



Harefield,  
Shannochie,  
Isle Of Arran,  
KA27 8SJ



**Arran**  
ESTATE AGENTS   
ISLAND OWNED & RUN SINCE 1990

## 3 Bed Cottage - Semi Detached located in Shannochie



Enjoying a slightly elevated roadside location in the hamlet of Shannochie on the southern edge of the Isle of Arran, Harefield is a delightful semi-detached spacious cottage, with a unique blend of character and modern living. With a versatile layout, this home provides ample space for working from home, relaxation and entertaining. The property boasts two/ three well-appointed double bedrooms and two bathrooms, making it ideal for both families and couples seeking a tranquil retreat.

One of the standout features of this cottage is its stunning panoramic sea views, which can be enjoyed from various vantage points throughout the home. The southerly aspect ensures that the property is bathed in natural light, creating a warm and welcoming atmosphere.

Retaining some original features, this cottage exudes charm and character, providing a cosy yet spacious environment. The adaptable layout allows for a variety of living arrangements, catering to your personal needs and preferences.

Whether you are looking for a permanent residence or a holiday getaway, this cottage home in Shannochie is sure to impress. With its picturesque surroundings, it presents a wonderful opportunity to embrace the beauty of coastal living.

### Entrance hallway

13'4" x 6'11" overall

Spacious front entrance hallway accessing all the accommodation within.

### Lounge

16'4" x 16'6" overall

Double glass panelled doors open off the hallway to the bright, airy and spacious lounge flooded with natural light from the two front windows and the south facing French doors to the rear gardens.

An open fire with tiled surround and mantel adds a cosy focal point.

### Kitchen

12'8" x 8'1"

The kitchen to the rear of the cottage enjoys the wonderful sea views and features bespoke kitchen units and red quarry tiled floor. There is space and plumbing for a dishwasher and washing machine and a free standing fridge freezer. There is a door out to the south facing patio with an opening through to the dining room.

### Dining room

11'1" x 9'4"

The dining room is open to the kitchen, enjoys the wonderful views and benefits from a large understairs cupboard.

### Snug/ Bedroom 3

11'4" x 9'8"

On the ground floor a handy second sitting or cosy bedroom with a wood burning stove enjoying the wonderful south facing sea views across the Kilbrannan sound. Off the snug is a large walkin store/ wardrobe which can be accessed from the dining room.

### Bathroom

8'5" x 6'9"

The ground floor bathroom is to the front of the cottage off the hallway. It is fully tiled and with a white suite, large bath and separate corner shower cubicle.

### Bedroom 1

13'10" x 11'1" overall

Spacious double bedroom with built in wardrobe under the camcile ceiling on the upper floor. A bright and airy bedroom enjoying the stunning panoramic southerly views from the dormer window to Ailsa Craig, the Kilbrannan Sound and beyond.

### Bedroom 2

11'1" x 11'1"

A good size double bedroom with camcile ceiling and roof window.

### Bathroom

6'6" x 4'3"

On the upper floor with a three piece white suite with bath.

### Services

Harefield is connected to mains electricity and water. Drainage is to a septic tank. Hot water and heating is by electric with storage heaters and panel heaters throughout, supplemented by open fire in the lounge and stove in the snug.

### Council Tax

Harefield is rated "C" band paying £1,628.16 including water in 2025/26.

### Garden

The grounds surround Harefields are relatively flat, low maintenance and have been landscaped and terraced enjoy a wonderful southerly aspect, bounded by fencing and hedging.

To the front there is a paviour driveway with off road parking for two cars and lawn area, planted, with variety of mature trees and shrubs, with a flowing stream running across the grounds.

To the rear of the property the grounds are mostly laid to gravel with a patio seating area and benefits from the sun in the afternoon and evening as well as the panoramic sea views to Ailsa Craig, the Kilbrannan Sound and beyond.

### 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///stitching.dupe.junction](https://www.what3words.com/stitching.dupe.junction)

### A little more information

Set amidst rolling farmland with beautiful unspoiled shore and forest walks, Shannochie, and the neighbouring villages, are friendly communities enjoying some of Arran's most spectacular scenery and hidden beaches. There are primary schools in the neighbouring Kilmory and Whiting Bay, and the secondary school is situated in Lamlash. The award-winning Isle of Arran Lagg Distillery, the Lagg Hotel and Kilmory Village hall are just a short drive away. A few miles to the north, in the village of Blackwaterfoot, there is a general store with post office, newsagents, a garage with fuel station and the Kinloch Hotel with its excellent facilities and other amenities including the famous 12-hole Shiskine golf course.

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.

### Floor Plan

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

### Viewings by appointment

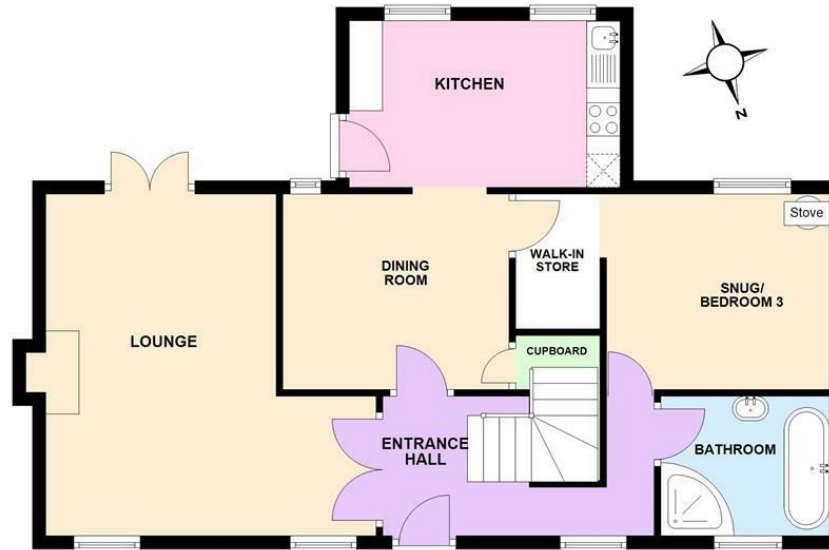
Please note that viewings are strictly by appointment. The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention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

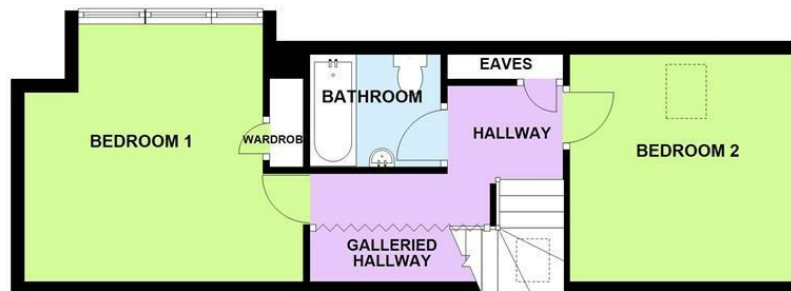
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

Caledonian MacBrayne Tel: 01770 460 361 [www.calmac.co.uk](http://www.calmac.co.uk)

## HAREFIELD GROUND FLOOR



## HAREFIELD FIRST FLOOR



TOTAL AREA: APPROX. 111.6 SQ. METRES (1201.3 SQ. FEET)

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

## DIRECTIONS

From Brodick Pier turn left and proceed south for approximately 15 miles. You will pass through the villages of Lamlash and Whiting Bay then come to a sign for Kildonan - keep right on the inland road (the left turn is the low road through Kildonan village). Continue on for approximately 4 miles and the Harefield is located on the left. What3words///stiching.dupe.junction

## CONTACT

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