



## **Mecknoch, Isle of Bute, PA20 0QA**



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A magnificent traditionally built farmhouse occupying an idyllic rural location and beautifully positioned offering incredible views of the Isles of Arran and Inchmarnock. Mecknoch is situated in a peaceful and quiet part of the island perfect for those looking to embrace a relaxing lifestyle. Renovated and decorated to a high standard both externally and internally in a sympathetic, timeless and elegant fashion. This warm and inviting family home offers ample scope to create extra accommodation for a growing family or guests through conversion of the attached outbuilding (Planning Permission granted) or with appropriate local authority consent, development of the detached barn currently used by the owners for their furniture-making business. The ground floor offers flexibility by easily separating a section for Air B & B purposes with its own entrance which in the past proved popular with returning guests. The farmhouse has endless development and business potential.

**OFFERS OVER - £475,000**



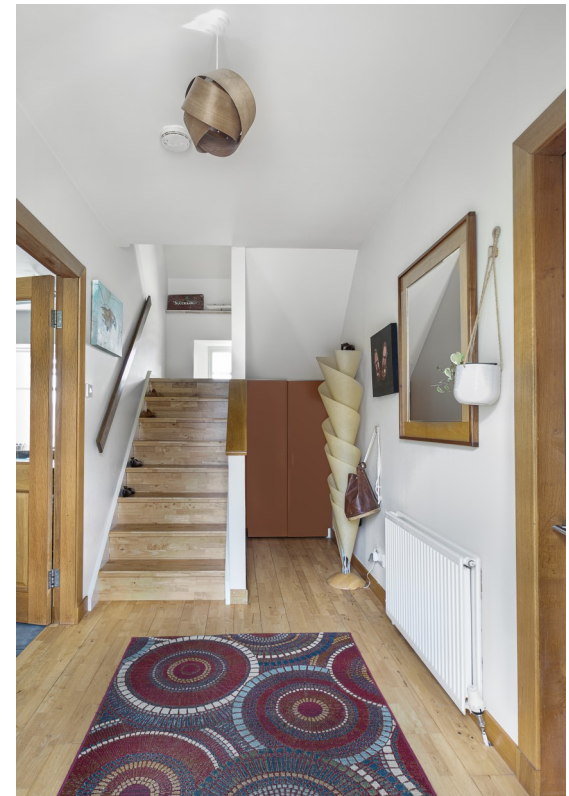
## Ground Floor

### **Entrance Hall - 1.91m at widest x 4.09m at widest**

A beautifully bright entrance hall. Hardwood flooring with matching stairs leading to the upper floor. Shelved understairs cupboard.

### **Lounge - 5.26m x 4.36m**

A simply stunning family room with dual aspect windows offering incredible sea views to the front and garden and rural views to the rear. This lounge has a cosy and inviting atmosphere, enhanced by the warmth and charm of a stylish log burner with granite hearth.







### **Dining Kitchen - 5.29m x 3.44m**

Timeless wooden units with contrast worktops. A spacious dining kitchen with contemporary elements, creating a space that is both inviting and functional. Stunning views from the dual aspect windows. Breakfast bar island with open shelving below. Integrated appliances include, fridge/freezer, double oven, gas hob, stainless cooker hood and dishwasher. Stainless steel sink with drainer and mixer tap. Built-in shelved larder housing freezer. Group spotlights. Pendant light. Tile effect laminate flooring. Internal glass windows provide views through the lower floor.





**Hall - 4.28m x 1.22m**

Bright and spacious hall with doors leading to utility room, bathroom and two lower bedrooms. Matching solid wood doors with hardwood flooring to match.

**Utility Room - 1.96m x 2.30m**

Laundry area with base units and contrast worktop. Stainless steel sink unit with drainer and mixer tap. Pulley. Baxi boiler. Door out to rear garden.

**Bathroom - 2.79m at widest x 2.50m at widest**

Contemporary bathroom with a pop of colour. Bespoke vanity sink unit. WC. Bath with pillar taps. Shower cubical with wet wall panelling. Cork flooring.





**Bedroom 3 - 3.95m x 3.20m**

Double bedroom with dual aspect windows providing fantastic views. Large triple door built-in wardrobe. Hardwood flooring.

**Bedroom 4 - 3.95m x 2.80m**

Double bedroom with window to front. Hardwood flooring.



**Upper Floor**

**Study - 7.30m at widest x 4.36m**

Fabulous functional space with the potential for many uses. Built-in cupboards and drawers, bookcases and desks. Fantastic views of the Isles of Arran and Inchmarnock from the two large Velux windows. Doors to bathroom and Bedrooms 1 and 2.





**Master Bedroom (1) - 5.24m x 5.44m**

A wonderfully spacious master bedroom with stunning views of the Isles of Arran and Inchmarnock from the double windows and window to side. Carpet. Door to ensuite bathroom.

**Ensuite Shower Room - 2.37m x 2.80m at widest**

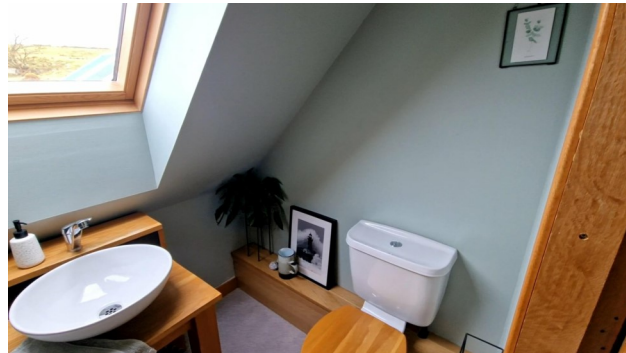
Modern ensuite shower room. WC. Bespoke floating shelf wash hand basin. Large shower cubical with wet wall splashback. Vinyl flooring. Velux window. Sliding door to airing cupboard housing pressurised hot water tank.

**Bedroom 2 - 3.50m x 4.15m**

Spacious bedroom with stunning outlook from the double windows. Carpet.

**Bathroom - 2.95m x 1.57m**

Modern bathroom with Velux window to rear looking out to the fields. Bespoke vanity sink unit. WC. Bath with mixer taps and showerhead. Vinyl flooring.





### Attached Outbuilding/Byre - 5.60m x 7.00m

Tremendous development prospect to facilitate double storey accommodation for a growing family or guests through conversion of the attached outbuilding/byre. Planning Permission has already been granted. Extensive area being approximately one third of the farmhouse.

### Detached Barn

Detached barn with original stone walls. Currently used by the owners for their furniture-making business for which use they have existing Planning Permission. Rateable Value £1550. Fabulous potential for many other uses including development with prior Local Authority consent.





### Garden

Impressive, exceptionally well designed and maintained, garden to rear with seating areas including wooden pods with glass doors and elevated decked area enjoying the rural views. Grass area with mature trees. Parking and driveway to side.

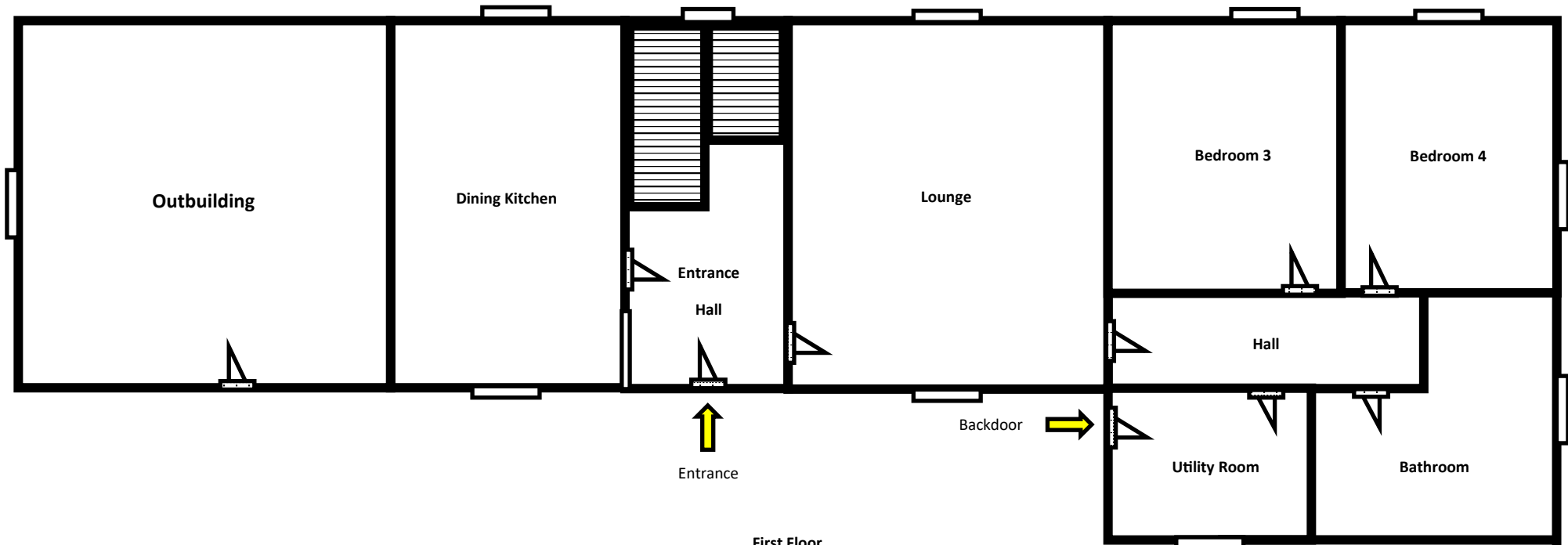




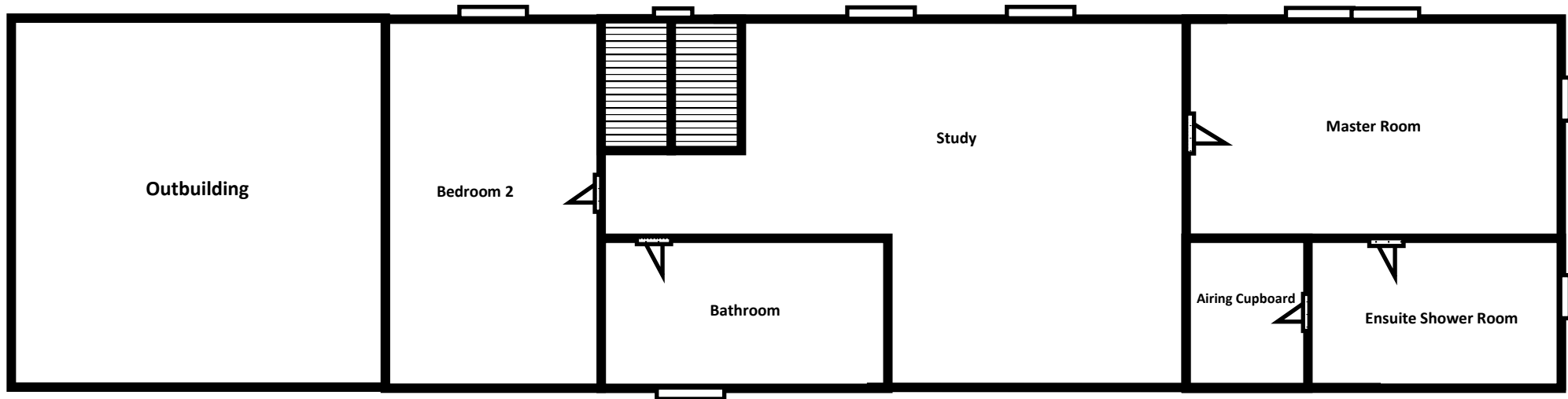




# Ground Floor



# First Floor



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