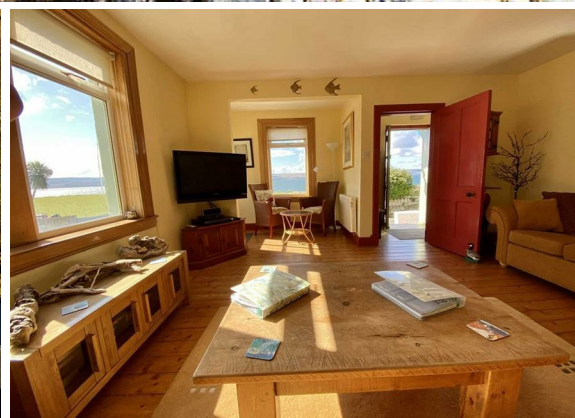
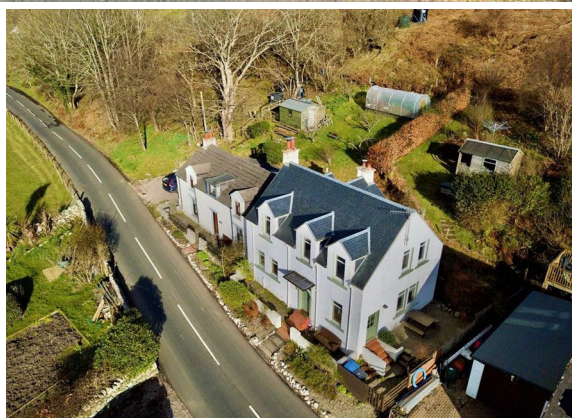




Westfield,
Whitefarland,
Pirnmill,
KA27 8HP



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

4 Bed Villa located in Whitefarland



****SUBSTANTIALLY REDUCED WELL BELOW THE HOME REPORT VALUATION****

Westfield is a charming, characterful traditional four bedroom villa with a roadside location in the hamlet of Whitefarland close to the village of Pirnmill on the west coast of Arran. It is within walking distance of the shore and stunning beach enjoying the uninterrupted westerly sea views across to the Kilbrannan sound to the Kintyre Peninsula. Bursting with character and some original features it offers a perfect blend of traditional charm and modern comfort.

The villa's location is truly remarkable, where you can enjoy breathtaking, uninterrupted views across the Kilbrannan Sound to the Kintyre Peninsula. This serene setting provides an excellent opportunity to escape the hustle and bustle of everyday life, embracing a more tranquil lifestyle and enjoying the sunsets.

Westfield is designed for flexible family living, featuring two well-appointed bathrooms that cater to the needs of a growing family or visiting guests. The characterful interiors reflect the charm of traditional architecture while offering the comforts of modern living.

Additionally, Westfield 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.

This villa is not just a home; it is a lifestyle choice, perfect for those seeking a peaceful retreat with the potential for rental income. Whether you are looking for a family residence or a holiday getaway, Westfield is a remarkable property that promises to deliver a truly idyllic living experience.

Entrance vestibule/cloaks

7'1" x 24'1"

Double storm doors open into the entrance vestibule, where there is space for hanging outdoor gear and access to all the ground floor accommodation within.

Lounge

15'6" x 20'4"

The spacious lounge is to the right of the villa and enjoys a dual aspect overlooking the Kilbrannan Sound and gardens and also benefits from a door to the patio area outside. To the rear of the lounge there is a wood burning stove for additional heat and cosy nights in.

Dining kitchen

14'6" x 20'5"

To the left of the hall is the traditional dining kitchen; a light and airy room full of charming features, making it the heart of this much-loved home. Benefitting from both an oil-fired Stanley stove and an electric oven and hob, the kitchen has fitted base units and shelving for storage. Next to the double Belfast sink is an integrated dishwasher and a built in pantry. There is also an understairs cupboard with plumbing and electrics for a washer-dryer, and an additional smaller storage cupboard. A door provides access to the rear of the property, and at the back of the kitchen, stairs lead up to the first floor

Bedroom 1

17'8" x 8'0"

A good sized double bedroom to the rear of the villa with a window to the side.

Bedroom 2

12'1" (39'4" x 6'6"") x 10'2" (32'9" x 6'6"")

Spacious double bedroom with dual aspect windows to the front and side taking in the wonderful views across the sea and beyond.

Bedroom 3

9'10" x 8'3"

Double bedroom to the front of the villa with a dormer window to the front taking in the sea views.

Bedroom 4

9'7" x 8'2"

A good sized single bedroom again with a dormer window to the front taking in the views again.

Bathroom

8'5" x 7'11"

Family bathroom to the rear with a dormer window overlooking the gardens. It is partially tiled with blue mosaic effect tiles and timber panelled. Fitted with a white suite with a bath with electric shower over and a large linen cupboard.

Shower room

6'4" x 8'0"

A separate modern shower room with a dormer window to the rear. It is fitted with a white suite encompassing a corner shower cubicle and electric shower and built in linen cupboard.

Garden

Westfield has a roadside location with a small front garden and seating area to the front, to the side there is a gravelled patio area with access to the lounge and steps leading up a elevated secure rear garden where there is a timber summer house and a drying green. The views from the top of the garden are spectacular across the Kilbrannan Sound. Across the road there is an additional garden/gravel area with parking for several cars.

Services

The property is connected to mains electricity. Water is from a shared private source and drainage is to the septic tank located across the road on neighbouring ground. Central heating and hot water is provided by the Stanley stove, supplemented by electric radiators located throughout. Additional heating is supplied by the woodburning stove within the lounge. Hot water can also be provided by an immersion heater.

Council Tax

The property is rated "D" band paying £1553.77 in 2025/26.

A little more information

Westfield is a comfortable and deceptively spacious traditional brick built semi-detached villa in an attractive rural location approximately one mile from Pirnmill and the village primary school, licensed grocery store / post office and restaurant. It is within walking distance of the beach and has spectacular sea views. The secondary school is at Lamblash to which pupils travel to daily. The property is approximately ten miles from Blackwaterfoot and fourteen miles from Brodick.

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///clustered.situates.sprinkle

Floor Plan

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

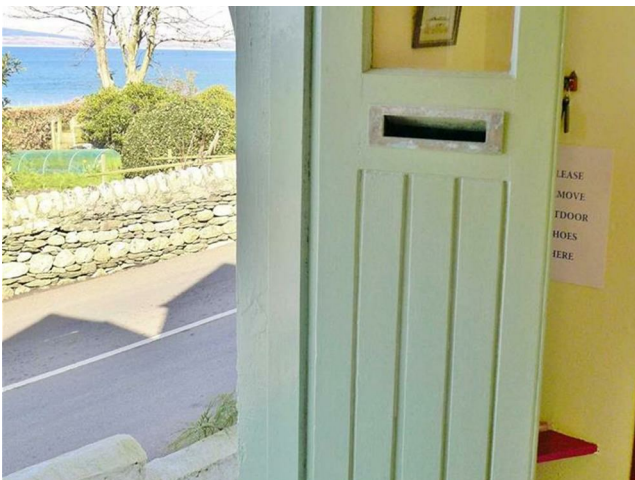
Viewings by appointment

Please note that viewings are strictly by appointment. As Westfield is a popular holiday letting cottage, viewings maybe limited to Thursday during the change overtime.

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

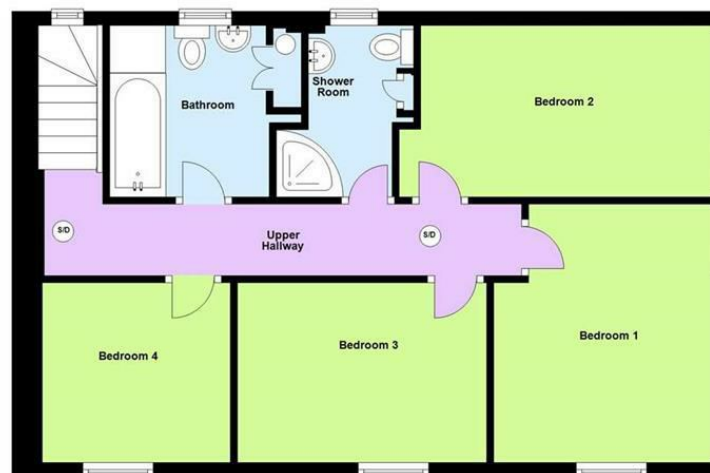




Westfield Ground Floor
Approx. 50.0 sq. metres (538.6 sq. feet)



First Floor
Approx. 60.5 sq. metres (651.4 sq. feet)



Total area: approx. 110.6 sq. metres (1190.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			24
(21-38) F			
(1-20) G			
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 seven miles bear right to Machrie and continue up the west coast through Imachar to Whitefarland, where Westfield is on the right-hand side.

From Lochranza Pier turn right and proceed out of the village taking the A841 north, travelling approximately 7 miles passing through the villages of Catacol and Pirnmill, arriving at the village of Whitefarland. Westfield is the third property on the left hand side.

What3words
///clustered.situates.sprinkle

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

E: sales@arranestateagents.co.uk
T: 01770 302310
www.arranestateagents.co.uk

Arran
ESTATE AGENTS

ISLAND OWNED & RUN SINCE 1990