



Torbeg Farmhouse,
By Blackwaterfoot,
Isle Of Arran,
KA27 8HE

Including Half Acre
Development Site with
Detailed Planning
Approval
for 2 Three Bed Homes



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

**3 Bedroom / 2 Public Room
Traditional Farmhouse
located by Blackwaterfoot
Including Land with
Development Potential**



Torbeg Farmhouse is located in the picturesque rural location of Torbeg, just on the outskirts of Blackwaterfoot on the Isle of Arran. This charming property boasts three spacious bedrooms, two inviting public rooms, a kitchen/dining room and two well-appointed bathrooms, making it an ideal family home.

Set in a lovely rural location, the farmhouse offers stunning views of the surrounding countryside, and the sea beyond, providing a serene backdrop for everyday living. The property is well presented, showcasing a blend of traditional character and modern comforts, ensuring a warm and welcoming atmosphere throughout.

In addition to its appealing features, this farmhouse presents a unique development opportunity.

Our sellers envisage that The Byre and The Parlour, original stone farm outbuildings, can both be fully developed to bask in the stunning setting within the clachan of Torbeg – the site extends to around half an acre of mainly flat ground – providing plenty of space for the two 3-bed homes AND the bonus of 690 square metres of land to do with what you want.

- Detailed planning approval is in place for 2 properties, however this could be modified to provide a single property if preferred.
- The proposed new homes are in keeping with the existing renovated farm buildings, which have been sympathetically developed in keeping with the rural planning conditions.
- Details of the approved planning consent can be viewed on the NAC website at: www.eplanning.northayrshire.gov.uk using reference 22/00808/PP.
- The first phase demolition is complete, meaning that the deadline set as a condition in the planning permission for commencement of the development has been satisfied and the permission will remain valid for the foreseeable future.

TORBEG FARMHOUSE

Entrance Sun Porch

6'11"

A welcoming porch, perfect for the storage of outdoor gear, with a large south-facing window bathed in natural daylight.

Entrance Hall

7'10" x 11'1" overall

Spacious central hallway with access to all of the accommodation within.

Living Room

16'2" x 18'2" overall

A generously proportioned living room perfect for family time or working from home.

Kitchen / Dining Room

13'5" x 15'7" overall

The true heart of the home – a beautiful, traditional farmhouse kitchen updated with a modern twist, perfect for casual dining and entertaining.

Sitting Room

13'1" x 18'0" overall

A beautiful and tranquil space designed for relaxation, featuring a cosy wood-burning stove for chilly island evenings, and a large window framing breathtaking views of the valley and sea – an ideal spot to unwind with a good book.

Shower Room

11'6" x 7'8" overall

A sleek, modern and spacious ground-floor shower room boasting a walk-in shower, premium fixtures and excellent built-in storage.

Upper Hall

2'11" x 11'2" overall

A bright and airy landing leading to the bedrooms.

Bedroom 1

13'3" x 18'3" overall

A substantial double bedroom benefiting from a dual aspect layout that floods the room with light.

Bedroom 2

13'3" x 17'4"

A second, wonderfully spacious double bedroom, also featuring a dual-aspect design.

Bedroom 3

7'10" x 6'10"

A charming single bedroom or dedicated home office, illuminated by a large roof window that maximises natural daylight

Family Bathroom

10'9" x 10'9"

A contemporary family bathroom with double frosted windows looking towards the rear courtyard.

Garden

The farmhouse boasts a substantial, south-facing front garden offering uninterrupted, panoramic views over the Shiskine Valley and the village of Blackwaterfoot. Enclosed by a traditional stone dyke, these well-maintained grounds have been thoughtfully zoned into three lush lawns, a sunny patio seating area and an established vegetable garden in addition to some flourishing apple trees, offering families the start of a sustainable lifestyle. Convenient designated parking is located to the rear, with access from the main road via a short well-kept track.



Services

Torbeg Farmhouse is connected to mains electricity and water. Drainage is to a SEPA registered shared septic tank. Central heating is by the oil-fired boiler, supplying radiators throughout. This is supplemented by the log-burning stove in the sitting room.

Council Tax

The property is rated 'D' with North Ayrshire Council, paying £1,685.84 including water in 2026/27.

A little more information

Torbeg Farmhouse is just a short distance from all the amenities within Blackwaterfoot. The village and the Shiskine valley enjoys an active community with a village hall and primary school, and benefits from a selection of shops, including a newsagent's, general store with post office, garage with fuel station, hotel with leisure facilities, restaurants and bars. As well as the famous Shiskine Golf and Tennis Club, it also boasts a beautiful sandy beach and access to a myriad of coastal and mountain trails. The primary school with early years classes is approximately two miles away in Shiskine and the secondary school is at Lamlash, to which pupils are conveyed by bus daily.

The Isle of Arran is a place where you can find a little bit of everything you could ever want from a Scottish island: an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce.

Planning

Torbeg Farmhouse presents a unique development opportunity based around the original stone farm outbuildings. Details of the approved planning consent can be viewed on the NAC website at: www.eplanning.northayrshire.gov.uk using reference 22/00808/PP. Any enquiries with regard to planning permission should be directed to North Ayrshire Council planning department on 01294 324319 or online at www.north-ayrshire.gov.uk





Torbeg Farmhouse Torbeg, Blackwaterfoot, Isle Of Arran, KA27 8HE

Short-term let holiday licence

Torbeg Farmhouse currently comes with a short-term let licence, presenting a unique opportunity for those considering rental options. Although not being sold as a business, the property could be offered as a turnkey solution, with all fixtures, fittings, furniture, and equipment available by separate negotiation. * The STL Licence is issued by North Ayrshire Council (NAC) and if the new buyer wishes to operate the cottage as a STL, our seller (Host) will liaise with NAC as to the options for transferring the licence to the buyer ('New Host').

What3words///

Every 3 metre square of the world has been given a unique combination of three words.

Used for navigation, here are the words for this property:

What3words///slugs.squabbles.path

Floor Plan

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

Viewings by appointment

Please note that viewings are strictly by appointment.

The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of any contract.

Cal Mac travel details

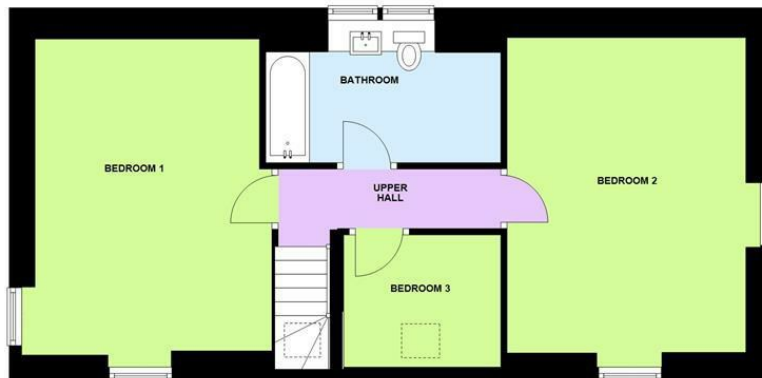
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk





TORBEG FARMHOUSE



FIRST FLOOR

TOTAL AREA: APPROX. 156.4 SQ. METRES (1683.7 SQ. FEET)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			72
(39-54) E		49	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the B880 String Road to Blackwaterfoot. On reaching the main A841 road turn right down into Blackwaterfoot, travel through the village and up the hill heading towards Torbeg. Torbeg Farm is located on the right hand side. Proceed down the track to the courtyard where Torbeg Farm and the development plots are situated.
what3words.com/slugs.squabbles.path

CONTACT

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 North Ayrshire
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**TORBEG FARMHOUSE
"The Parlour
and
The Byre
DEVELOPMENT"**

By Blackwaterfoot

- **HALF ACRE SITE**
- **STUNNING PANORAMIC VIEWS**
- **DETAILED PLANNING APPROVAL
for 2 THREE BED HOMES**
- **LAND ALSO INCLUDED,
PROVIDING REAL VALUE FOR MONEY**



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The Parlour and The Byre

Traditional Stone
Farm Outbuildings
located in Torbeg

**READY FOR
DEVELOPMENT
INTO EITHER
ONE OR TWO
RESIDENTIAL PROPERTIES**

TORBEG FARM DEVELOPMENT SITE LOCATION, VALUE & STUNNING VIEWS

AN EXCELLENT DEVELOPMENT OPPORTUNITY TO LIVE AND RELAX IN A BEAUTIFUL LOCATION ENJOYING WONDERFUL VIEWS OVER THE SHISKINE VALLEY AND TO THE SEA - FROM THE MOUNTAINS TO THE NORTH, TO BLACKWATERFOOT AND THE FIRTH OF CLYDE, KINTYRE PENINSULA AND BEYOND, TO THE SOUTH. THIS IS A RARE INVESTMENT OPPORTUNITY WITH POTENTIAL FOR EXCELLENT RETURNS IN THIS POPULAR AREA OF THE ISLAND.

Our sellers envisage that The Byre and The Parlour, original stone farm outbuildings, can both be fully developed to bask in the stunning setting within the clachan of Torbeg – this area is unique in its proximity to the vibrant village of Blackwaterfoot yet providing a truly authentic rural setting. The best of both worlds and the opportunity to build your own dream homes.

- The site extends to around half an acre of mainly flat ground - providing plenty of space for the two 3 bed homes AND the bonus of 690 square metres of land to do with what you want!
- Rarely available development opportunity enjoying stunning panoramic views.
 - Original, traditional stone barn outbuildings - ready for development.
 - Near to the village of Blackwaterfoot and its thriving village amenities.
- Spectacular location with views across the Shiskine Valley and beyond to the Kintyre Peninsula and Arran hills.
 - Detailed planning approval is in place for 2 properties, however this could be modified to provide single property if preferred.
 - The proposed new homes are in keeping with the existing renovated farm buildings which have been sympathetically developed in keeping with the rural planning conditions.
 - Details of the approved planning consent can be viewed on the NAC website at : www.eplanning.northayrshire.gov.uk using reference 22/00808/PP.
 - The first phase demolition is complete allowing the new owner clear sight of the full potential of this incredible site.

TORBEG

Located in a small clachan of properties, a short distance from all the amenities within Blackwaterfoot. The village and the Shiskine valley enjoys an active community with a village hall, primary school and benefits from a selection of shops, including a newsagents, general store with post office, garage with fuel station, hotel with leisure facilities, restaurants and bars. As well as the famous Shiskine Golf and Tennis Club, a beautiful sandy beach and access to a myriad of coastal and mountain trails. The primary school with early years classes is approximately two miles away in Shiskine and the secondary school is at Lamlash to which pupils are conveyed by bus daily.

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TORBEG FARMHOUSE

Torbeg Farmhouse is included within this title sale. This charming property boasts three spacious bedrooms, two inviting pu... bathrooms, making it an... one wishing to develop an... ple location.





Whilst the new owner would be by no means beholden to them, the current plans approved by North Ayrshire Council have 'The Byre' at a substantial 146 square metre, 3 bed home that, as you can see above, will boast a stunning 'doorstep' view across the Shiskine Valley. Also, for those that are wanting to 'measure up' already, the floor plans can be found on the back page.



THE PARLOUR - HOUSE 2



Once again whilst it will be the new owner's prerogative to proceed as they desire, the current North Ayrshire Council approved plans for 'The Parlour' comes in at another stonping 106 square meter 3 bed home that, along with the stunning panoramic views across the valley and to the sea, will come with a large wrap around garden.

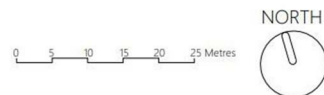
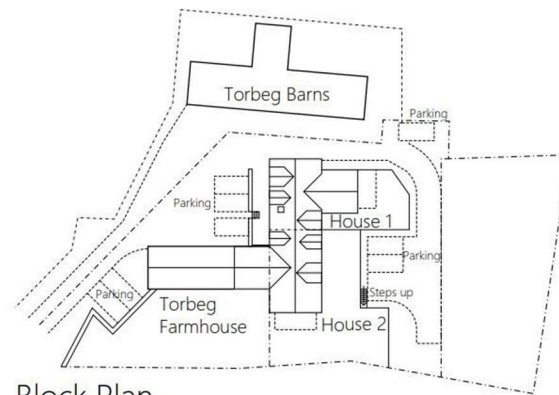
Also, for those of you that are already looking to order the patio furniture, the all-important dimensions can be found on the back page.



THE ICING ON THE CAKE



So, as if that wasn't enough to whet your appetite, this development offering has one last surprise up its sleeve!!
To explain; with a spacious 985 square metres of the site being utilised for the two roomy homes, you also get an area of 690 square meters to do what you want with!
All in all, this really offers fantastic value for money - and a rare gem not to be missed.



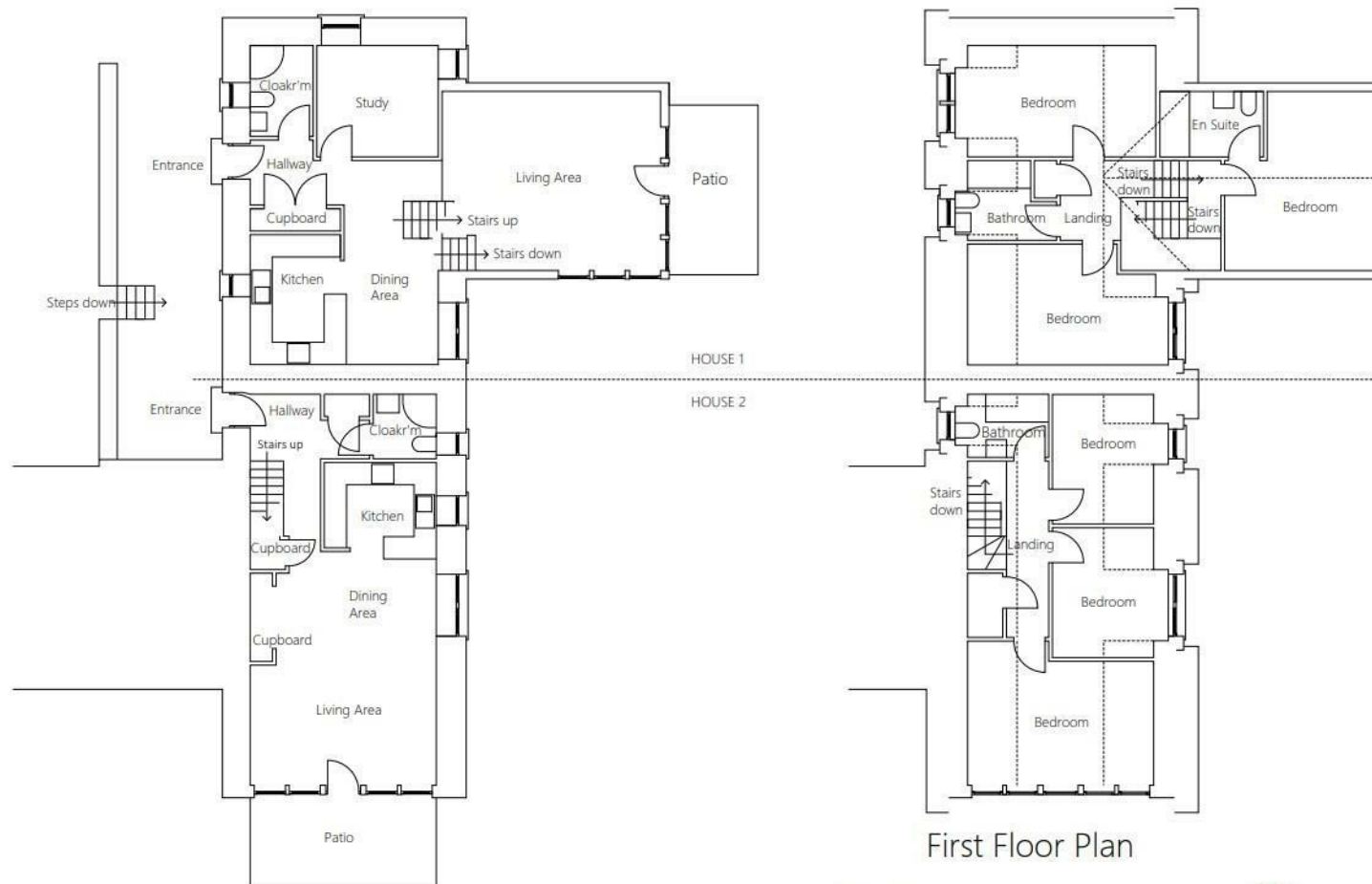
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John Lamb
CHARTERED ARCHITECT

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