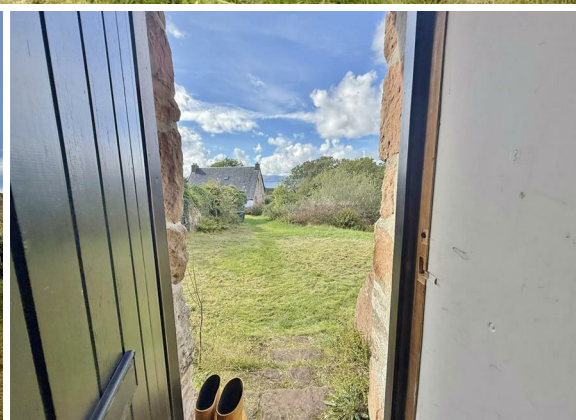


Rockmount Barn,
Machrie,
Isle Of Arran,
KA27 8EB



Arran
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ISLAND OWNED & RUN SINCE 1990

1 Bed Barn Conversion located in Machrie



Nestled in the tranquil setting of Auchencar, Machrie on the Isle of Arran, this charming barn conversion offers a unique opportunity for those seeking a peaceful retreat on this beautiful island. Spanning approximately 600 square feet, this delightful property full of character has been thoroughly modernised, featuring one reception room, one bedroom, and one bathroom, making it an ideal bolt hole for individuals or couples looking to escape the hustle and bustle of everyday life.

The barn conversion has been thoughtfully designed to blend rustic charm with modern comforts, providing a warm and inviting atmosphere. The spacious reception room is perfect for relaxation, while the galleried bedroom offers a serene space to unwind after a day of exploring the stunning surroundings. The bathroom is well-appointed, ensuring convenience and comfort.

One of the standout features of this property is its beautiful rural and natural location, which boasts partial sea views that enhance the overall appeal. The serene environment is perfect for nature lovers and those seeking a slower pace of life. Additionally, there is scope for development, allowing the new owner to personalise the space further or expand upon the existing structure, subject to the necessary permissions.

This barn conversion is not just a home; it is a lifestyle choice, offering a unique blend of rural charm and potential for growth. Whether you are looking for a weekend getaway or a permanent residence, this property in Machrie is a rare find that promises to deliver both comfort and tranquillity. Do not miss the chance to make this enchanting but n ben bursting with character your own.

Entrance Hall

6'0" x 5'2" overall

The front door opens into an entrance hallway with space for hanging coats.

Kitchen

8'3" x 10'10"

Off the hallway the kitchen is fitted with a timber counter top and wall units. There is plumbing and space for a washing machine and under counter fridge and freezer. Double glazed doors open out to the front gardens.

Living / Dining room

19'2" x 14'8" overall

The spacious open plan living / dining area, is a cosy space with cathedral ceiling and the focal point of the central stone chimney breast with wood burning stove. There is a window to the front taking in the

wonder views across the hills towards the Kilbrannan sound and Kintyre peninsula and a feature stained glass window.

Rear Hall

2'5" x 6'9" overall

Just of the rear of the living area, the hallway gives access to the bathroom and has two large built in storage cupboards. The timber staircase leads up to the galleried upper hallway and bedroom

Bathroom

8'1" x 6'9" overall

The family bathroom to the rear of the cottage is fitted with a white suite with an electric shower over the bath and partially panelled with timber.

Galleried Bedroom

13'2"x 12'2" overall

The galleried bedroom enjoys built in under eaves storage and roof windows.

Garden

Rockmount Barn enjoys substantial grounds, mostly to the rear and bordered by deer fencing and The Auchencar burn to the side.

The gardens are mostly left natural with a south west aspect taking in the wonderful views across to the Kintyre Pensuila.

To the front there is a large relatively flat grassy meadow area and the remains of a stone byre, additionally there is a log store and timber shed.

Historically planning permission has been approved to convert the byre into a small residential property.

Services

Rockmount Barn is connected to mains electricity, water and drainage is to a septic tank within the grounds.

The property is partially heated by a electric underfloor heating in the kitchen, supplemented by the wood burning stove in the open plan living area.

Currently there is no hot water since the white meter that controls the hot water cylinder was damaged. The cylinder is in working order however the owner has decided that they didn't need running hot water since there is already an electric shower.

Council Tax

Rockmount Barn is rated 'C' for council tax, paying £1628.16 including water in 2025/26.

A little more information

Rockmount Barn is located in Auchencar, Machrie a very attractive small



hamlet settlement of a handful of properties, include the Old Byre Visitor Centre with Cafe Thyme and The Shoe Bothy. Rockmount barn is secluded and tucked away, enjoying the beautiful views across the Kilbrannan Sound and Kintyre peninsula.

The local primary school is either at Pirnmill some six miles to the north or Shiskine three miles to the south. There is an excellent selection of shops and leisure facilities at Blackwaterfoot as well as the village shop and restaurants at Pirnmill and Auchencar. The secondary school is in Lamlash to which pupils are conveyed 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.

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///peach.brushing.dries

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.

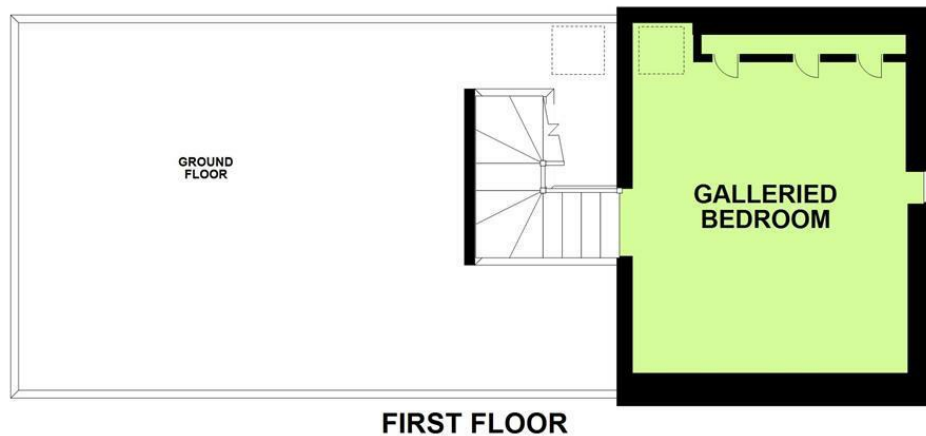
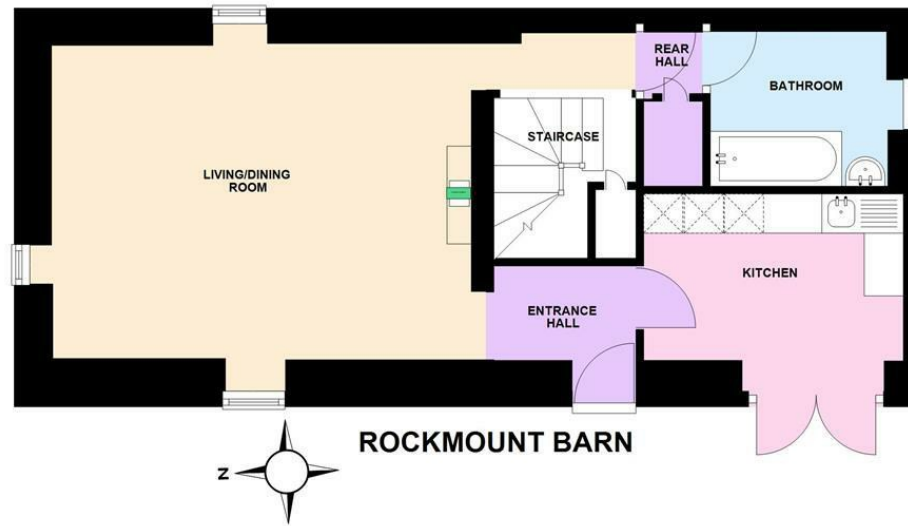
Cal Mac travel details

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

Floor Plan

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



TOTAL AREA: APPROX. 70.0 SQ. METRES (753.2 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	19	
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		

DIRECTIONS

From Brodick pier turn right and proceed through the village taking the B880 String Road towards Blackwaterfoot. After five miles turn right towards Machrie and proceed up the coast road for a further mile and turn right at the sign post to the Old Byre, Shop and Café Thyme restaurant at Auchencar. Keep straight on the track to the right once you reach the carparking area of The Old Byre, Rockmount Barn is the last property on the right hand side, at the end of the settlement.

CONTACT

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