

# Torbeg Farm Cottage

Torbeg, By Blackwaterfoot, Isle of Arran, North Ayrshire KA27 8HE



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# Welcome

## to Torbeg Farm Cottage

### Overview

Nestled in a stunning location, Torbeg Farm Cottage offers a beautifully renovated three-bedroom end-terraced cottage with magnificent views of Shiskine Valley and Goat Fell. Located just a mile from Blackwaterfoot, this whitewashed cottage provides a peaceful retreat in the heart of the Isle of Arran, with the added convenience of local amenities nearby. Torbeg Farm Cottage is perfect for those seeking tranquillity and comfort, with tasteful décor and a cosy atmosphere ideal for both summer and winter stays.

### General Features

- Three-bedroom end-terraced cottage, fully renovated to a high standard
- Tranquil countryside setting, just 1 mile from Blackwaterfoot
- Ideal location for a relaxing getaway, close to local amenities
- Spacious enclosed courtyard, perfect for outdoor relaxation
- Elevated front sitting-out platform, an ideal spot for enjoying a sundowner
- Private parking for up to 3 cars
- Oil central heating
- Wood burner in living room
- Currently operating as a successful holiday cottage

### Additional Information

- The outside paintwork will be conducted when the weather permits
- Scottish Letting Licence: NA000166F
- During the Peak Season the property rents for approximately £1000 P/W.
- During the Low Season the property rents for approximately £500 P/W.
- All furniture and white goods available by way of separate negotiation





# The Living Room



Welcomed from the vestibule, the inviting living room boasts French doors that open directly into the enclosed courtyard, flooding the space with natural light and creating a warm, welcoming atmosphere. At the heart of the room, a charming wood burner is nestled within a beautiful wooden fireplace, providing a cosy retreat on chilly evenings. The neutral colour palette and stylish décor strike a perfect balance, offering a relaxing yet contemporary space ideal for unwinding.



# Kitchen & Dining Area

The spacious kitchen and dining area is an excellent place for family meals or casual dining. The kitchen is fully equipped with modern appliances, including an electric oven, induction hob, and extraction hood. There is ample space for an upright fridge/freezer, dishwasher, and washing machine. The layout is highly functional, with plenty of counter space for preparing meals. Patio doors lead out to the rear courtyard, making it easy to enjoy outdoor dining or step outside to soak in the fresh air. The dining area provides plenty of room for a large table, ideal for informal meals and gatherings.

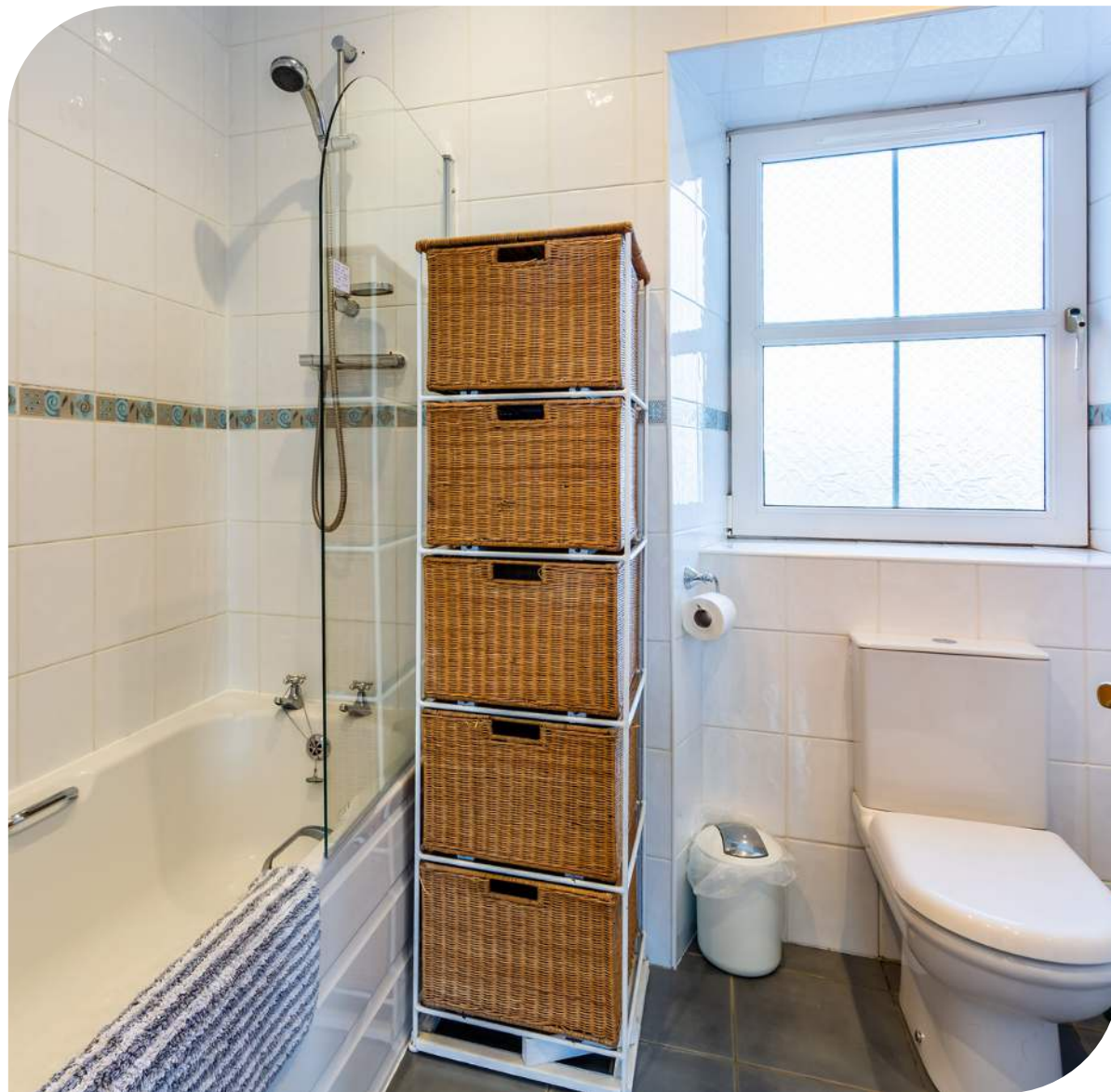
It is also worth noting that furnishings and white goods are available by way of separate negotiation.



# Double Bedrooms & Bathroom

The property features three well-appointed bedrooms, each offering a bright and inviting space. The master bedroom enjoys stunning views of Shiskine Valley through a Velux window, creating a peaceful, private retreat with plenty of room for a double bed and built-in wardrobes for efficient storage. The second bedroom, also bathed in natural light, offers beautiful countryside views and ample space, making it ideal as a second double or guest room. Lastly, the third bedroom is a versatile room that can easily serve as a home office, nursery, or single bedroom.





The family bathroom is a thoughtfully designed space, featuring a bath with an overhead shower, providing flexibility for either a quick shower or a relaxing soak. Additionally, a quaint WC is located on the ground floor, offering stunning views over the neighboring fields.





# Exterior Features & Gardens

The property offers two wonderful outdoor spaces for relaxation and enjoyment. The fully enclosed rear courtyard provides privacy and a safe environment for families, making it an ideal spot for outdoor dining, barbecues, or simply basking in the sun. It's also perfect for children to play or for guests to unwind, all while surrounded by the cottage's beautiful landscape. At the front, an elevated decking area serves as a standout feature, offering the perfect place to enjoy a refreshing drink or relax while taking in the breathtaking views over Shiskine Valley. Whether you're unwinding after a day of exploring or savouring a glass of wine at sunset, this spot is perfect to appreciate the natural beauty of the Isle of Arran.



# Property Location

Torbeg Farm Cottage is within easy reach of local facilities at Blackwaterfoot, including Post office, newsagent, butchers, artisan bakery and general store. The renowned Kinloch Hotel and nearby Shiskine golf course and clubhouse, tennis courts, Cairnhouse Riding Centre and stunning beach are all located half a mile to a mile from the cottage. The B880 known as 'The String' spans the island from Brodick to Blackwaterfoot.

The local primary school is at Shiskine (1/2 mile away) and the secondary school is located in Lamlash, to which pupils are conveyed daily.

Brodick (the main town of Arran) has two larger Co-Op supermarkets and a good range of further professional services. Brodick is the port from which a regular daily sailing service by Caledonian MacBrayne leads 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.

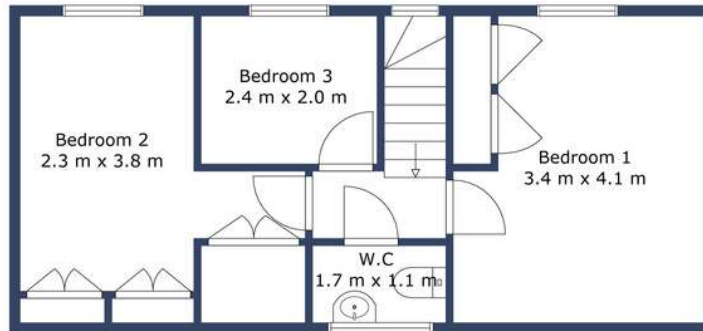




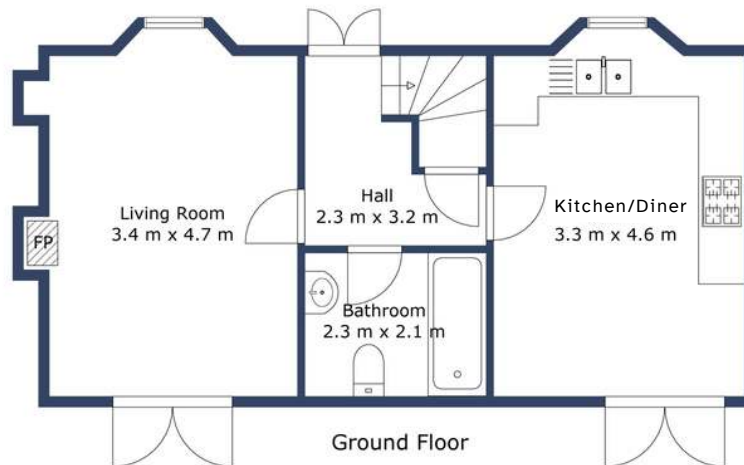
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The property is currently a highly successful holiday cottage, earning the prestigious Customer Choice Award for 2025, based on bookings from 2024. With an impressive average review score of **4.75 out of 5**, it ranks in **the top 20% of holiday cottages on UK Self-Catering Holidays** (cottages.com). This recognition reflects the cottage's exceptional quality and appeal, making it a sought-after destination for guests seeking a memorable getaway.

# Floor Plan



First Floor



Ground Floor



## Property

Torbeg Farm Cottage

## Location Address

Torbeg, By Blackwaterfoot, Isle of Arran, North Ayrshire KA27 8HE

## Approximate Total Area

84 m<sup>2</sup>  
(Ground Floor: 45m<sup>2</sup> | First Floor: 39m<sup>2</sup>)

The floorplan is for illustrative purposes. All measurements are highly reliable but not guaranteed.

*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.

Home Report Value - £280,000



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