

The Barn,
Glencloy,
Brodick,
Isle of Arran,
KA27 8DA







Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

3 Bed Character Property - Semi Detached located in Brodick









Nestled in the serene surroundings of Glen Cloy on the edge of Brodick, this charming cottage, once a traditional barn, offers a unique blend of character and comfort. With three well-appointed bedrooms and three bathrooms, this property is perfect for families or those seeking a peaceful retreat. The spacious lounge/ dining room provides ample space for relaxation and entertaining, while the exposed beams and sandstone brickwork add a touch of rustic charm that is hard to find elsewhere.

The Barn is ideally situated on the outskirts of Brodick, allowing residents to enjoy the tranquillity of the countryside while still being close to village amenities. The area is surrounded by the stunning landscapes of Arran, featuring rolling hills and majestic mountain ranges, making it a haven for nature lovers and outdoor enthusiasts alike.

This property has also proven to be a popular holiday let and historically a bed and breakfast offering an excellent opportunity for those looking to invest in a home that can generate income. Whether you are seeking a permanent residence or a holiday getaway, this delightful cottage in Glen Cloy is sure to impress with its character, location, and potential. Embrace the best of both worlds in this idyllic setting, where countryside charm meets village convenience.

Entrance hall
12'7" x 6'5" overall
A bright and welcoming entrance hall provides access to the upper floor via the staircase. As you make your way through this charming home, be sure to look out for the beautifully unique door handles, adding individual and characterful touches throughout the property.

Lounge/ dining room
28'6" x 24'1" overall
A spacious and beautifully bright family lounge and dining room, full of warmth and character, with exposed brickwork providing a charming reminder of the property's former life as a traditional barn. A multi-fuel stove creates a cosy focal point, while the room also offers direct access to the kitchen. A door leads into a small vestibule, which in turn opens out onto the front gravelled area, creating a lovely connection between the home and its peaceful surroundings.

Kitchen
14'7" x 12'11"
A large social space for cooking and dining, with space for cooker, fridge/freezer and plumbing and space for a dishwasher .

Cloakroom / utility room
6'9" x 5'1"
A handy ground floor toilet with wash hand basin and plenty of space and plumbing for a washing machine.

Bedroom 1
15'5" x 11'11"
A good sized double bedroom with front facing views over the glen and door to the rear which leads out to a raised timber deck balcony.

Ensuite 1
9'0" x 3'7"
An ensuite shower room with a enclosed shower cubicle with thermostatic shower, toilet, wash hand basin and a towel rail.

Bedroom 2
12'3" x 12'3" (39'4"' 9'10"")
A second double bedroom with a dormer window to the front taking in the views across Glencloy and beyond.

Ensuite 2
7'2" x 4'11"
A fully tiled ensuite shower room with with white suite and corner cubicle.

Bedroom 3
13'5" x 11'9" overall
Double bedroom to the rear of the cottage with roof window and window to the side taking in the views across the gardens and beyond.

Family Bathroom
7'10" x 10'0" overall
The family bathroom has a window to the side and is fitted with a white suite with a bath and a separate shower cubicle. A large cupboard within the bathroom houses the hot water cylinder.

Garden
The Barn benefits from large grounds with off road parking and turning area beside the cottage. There is a patio and seating area with timber deck to the side and rear of the property with timber steps leading to an elevated rear space giving excellent views. Offset to the front is a large garden area, planted with mature trees, shrubs and plants.

Services
The property is connected to mains water and electricity, drainage is to a shared septic tank. Heating is by electric storage heaters and panel heaters, supplemented by the multi fuel stove in the lounge.

Council tax
The Barn is banded 'D' paying £1987.79 in 2026/27 including water.

Short term let holiday license
The Barn comes with a short-term let license, 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 License is issued by North Ayrshire Council and if the new buyer wishes to continue operating the cottage as a STL, our seller (Host) will apply for a Variation of the licence, inviting North Ayrshire Council to substitute the new buyer as the Host.

A little more information
The Barn is located within the valley of Glencloy on the outskirts of Brodick, It is a short walk from the award-winning Auchrannie Resort with its multitude of facilities for all ages including the children's play-barn, swimming pools, restaurants and impressive spa, Brodick village centre is a relative flat walk less than a mile, where you will find other amenities include a shops, a bank, hotels, restaurants and pubs, tennis and bowling facilities, sports pitches, the public library and the village hall as well as the 18-hole golf course and Brodick beach. The Barn is also within walking distance of Brodick primary school, with early years classes, with the Secondary school in Lamlash to which pupils travel to 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///composes.soaks.envisage

Floor Plan

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

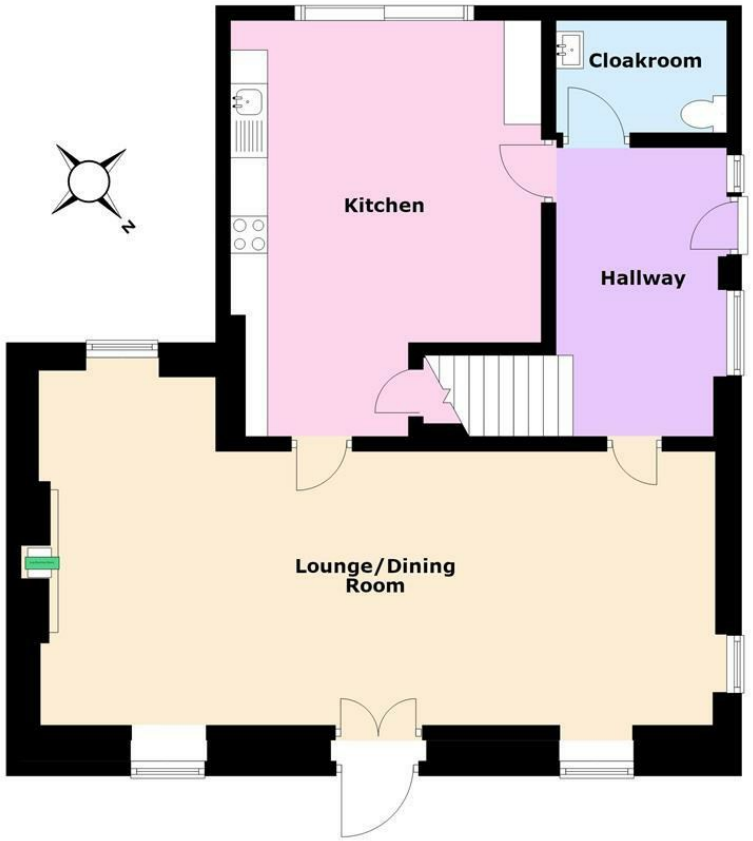
Viewings by appointment

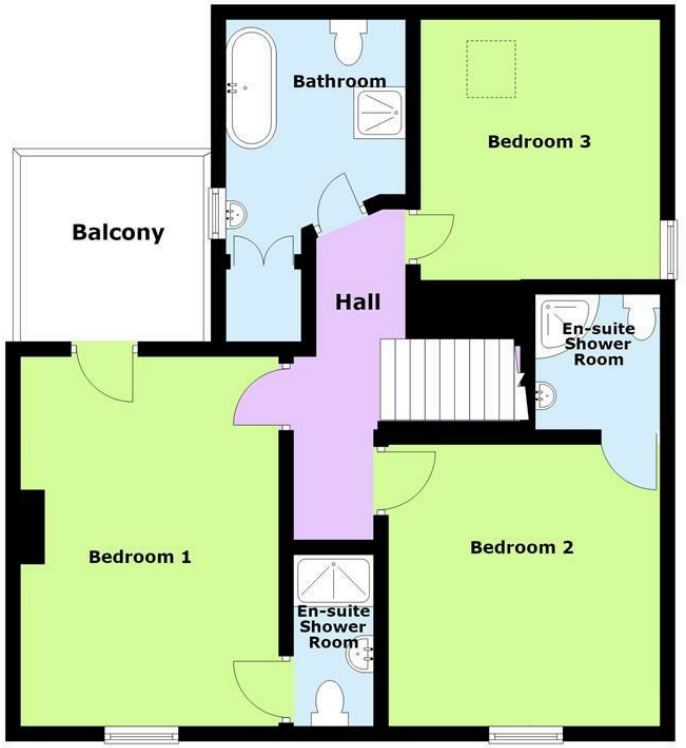
Please note that viewings are strictly by appointment.
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention 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

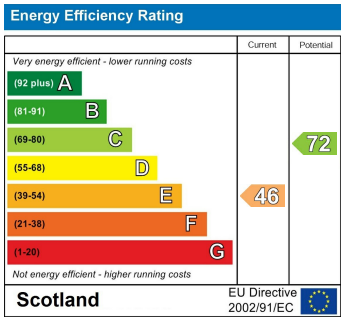
The Barn, Ground Floor





The Barn, First Floor

Total area: approx. 151.0 sq. metres (1625.3 sq. feet)



DIRECTIONS

From Brodick Pier turn right and proceed through the village passing the Brodick Golf Clubhouse on the right. Proceed for a further 300 metres and turn left up Glen Cloy Road, past the Auchrannie Spa development and continue on the rough track for approximately 200 metres and turn right immediately past the timber yard. Carry straight on for about 250 metres, taking the right hand fork and The Barn is immediately in front of you.
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