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JAS CAMPBELL & CO LTD
—ws—
solicitors financial advisers estate agents



Semi-detached House
Braehead Farm, Isle of Arran, KA27 8RJ
Price From £600,000



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Jas Campbell & Co Ltd are delighted to present Braehead Farm, an impressive and highly versatile semi detached residence set within an exceptional private holding of approximately 25.66 acres, enjoying an elevated position with breathtaking panoramic sea and countryside views near Whiting Bay.

Offering generous and flexible family accommodation, excellent reception space and extensive grounds, the property combines modern living with outstanding outdoor space, privacy and significant lifestyle, agricultural and commercial potential. The house offers spacious accommodation over two floors, centered around an impressive open-plan dining kitchen and living space with central island and French doors opening onto the rear courtyard. Further ground-floor accommodation includes a bright main living room with fireplace and access to the courtyard. Leading from the living room is a conservatory incorporating a jacuzzi and sauna, with French doors opening to the side of the property. From the open-plan entertaining space there is also a study, downstairs WC and a large wet room with scope to create a fifth bedroom. Upstairs are four generous double bedrooms and two bathrooms, one featuring a separate shower and freestanding bath. Three of the bedrooms benefit from uninterrupted sea views, while the flexible layout is well suited to family living, home working and multi-generational use.

The immediate surrounding grounds include ample parking, a static caravan, sheds, solar panels, a concrete base suitable for outbuildings and raised sea-view decking with BBQ and seating areas. The elevated setting provides outstanding views across the surrounding countryside and towards the coast. Extending the opportunity considerably, the wider landholding incorporates two large ponds previously stocked with fish, a functioning tea plantation, open ground and areas historically used for keeping animals, smallholding activities and outdoor pursuits. The land offers considerable potential for those seeking a private rural lifestyle, hobby farming, continued tea cultivation or suitable agricultural, eco or leisure uses, subject to any necessary consents. In total, the holding extends to approximately 25.66 acres.

Located in Whiting Bay, the property enjoys convenient access to local shops, cafes, restaurants, sandy beaches, coastal paths, primary school and community facilities, with a golf course, woodland walks and Brodick Ferry Terminal also nearby, providing connections to the mainland.

MEASUREMENTS

Entrance Vestibule	2.37 m x 1.54 m / 7'9" x 5'1"
WC	2.37 m x 1.54 m / 7'9" x 5'1"
Open Plan Kitchen, Dining and Living area	12.96 m x 5.34 m / 42'6" x 17'6"
Living Room	5.34 m x 5.96 m / 17'6" x 19'7"
Study	2.37 m x 2.37 m / 7'9" x 7'9"
Bedroom 5 & Shower Room	4.44 m x 2.71 m / 14'7" x 8'11"
Conservatory	5.80 m x 3.03 m / 19'0" x 9'11"
Landing	9.58 m x 1.51 m / 31'5" x 4'11"
Bedroom 1	4.24 m x 2.47 m / 13'11" x 8'1"
Bedroom 2	5.19 m x 3.09 m / 17'0" x 10'2"
Bedroom 3	2.85 m x 3.29 m / 9'4" x 10'10"
Bedroom 4	3.34 m x 4.18 m / 10'11" x 13'9"
Bathroom	2.26 m x 2.18 m / 7'5" x 7'2"
Shower Room	

FEATURES

Semi-rural property set within approx. 25.6 acres of private grounds
 Elevated position with phenomenal sea views
 Five bedrooms with flexible family layout
 Sun room with jacuzzi and sauna
 Raised sea-view decking, BBQ area and seating
 Two ponds previously stocked with fish & functioning Tea Plantation with business potential
 Solar panels and oil-fired central heating
 Ample parking, static caravan and concrete base for outbuildings
 Near Whiting Bay coastal village



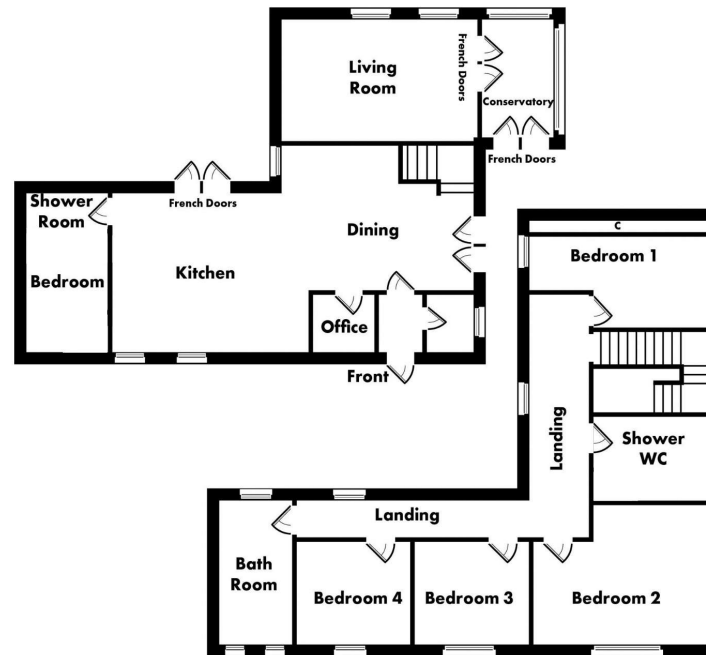


HOUSE!

12
TIME
Spent with Family
is
worth every
5
SECOND







Floor plans are indicative only - not to scale.

Viewing

Tel: 01770 302027

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrossan KA22 8DQ.

Valuation

If you have property to sell we can provide you with a pre-sale advice and opinion on the sale of your property.

Important

These particulars are believed to be correct and have been prepared in good faith, but their accuracy is not guaranteed and they do not form part of any contract.



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