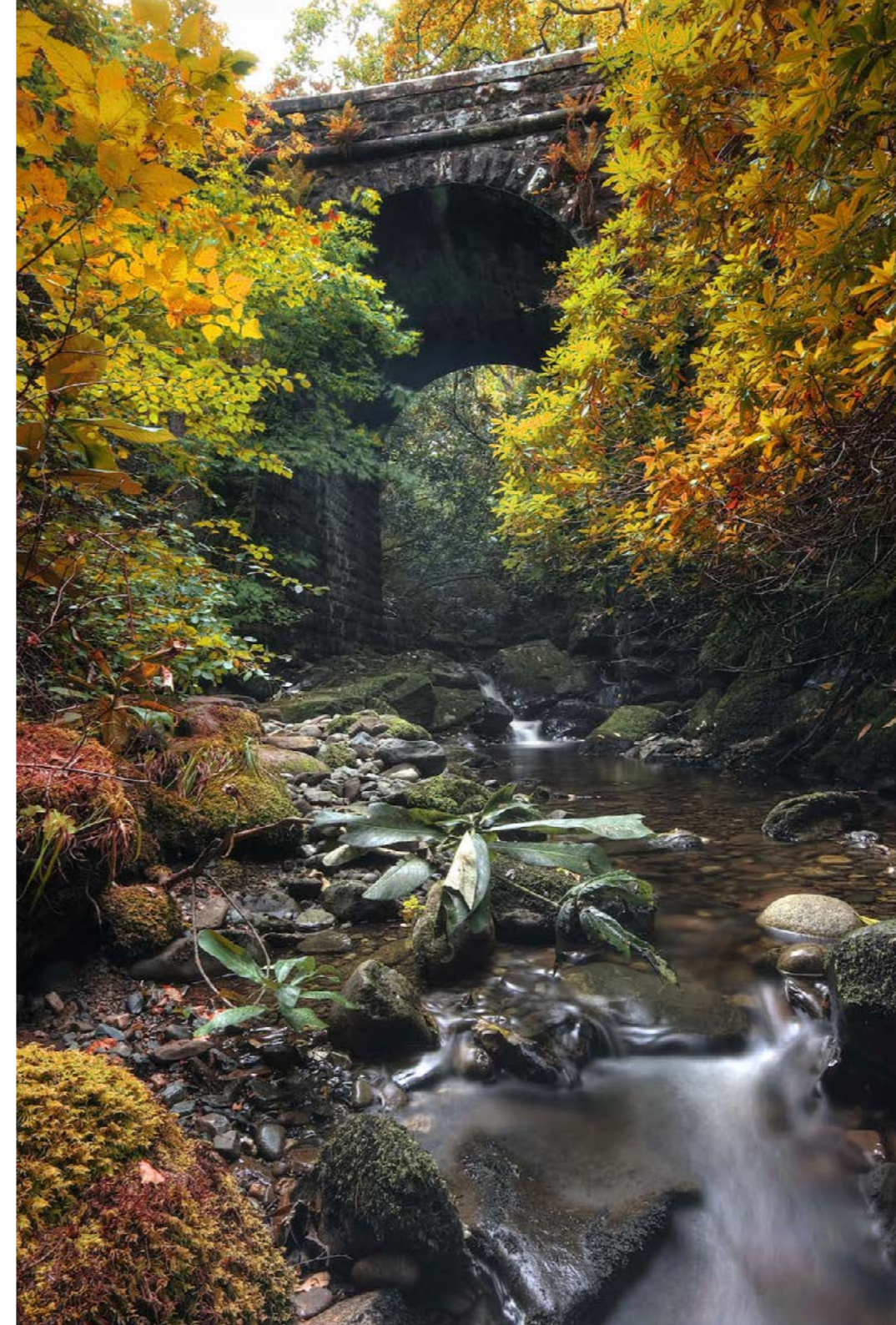
Brodick

The main ferry port at Brodick has a wide selection of shops and services including excellent leisure facilities at the neighbouring Auchrannie Spa Hotel, including swimming pools, a sports hall and spa. There is also an 18-hole golf course close by, a primary school, bank and various hotels. Brodick Castle, a National Trust for Scotland property, sits 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/Troon. 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. Additional ferry services currently operate to Troon as well offering connecting services.

Other interesting places nearby include the Arran Brewery and Claddach Garden Centre, The Wineport Restaurant, Arran Botanical Beach House 'Scotland's cocktail bar on the beach', Arran Cheese Shop, Arran Sense of Scotland (formerly Arran Aromatics soap, candle and perfume factory) and not forgetting the islands two whisky distilleries at Lochranza & Lagg. 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.

Directions:

From Brodick pier turn right and proceed along the waterfront heading out of Brodick towards the castle. Turn left into Glencloy Road passing the Auchranie Spa and Montrose House and continue ahead onto a farm track and up into the Glen. Just past some large cowsheds on your right, turn right up a wonderful treelined avenue to a small cluster of homes. Glencloy Farmhouse is the impressive first house that greets you on the left.





Glenisle hotel: 01770 600559

Use code WATERMANSGLEN20 to enjoy a 20% discount

Don't miss out!

20% DISCOUNT

If you are visiting the Isle of Arran to view this property, the Glenisle Hotel in Lamlash has an exclusive offer for Watermans' clients. Please call the hotel on 01770 600559 and quote the code **WATERMANSGLEN20** to enjoy a 20% discount on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner - just mention **WATERMANSGLEN20** when booking your table or requesting the bill.

Glenisle Hotel is an award-winning boutique hotel on the Isle of Arran, in the charming village of Lamlash. The hotel offers modern, luxury rooms, all with a bath and (or) shower and free Wi-Fi in a comfortable living space. Most rooms boast far-reaching views over the River Clyde and encompassing the Holy Isle - make sure you request a room with a view so you don't miss out!

* Offer not valid on event days



Watermans

Price & Viewings

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

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 467 5566

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 430 7055

westcoast@watermans.co.uk
www.watermans.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.