



The Barn, Glencloy, Brodick



THE BARN IN BRIEF

- Peaceful location on the outskirts of Brodick
- Three Double bedrooms, two with shower ensuite
- Large garden
- Parking and turning area
- Rural and sea views

ACCOMMODATION

The Barn is an end terrace cottage located in the peaceful Glencloy area of Brodick accommodation comprises entrance hall, downstairs utility room with toilet, lounge/dining room, kitchen with pantry and on the upper floor master bedroom with ensuite shower room and balcony, double bedroom with ensuite shower room, a further double bedroom and family bathroom.

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.

GARDEN

The Barn has a large garden with off road parking and turning. The drying green and decking area are to the rear of the property. There are wooden steps leading to an upper rear garden giving excellent views. The property is surrounded by 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 £1486.26 in 2019/20 including water.



DESCRIPTION

The Barn is nestled in the tranquil setting of Glencloy. As the name suggests in a past life this cottage was indeed a barn, and upon conversion there are still signs of its previous life in the character filled touches, exposed beams, timber sills, exposed brick, sandstone and classic doors.

Main entrance leads into a central hallway, off this is a spacious and bright family lounge/dining room with a door leading into a small vestibule which then leads you out to the front gravel area. There is also a multifuel stove in the lounge and access to the kitchen.

There is a downstairs utility/cloakroom with toilet, wash hand basin and plumbing for a washing machine. The kitchen has a modern light wood effect wall and base units with a tiled splashback and green laminate worksurface. There are patio doors to the rear which lead out onto a decked seating area and a large under stair cupboard which has been utilised as a pantry.

From the hallway the stairs lead to the upper floor, the ensuite master bedroom has a window to the front giving excellent views, a rear door leads to a small balcony. The front double bedroom also has an ensuite shower room and views across the glen towards the sea. To the rear there a double room and family bathroom with a corner shower unit, the bathroom suite is white with blue and white checked partially tiled walls.

Throughout this home the brickwork and wooden beams have been left exposed, as a reminder of its former use making most attractive features.

Please note both the external and internal areas of this home do require a degree of refurbishment and renovation.

ENTRANCE HALL	3.85m (12' 6") x 1.96m (6' 4") OVERALL
LOUNGE/DINING	8.7m (28' 5") x 7.35m (24' 11") OVERALL
KITCHEN	4.45m (17' 9") x 3.95m (12' 10")
CLOAKROOM	2.06m (6' 7") x 1.55m (5' 9")
MASTER BEDROOM	4.72m (15' 5") x 3.65m (12')
ENSUITE	2.75m (9' 1") x 1.10m (3' 6")
BEDROOM 2	3.75m (12' 3") x 3.75m (12' 3")
ENSUITE	2.20m (7' 2") x 1.50m (4' 9")
BEDROOM 3	4.10m (13' 5") x 3.60m (11' 8") OVERALL
FAMILY BATHROOM	2.40m (7' 9") x 3.05m (10') OVERALL

OTHER INFORMATION

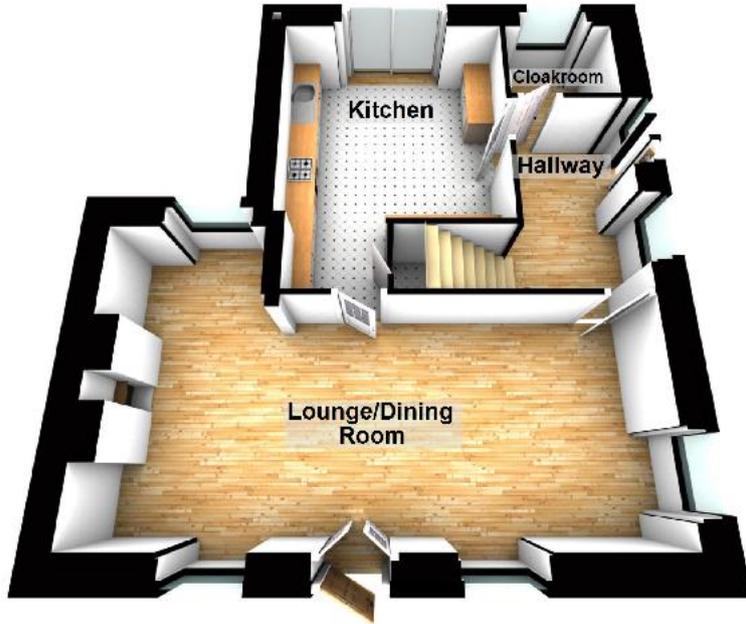
The Barn is a short distance from Brodick village amenities - shops, restaurants, banks and Library and Auchrannie Resort is close by.

Brodick is home to some of the excellent leisure facilities that the island has to offer including Auchrannie Resort, Ormidale Park and Brodick Golf Club. There are also tennis courts and a bowling green. Brodick has an Early Years Nursery and primary school; the high school is located in Lamash to which pupils are taken by bus. Brodick is the main ferry terminal for the island





The Barn, Ground Floor



The Barn, First Floor



FLOOR PLANS NOT TO SCALE: FOR GUIDANCE ONLY

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 460361; www.calmac.co.uk

A601 Printed by Ravensworth 01670 713330



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