

The Forge,
The Lakin,
Torbeg,
Blackwaterfoot,
KA27 8DU







Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

2 Bedroom Semi-Detached Cottage located in Torbeg, Torbeg

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Welcome to The Forge, a charming semi-detached renovated stone cottage located in the picturesque Torbeg area of the popular Shiskine valley. This delightful property is bursting with character and is presented in walk-in condition, making it an ideal choice for those seeking a home that combines rustic charm with modern convenience.

Upon entering, you will find a spacious open-plan living area that offers a versatile layout, perfect for both relaxation and entertaining. The design allows for a seamless flow between the living space and the kitchen, creating an inviting atmosphere for family and friends. With two well-proportioned bedrooms, two bathrooms and a separate w.c, this cottage provides ample space for comfortable living.

Situated in a peaceful rural location, The Forge is conveniently close to the amenities of Blackwaterfoot village, ensuring that you have easy access to local shops and services. The surrounding Shiskine Valley offers stunning natural beauty, making it a perfect retreat for those who appreciate the great outdoors.

As part of The Lakin settlement, this property not only offers a tranquil lifestyle but also a sense of community. Whether you are looking for a permanent residence or a holiday getaway, The Forge is a wonderful opportunity to embrace the charm of rural living while remaining connected to village life. Do not miss the chance to make this enchanting cottage your new home.

Entrance Porch
3'4" x 7'1"
A good sized porch with glazed external door and clay tiled floor and plenty of room for storing all your outdoor gear. A glazed inner door from the porch opens into the open plan living/dining.

W.C.
3'3" x 7'1"
A handy ground floor W.C. with a tiled floor, off the entrance porch perfect for those days in the garden.

Open plan living dining room
25'6" x 17'6"
A glazed inner door from the porch opens into the open plan living/dining/kitchen area – this is a delightful bright and airy room, finished with oak flooring, and featuring a raised hearth with wood burning stove and was the original forge fire - a unique and attractive focal point!
Off the lounge there are two large cupboards, one of which houses the hot water cylinder and a good sized under the stair cupboard for all your household essentials.

Kitchen
10'0" x 7'7"
A good size kitchen open to the lounge dining room flooded with light from the south facing window. Recently installed there are base units with an extensive worktop and it is fitted with a gas hob and electric oven with space for freestanding appliances.

Rear Porch
4'7" x 6'3"
A handy porch with tiled floor and space for storing outdoor gear, with a door out to the rear shared courtyard and additional parking/ drying area for The Forge.

Hallway
Off the open plan living room to the side a glazed door leads through to a hallway with steps up to the bathroom and bedroom one.

Bedroom 1
13'1" x 17'10"
Spacious king sized bedroom with built in wardrobes and dual aspect windows overlooking the front and rear of the cottage.

Bathroom
8'2" x 6'10"
The family bathroom is fully tiled with a white suite with a bath with a separate corner shower cubicle.

Bedroom 2
18'0" x 17'7"
From the living room, a staircase leads to the spacious upper floor bedroom – a stunning room with timber panelled catherdral ceiling and triple aspect windows flooding the room with natural light and to enjoy the beautiful Shiskine valley views.

En-Suite Shower room
6'11" x 8'10"
The ensuite shower room has a large walk in shower cubicle is partially tiled with a white suite and roof window looking across the valley towards the hills of Arran.

Garden
The Forge has a generous flat garden which has been beautifully landscaped with borders of flowering shrubs and a large lawn enjoying open views across the Shiskine Valley. There are natural stone walls and paths and steps to the front and the rear with adequate off road parking adjacent to the gardens. Within the grounds there are two timber sheds and raised vegetables beds.

Services
The property is connected to mains electricity and water. Drainage is to a communal septic tank located close by. Heating and hot water is by electric with modern electric wifi controllable heaters and convectors heaters throughout, supplemented by the wood burning stove in the living room.

Council tax
The property is rated band D paying £2,338.16 in 2026 / 2027 including the waste water charge.

A little more information
Torbeg is a lovely little rural clachan just outside Blackwaterfoot, set within the beautiful Shiskine Valley. It offers the best of island living: a peaceful countryside setting, a strong sense of community and the coast, beaches and village amenities all close at hand. It is the sort of place where life naturally slows down — morning walks, big skies, spectacular sunsets and the occasional interruption from sheep or passing farm machinery are all part of the charm.

Blackwaterfoot is only a short distance away and provides a surprisingly good range of everyday amenities, including a village shop and post office, butcher, bakery, garage and fuel station, as well as places to eat and enjoy a drink. The village is also home to the Kinloch Hotel, with its restaurant, bars and leisure facilities.

For outdoor enthusiasts, the location is particularly appealing. The famous 12-hole







Shiskine Golf Course sits beside the coast, while Blackwaterfoot beach provides miles of shoreline for walking, beachcombing and watching the ever-changing views across the water towards Kintyre. There are numerous walking routes nearby, including walks towards King's Cave and through the surrounding countryside, while the historic landscape of Machrie Moor is just a short drive away.

Across the valley, Shiskine provides another focus for the local community, with a primary school, village hall and community activities. The wider area has a genuine community feel, with local clubs, events and familiar faces — one of the things that makes living in this part of Arran particularly special.

And then there is life on Arran itself. Living here is about having the freedom to step outside and immediately be surrounded by nature — beaches, hills, woodland, farmland and an ever-changing coastline. There are opportunities for walking, cycling, sailing, golf, fishing and simply enjoying the outdoors, while Brodick provides a wider range of shops, services and the island's main ferry connection.

Floor Plan

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

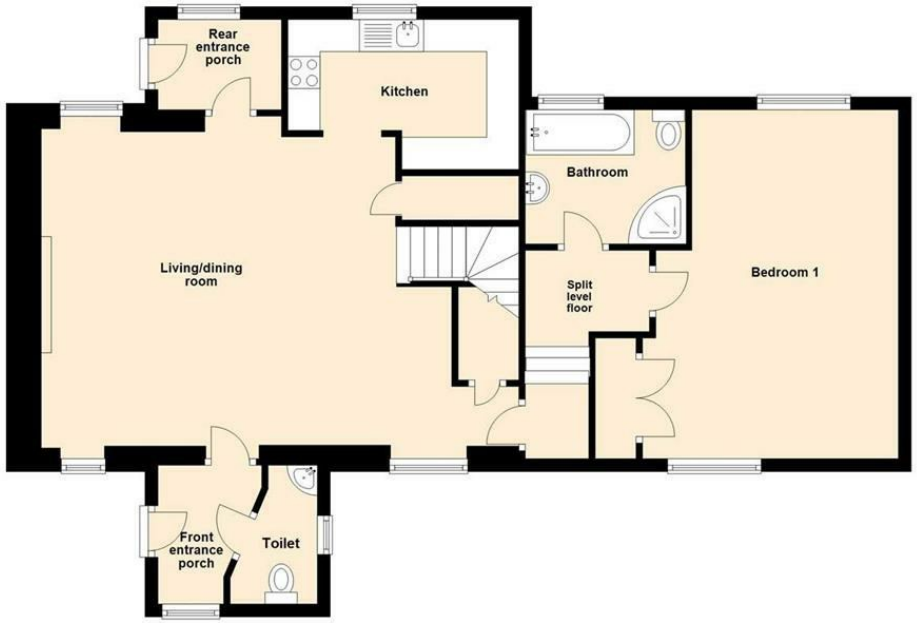
Viewings by appointment

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.

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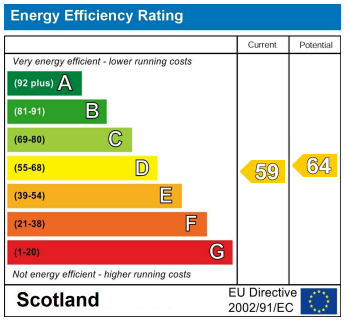
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Used for navigation, here are the words for this property:
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Forge Cottage



Forge Cottage





DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the BB80 String road to Blackwaterfoot. On reaching the village of Shiskine travel to the centre of the village and turn right along the "Rodden" road towards Torbeg. At the junction with the A841 turn right and proceed for approximately 300 metres. Take the second turning on the right sign posted The Lakin and Forge Cottage is the first cottage on the right.
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