



External CGI



Former Barn
at Bennan Smiddy
Shannochie
Isle of Arran
North Ayrshire
KA27 8SJ



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This is a unique and highly sought-after opportunity to purchase 0.617 acres of land, which includes approved planning permission (N/23/00083/PP) for the conversion of an existing barn into a stunning three-bedroom detached house. With very few conversion opportunities of this nature on the island, the resulting home will be a truly individual, one-of-a-kind property that is designed to impress. Adding to the strong appeal, the site also has a spectacular location in Shannochie. It is by the coast and surrounded by the countryside, coming complete with astonishing views over open farmland and the Firth of Clyde.

Summary of Accommodation

- Rare opportunity to purchase 0.617 acres of land
- Approved planning permission for a barn conversion
- Spectacular country and coastal location in Shannochie
- Astonishing sea and farmland panoramic views

Approved barn conversion

- Conversion into a stunning detached house
- Multiple access points to the garden
- Welcoming entrance hall
- Large, dual-aspect sitting room
- Open-plan kitchen and dining room
- Discreetly located utility room
- Three spacious bedrooms
- Two three-piece shower rooms
- Barn comes with mains electric and water
- Private multi-car driveway
- Substantial garden grounds



The barn conversion

The existing barn structure, with mains electricity and water, forms part of the local grouping known as Bennan Smiddy, which has historically been the site of the local blacksmith that serves the farming community between Kilmory and High Kildonan since the early 18th century. The existing properties at Bennan Smiddy are constructed in a linear form in keeping with the traditional longhouse style. Originally erected as agricultural buildings, the barn includes a floored loft, which looks over the interior, and the addition of a single storey lambing shed.

Visually identifiable as part of the overall grouping at Bennan Smiddy, the barn is constructed with hardwood timber frames and concrete blockwork, with a pitched roof and a characterful exterior. The approved conversion is cleverly contained within the shell of the existing building, retaining its unique shape and charm. Simplified external details and decoration will provide a quality finish to the barn's façade, ensuring it is sympathetic to the surrounding homes. Meanwhile, the many large 'barn door' openings will also be utilised in the design to create numerous access points to the garden and to ensure the interiors are bathed in a flood of natural light.





Inside, a hall will welcome you before openly flowing into a large kitchen and dining room, which share a stylish open-plan layout. Here, there is lots of floorspace for a family-sized dining table, as well as a generously appointed kitchen. Dual-aspect glazing ensures a bright cooking environment, whilst patio doors extend to outside for summer entertaining. Double doors are set to make a bold entrance into the dual-aspect sitting room, which provides an expansive footprint for lounge furniture and two exit points to the surrounding gardens – an ideal arrangement for families and for bringing the warm air of summer inside. A discreetly located utility room supplements the kitchen, whilst an easily accessible ground-floor bedroom offers the versatility to be used as a study or creatively to suit the homeowners' needs. The two remaining bedrooms are on the first floor, both offering spacious proportions for an assortment of bedside furnishings. For convenience, there are also two three-piece shower rooms, handily positioned on the ground and first floors by the bedrooms.



Internal CGI - View from Kitchen/Diner to Sitting Room



“The two remaining bedrooms are on the first floor, both offering spacious proportions for an assortment of bedside furnishings.”





Externally, the property has a private driveway, with parking for multiple cars, and it has substantial garden grounds, incorporating a significant lawn that will provide families with endless entertainment in the warmer months.

View from site

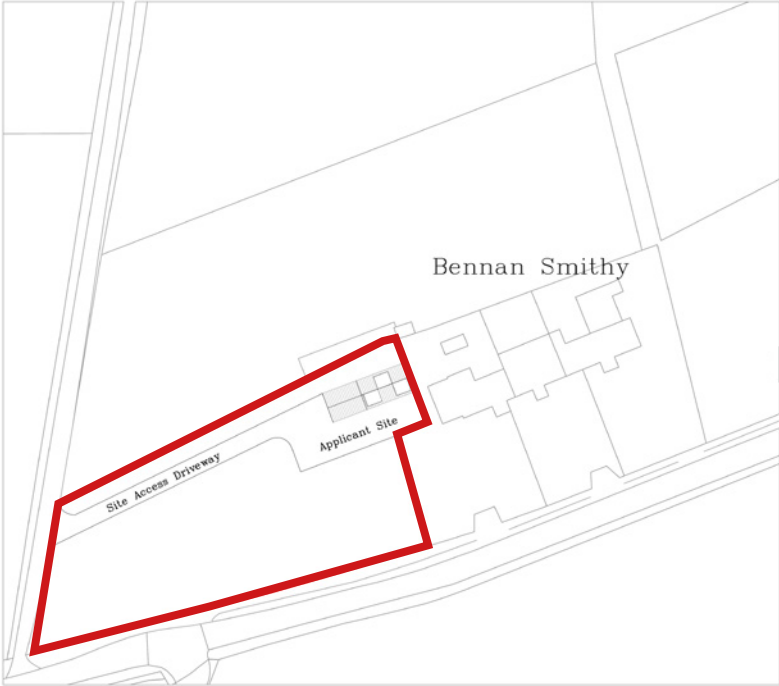




Former Barn at
Bennan Smiddy



Title Plan





Shannochie, Isle of Arran

'The Barn' is located at the southerly end of Arran. This location has many attractive coastal and forestry walks and is a short distance from Kilmory beach. 'The Barn' is only 4 miles from Whiting Bay with shops, pubs, restaurants and other amenities including a primary school, village hall, garage, golf course, bowling and putting greens. Four miles further on, is Lamlash with a secondary school, hospital, police, fire and coastguard stations and sheltered mooring facilities in Lamlash Bay.

The main ferry port at Brodick (12 miles) has a selection of shops including leisure facilities at Auchrannie Hotel, including 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 Tarrif (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. A short drive away is the newly constructed Lagg Distillery, which offers facilities and visitor amenities.

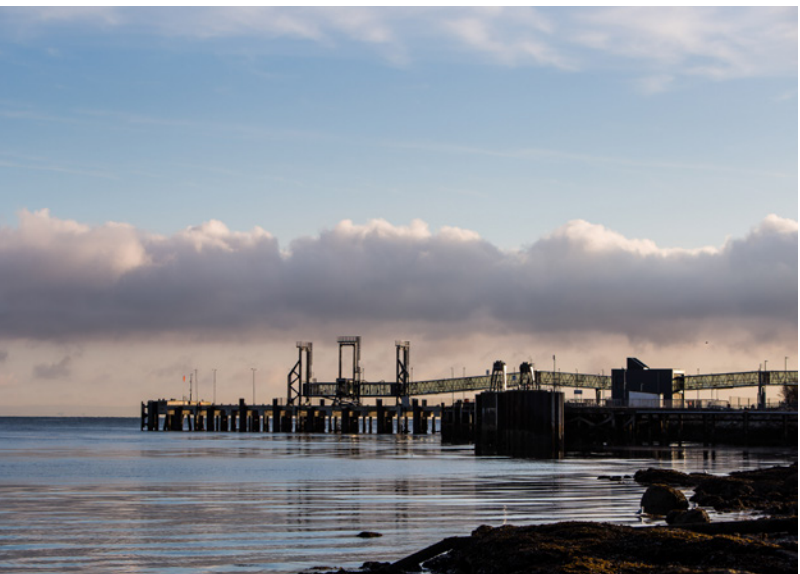
Arran offers some of the most spectacular hill-walking opportunities in Scotland and its seven golf courses ensure that tourists and locals alike are well provided for. For those with an interest in horses, there is an equestrian centre at Blackwaterfoot, on the west coast of the island. A sailing club 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.



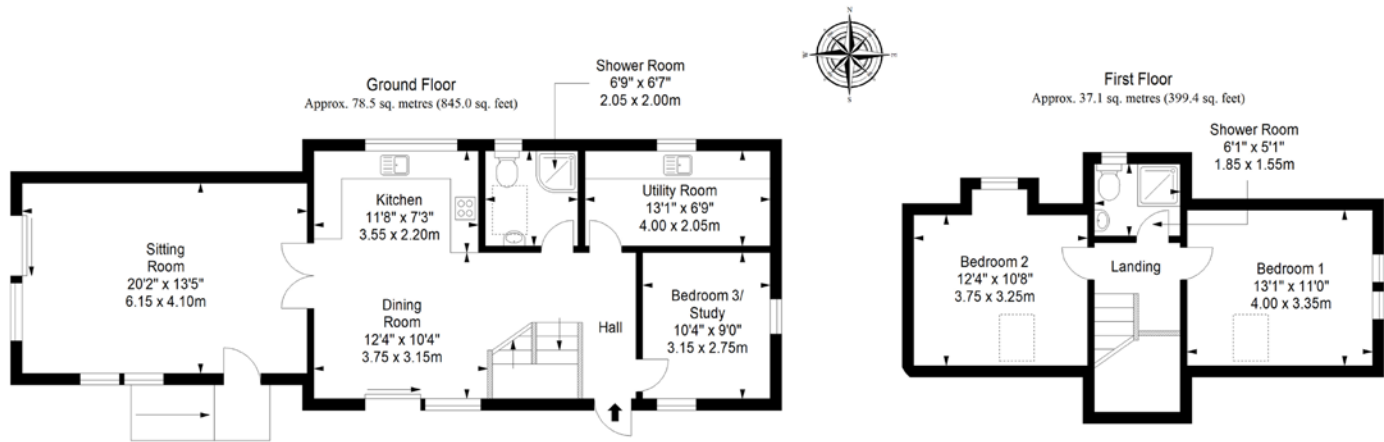
TOURIST ATTRACTIONS

- 1 Torrylin Cairn
 - 2 Kildonan Castle
 - 3 Giants' Graves
 - 4 Eas a' Chrannaig
 - 5 The Arran Wishing Well
 - 6 Brodick Castle, Garden and Country Park
 - 7 Blue Pools - Glen Rosa
 - 8 Goatfell
 - 9 Devils Punch Bowl
 - 10 Lochranza Distillery
 - 11 Machrie Moor Standing Stones
 - 12 King's Caves
 - 13 Lagg Distillery
-  Ferry terminals





Proposed Floorplan



Total area: approx. 115.6 sq. metres (1244.4 sq. feet)



Watermans

Price & Viewings

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glenisle
hotel & restaurant

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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 **WATERMANSGLLEN20** to enjoy a 20% discount on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner – just mention **WATERMANSGLLEN20** 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

Glenisle hotel: 01770 600559

Use code **WATERMANSGLLEN20** to enjoy a 20% discount