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



Semi-detached House  
Braehead Farm, Whiting Bay, Isle of Arran, KA27 8RJ  
Offers Over £450,000



rightmove

nTheMarket

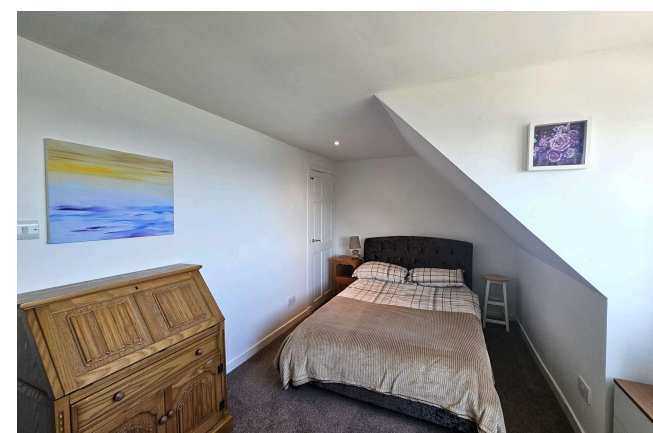
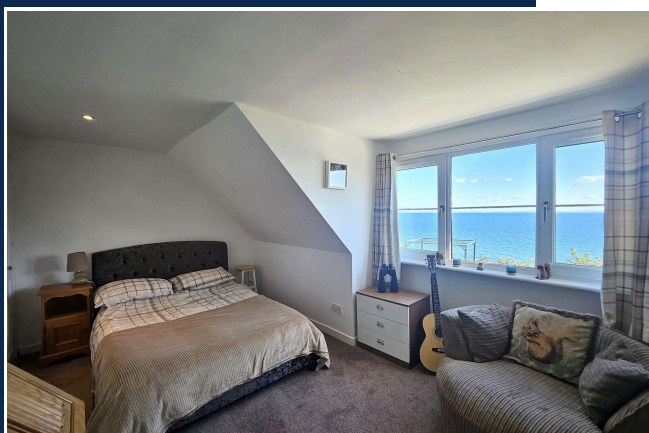
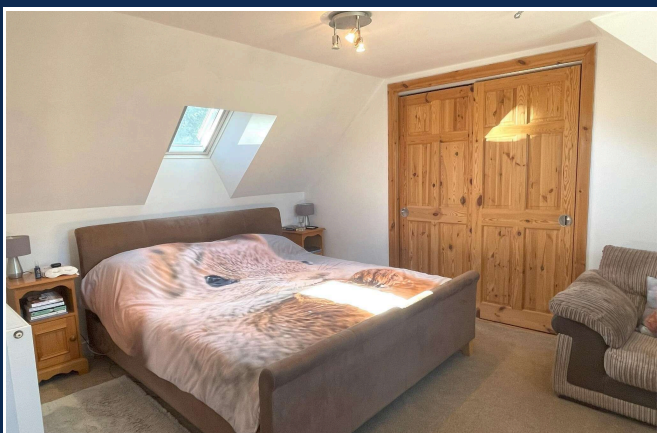
Zoopla

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Jas Campbell & Co Ltd are delighted to present Braehead Farm, an impressive and highly versatile semi-rural residence set within an exceptional wider landholding, enjoying an elevated position with breath-taking panoramic sea and countryside views near Whiting Bay. Offering generous and flexible family accommodation with excellent reception space, this unique home combines modern living with outstanding outdoor space and privacy in a spectacular setting.

Located near Whiting Bay, the property enjoys easy access to local shops, cafés, restaurants, sandy beach, scenic coastal paths, primary school, bus services and community facilities. Nearby are a golf course, woodland walks and Brodick Ferry Terminal with connections to Ardsrossan and Troon.

Ground Floor: Entrance hallway/cloakroom with WC. A superb open-plan dining kitchen and living space forms the heart of the home, featuring a central island, staircase to the first floor and French doors opening to the rear courtyard, creating excellent indoor/outdoor flow. The main lounge is a bright and welcoming space with fireplace and French doors to both the courtyard and conservatory. The conservatory provides a stand-out wellness area with jacuzzi and sauna and tranquil garden outlooks. Also on this level is Bedroom 5/home office with sea views, plus a further disabled-access bedroom with WC, sink and shower, offering ideal multi-generational flexibility.

First Floor: A spacious L-shaped landing leads to four well-proportioned bedrooms and two bathrooms. Bedroom One is a generous principal room with countryside views. There is a shower room, Bedrooms Two, Three and Four, and a family bathroom with walk-in shower and freestanding bathtub.

The property is split across three titles, with Titles 1 and 2 (house and approx. 2.19 acres) currently being merged and forming the main sale. The home sits within extensive grounds including solar panels, ample parking, static caravan, concrete base for outbuildings, raised sea-view decking with BBQ area, seating and sheds. Titles 1 and 2 have been valued at £450,000. Title 3 (23.47 acres) includes two ponds previously stocked with fish and a functioning Tea plantation offering strong business potential, along with use for animals and outdoor pursuits. Available by separate negotiation. Option to purchase all three titles together.

## MEASUREMENTS

Entrance Hallway	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 Dining Kitchen	12.96 m x 5.34 m / 42'6" x 17'6"
Bedroom & Shower Room	4.44 m x 2.71 m / 14'7" x 8'11"
Lounge	5.34 m x 5.96 m / 17'6" x 19'7"
Conservatory	5.80 m x 3.03 m / 19'0" x 9'11"
Top Landing	9.58 m x 1.40 m / 31'5" x 4'7"
Shower Room	2.26 m x 2.18 m / 7'5" x 7'2"
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"
Family Bathroom	

## FEATURES

Semi-rural property set within approx. 25.6 acres of private grounds, with 23.47 acres available by separate negotiation  
 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 (23.47 acres) previously stocked with fish  
 Functioning Tea Plantation with business potential (23.47 acres)  
 Solar panels and oil-fired central heating  
 Ample parking, static caravan and concrete base for outbuildings  
 Near Whiting Bay coastal village

**EPC RATING - TBC**



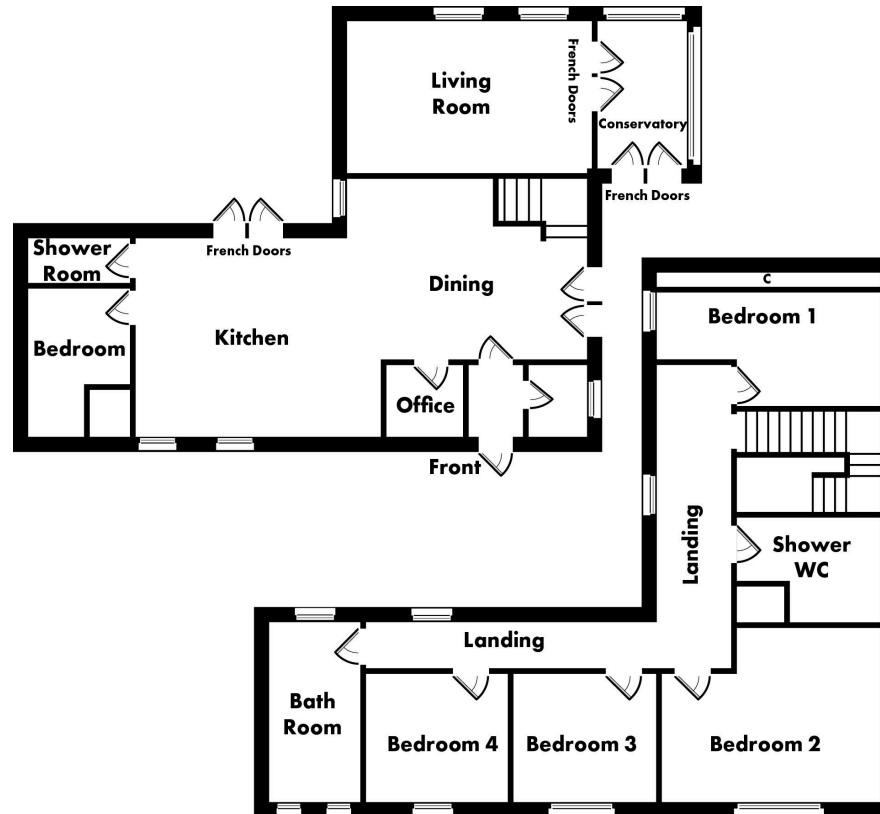




HOUSE!

12  
TIME  
Spent with Family  
is  
worth every  
5  
SECOND





Floor plans are indicative only - not to scale.

Viewing

Tel: 01294 60 2000

Offers

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