



KAYMAR

23A WEST BAY ROAD, MILLPORT

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2 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Dream... about escaping to a majestic, rarely available, freshly decorated, spacious, bright period home on a beautiful Scottish island. Be amongst nature, with breathtaking views, stunning sunsets, outdoor activities, fast access to the mainland and more.

Dream homes like this don't come up often. Take the frequent ferry trip from bustling Largs to the tranquil Isle of Cumbrae into another world. (It's hard to believe you are within commuting distance of Glasgow and Glasgow airport with excellent train links from Largs.) Then drive along the gorgeous, quiet coastal road - in one direction the uninhabited, wild part of the island: in the other, into town and back out again - minutes later arriving at peaceful West Bay on the outskirts of town.

Stop at Kaymar, opposite expansive fields to the beach where seals bask and birds rest on the tiny, craggy rocks and mini-islands. The hand-crafted iron gates at Kaymar lead you up the drive and past the beautiful front garden where mature bushes, shrubs and plants flourish towards the flower bedecked grand entrance. Then, in you walk. You'll immediately see, throughout the house, elegant fresh and subtle décor, high ceilings, ornate cornicing, graceful furnishings, wonderful space and lovely light enhancing the splendid Victorian architecture – each room with beautiful views over the water at the front and gardens at the rear.

The modern kitchen is a joyful place to create fine meals, with the delightful new and bright sun-room extension, a pleasure to enjoy eating in. French doors look over lawns, trees, gardens and mature woods to the rear. Or eat at a table in the bay window in the front lounge overlooking the water.

The glamorous, good sized wet room now benefits from the addition of a roll-top bath and a useful second wc also serves this fine home. There are two elegant, spacious, peaceful, double bedrooms – the front with splendid chandelier, wood panelled bay window and period features. This fine traditional home has recently had a brand-new air source heat pump system installed, along with highly insulated walls, new radiators, boiler and solar panels generating electricity – state of the art eco heating with cost-efficiency you'll appreciate.

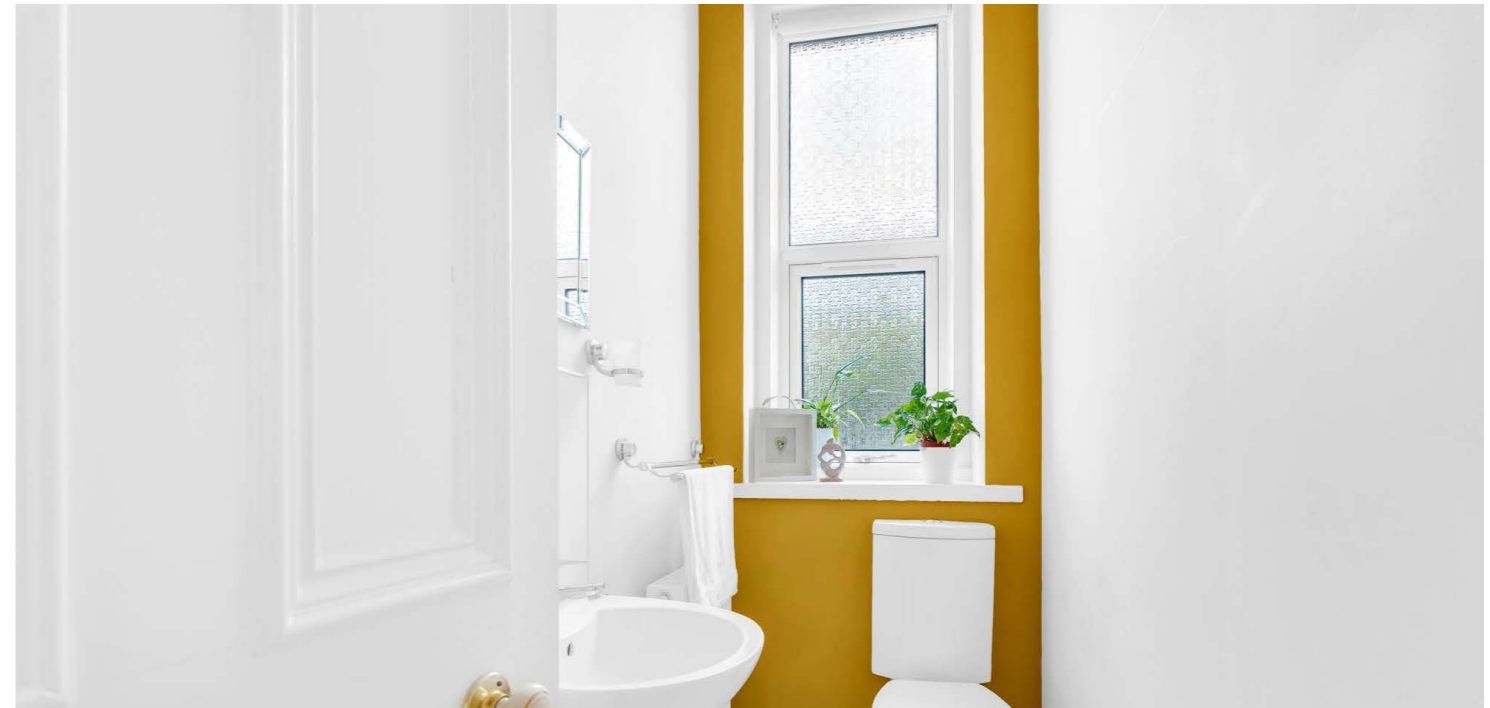
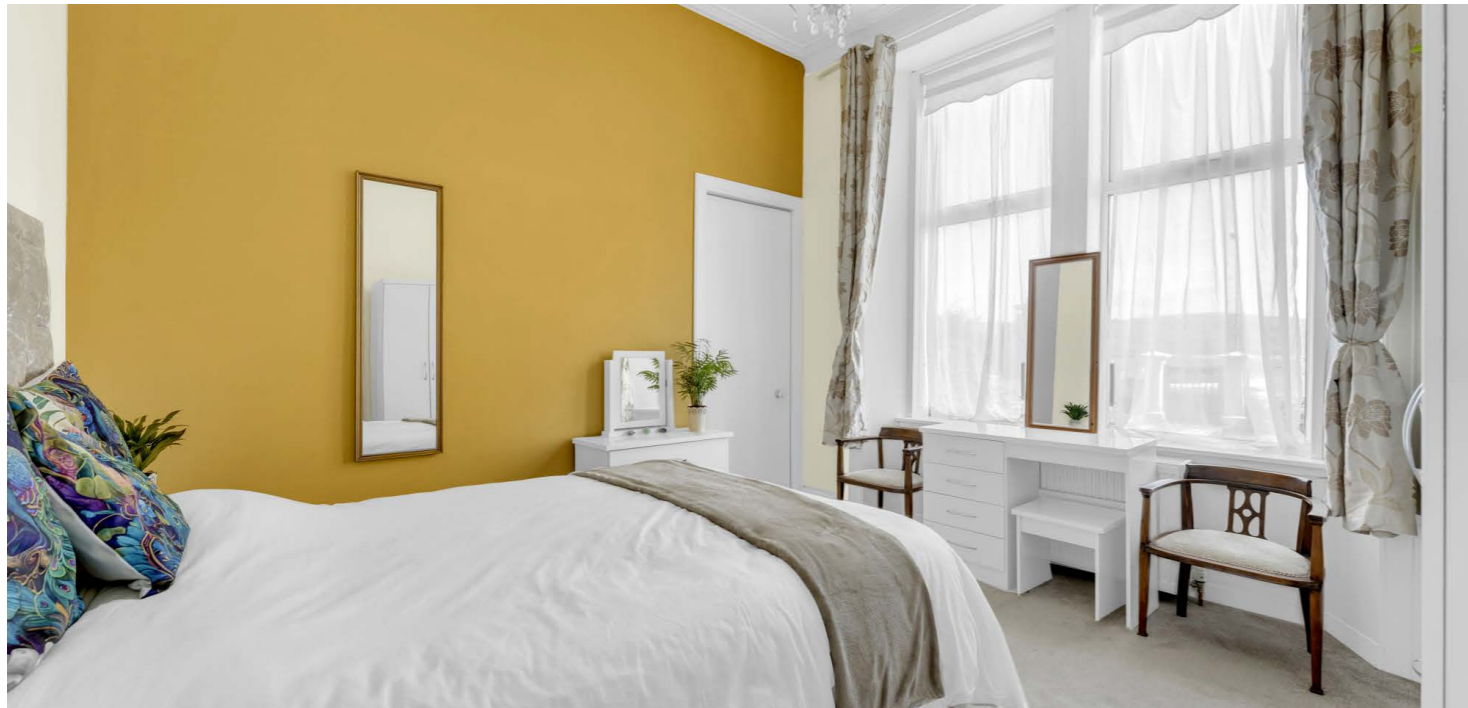
The lovely rear gardens also house a cellar, a greenhouse, hut, a whitewashed outbuilding with a new roof and electricity and share of an adjoining outhouse which also has water. There is plenty of space for storage, arts and crafts, hobbies and has great potential for extra accommodation or Airbnb (subject to local planning permission).





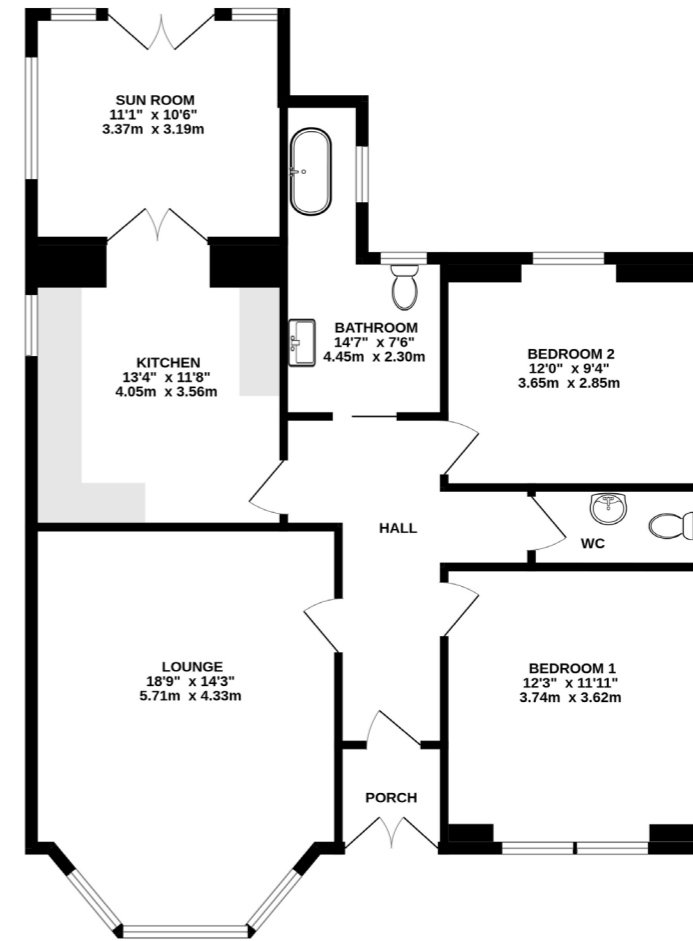












Stroll from Kaymar away from town and, in a few minutes, take in the breathtaking sight of three islands – Wee Cumbrae, Arran and Bute. The sunsets are stunning here. A few minutes' walk in the other direction takes you into town where you can enjoy beaches and promenades, cafes, shops, delis, restaurants and bars including the marvellous Pier Hotel who's friendly team take such pleasure in serving and entertaining you.

A regular bus service from the pier to the ferry passes through the town. The health centre is a leisurely stroll away, where smiling staff take the best care of the tiny population. There's a commanding golf course on the crown of the island with awe inspiring views, while outdoor pursuits include every water sport, cycling, bowling and archery. Immediately opposite Kaymar you can wild swim or kayak from a slipway.

Kaymar has the advantage of being away from most passing car traffic, yet in fine weather you can watch occasional groups of happy visitors ride by as they cycle around the 11.5-mile coastal road. Or enjoy boats and yachts, including The Waverley, gliding across the waters.

LA1932 | Sat Nav: 23 West Bay Road, Millport, Isle of Cumbrae, KA23 OHA

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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