



Park House, Torbeg, Nr Blackwaterfoot



Arran
ESTATE AGENTS



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PARK HOUSE IN BRIEF:

- Walk-in condition
- 3 bedrooms
- Conservatory
- Large dining kitchen
- Garden and off road parking
- Adjacent equine stabling and grazing available by arrangement

DESCRIPTION

Very attractive and recently refurbished, traditional stone built semi-detached villa in a rural location at Torbeg enjoying an open aspect across the Shiskine valley. Accommodation comprises entrance hallway, lounge with conservatory, bathroom, shower room, large dining kitchen, utility/porch and on the upper floor 3 bedrooms with dormer windows to the front. Well established garden with spacious off road parking and turning area to the front and views to the surrounding fields. Recently upgraded with electric boiler and radiators throughout. Adjacent equine stabling and grazing available by arrangement.

DIRECTIONS

From Brodick pier turn right and proceed through the village taking the B880 String Road towards Blackwaterfoot. After approximately 9 miles enter the village of Shiskine and at the centre of the village turn right across the "Rodden" road to Torbeg. At the junction turn left and proceed for approximately ¼ mile where Park House is located on the right-hand side.

GARDEN

To the front, most of the garden has been made over to create a generous parking and turning area and to the rear past the conservatory the lawn area is at a higher level with mature trees and hedges. In addition there is a secluded seating area and a patio. Further garden area may be available by separate negotiation.

SERVICES

The property is connected to mains electricity and water. Drainage is to a septic tank. Central heating is by radiators heated by the modern electric boiler.

COUNCIL TAX

The property is banded "C" paying £1086.36 in 2018/19 plus £179.92 for water.



ACCOMMODATION

Double glazed front entrance leads to the spacious reception hallway with space for hanging coats, staircase and access to ground floor apartments.

The bright lounge has windows to the front and to the gable wall and glazed double doors to the conservatory at the rear. There is an inset woodburning stove located on the gable wall.

The conservatory has double doors to the rear garden and views across the fields to the surrounding countryside.

The recently refitted bathroom has a white suite comprising Victorian bath, W.C and pedestal wash basin. Partially tiled walls, window to the front.

Separate shower room with light coloured ceramic tiled floor and walls and accommodating a W.C, pedestal basin and corner shower unit.

Electric heated towel rail, window to the rear.

The spacious, attractive dining kitchen has been recently re-fitted with contemporary pale base and wall units with timber worktops which house a ceramic double sink, ceramic hob and electric oven with extractor hood over. The floor is finished slate grey tiles and built cupboards accommodate the boiler and the hot water tank. There are recessed down lighters and window to the front, doorway through to the utility room.

Appended to the rear of the property is the utility porch which has slate grey floor tiles, window to the side and rear entrance door to the back garden.

On the upper floor there are three bedrooms, two good sized double rooms and a smaller single bedroom currently utilised as a second sitting room or snug.

OTHER INFORMATION

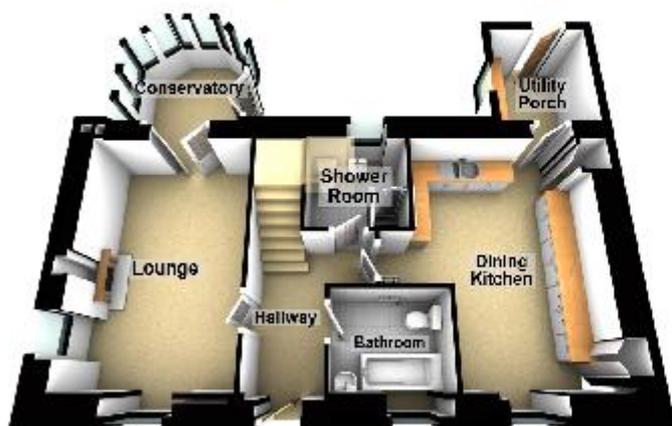
Park House is a traditional villa built in Scottish style with slated roof and rendered stone walls. Recent improvements include modernization of all the rooms including the bathroom and beautifully finished kitchen, together with electric boiler heating the radiators.

The property is located approximately a mile from Blackwaterfoot with its excellent selection of shops and other amenities including the famous twelve-hole golf course, all weather tennis courts, bowling greens and beautiful sandy beach.

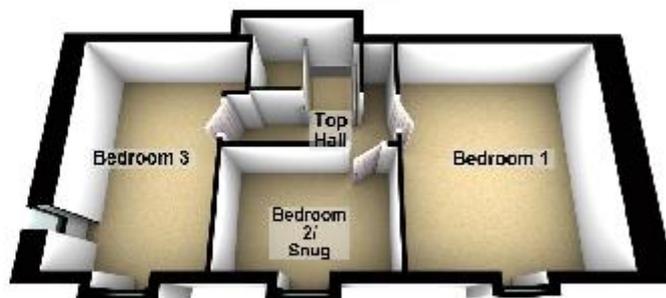




Park House Ground Floor



Park House First Floor



FLOOR PLANS NOT TO SCALE : FOR GUIDANCE ONLY

APPROXIMATE ROOM DIMENSIONS:

LOUNGE: 3.38m x 4.76m [11'1" x 15'7"]
 CONSERVATORY: 2.69m x 2.56m [8'10" x 8'5"] overall
 BATHROOM: 2.29m x 1.71m [7'6" x 5'7"]
 SHOWER ROOM: 2.11m x 1.81m [6'11" x 5'11"]

DINING KITCHEN: 3.78m x 4.99m [12'5" x 16'4"]
 UTILITY PORCH: 2.21m x 2.31m [7'3" x 7'7"]
 BEDROOM 1: 4.07m x 4.37m [13'4" x 14'4"]
 BEDROOM 2: 3.37m x 2.23m [11'1" x 7'4"]
 BEDROOM 3: 3.53m x 4.42m [11'7" x 14'6"]

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

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