



The Byre, Kilmory, KA27 8PH



Arran
ESTATE AGENTS 

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THE BYRE, IVYBANK, KILMORY, KA27 9PH

THE BYRE IN BRIEF:

- Terrace courtyard cottage villa
- Walk-in condition
- Three bedrooms
- Contemporary shower room and second bathroom
- Off road parking
- Fully double glazed
- Oil fired central heating

DESCRIPTION

The Byre was converted in 2010, creating a stylish and modern home. Accommodation comprises rear entrance into a modern kitchen open plan to a spacious lounge with space for dining and a flexible hallway with walk-in cupboards, a ground floor bedroom or study and shower room with utility cupboard off. The upper floor has two further double bedrooms and a second bathroom. The cottage is presented in immaculate walk-in condition.

DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the B880 String Road towards Blackwaterfoot. After nine miles bear left at the T – Junction and travel south through Corriecravie, Sliderry, Lagg and then to Kilmory. Pass the narrow road on the left signed posted for Kilmory Church and take the second driveway on the left into the courtyard of Ivybank. The Byre is the third cottage on the right of the courtyard.

GARDEN

There is allocated car parking for one car within the gravel courtyard entrance area for The Byre at the rear of the cottage. To the front and side of the cottage the flat L-shaped garden is bounded by fencing and hedging enjoying the rural views across the valley. The garden is low maintenance with a pavior patio area accessed from the French doors of the lounge at the side of the cottage, with a gravel area and flower bed. To the front of the cottage the garden is laid to lawn with a pavior walkway and timber shed.

SERVICES

Connected to mains water and electricity. Drainage is to a septic tank located in the adjacent field and shared with the appended cottage. Heating is by oil fired boiler supplying radiators throughout, supplemented by the woodburning stove in the lounge.

COUNCIL TAX

Currently banded 'C' for council tax paying £1377.81 excluding waste water in 2020/2021.

OTHER INFORMATION

Set amidst rolling farmland with beautiful beach and forest walks, Kilmory is a friendly community with a thriving village hall incorporating a post office and bar. The award-winning Isle of Arran Lagg Distillery, the Lagg Hotel and Velo Café are just a few minutes from the Barn. The village has its own primary school, the secondary school being at Lamblash to which pupils travel daily by bus. It is around 16 miles from Brodick via Whiting Bay and it can also be reached by the Ross Road or the String Road.



ACCOMMODATION

With a bright and open aspect, The Byre is a charming and beautifully presented family home in true walk-in condition. Kilmory enjoys some of the island's best sunsets and really is one of Arran's warmest and most inclusive communities.

This attached cottage was modernised to offer a flexible living space and has been maintained to a high standard. Accessing the cottage from the rear courtyard entrance, the door opens into a versatile open plan space with a kitchen, spacious lounge, dining area, central hallway and storage cupboards.

The attractive lounge/dining area further benefits from a wood burning stove, French doors onto the garden and double aspect windows, making it a light bright and airy room.

The open plan kitchen is modern and tasteful with plenty of cupboards and worktop space, an inset electric hob, integrated electric double oven and grill, dishwasher and fridge freezer.

To the rear of the cottage there is a ground floor double bedroom which could also be used as a study or playroom. Adjacent to the bedroom there is a modern spacious shower room fitted with white suite, partially tiled and access to a very useful walk-in utility cupboard, housing the boiler and hot water tank. It has plumbing for a washing machine and space for a dryer.

The carpeted stairway leads to the upper floor where there are two good size double bedrooms, with beautiful rural views across the valley. The Byre benefits from a second modern bathroom on this first floor which is fresh and airy, making very clever use of the space.



APPROXIMATE ROOM DIMENSIONS:

OPEN PLAN LOUNGE KITCHEN HALLWAY

6.59M (21'7) x 5.72m (18'9) Overall

BEDROOM 1 2.82m (9'3) x 3.89m (12'9)

SHOWER ROOM 2.26m (7'5) x 2.18m (7'2)

UTILITY CUPBOARD 2.18m (7'2) x 1.12m (3'8)

UPPER HALL 3.25m (10'8) x 2.11m (6'11) Overall

BEDROOM 2 4.22m (13'0) x 3.64m (11'11) Overall

BEDROOM 3 3.51m (11'6) x 3.64m (11'11) Overall

BATHROOM 2.24m (7'4) x 1.38m (4'6)







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: 0800 066 5000; www.calmac.co.uk

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