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LEGLANY, Shannochie, Isle of Arran KA27 8SH

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### LEGLANY

- 4 bed stone-built farmhouse cottage
- Air source heating system and solar PV panels
- Rural setting with stunning views
- Lovingly and sympathetically upgraded
- Versatile accommodation configuration

### DESCRIPTION

Leglany is a stone built detached cottage in the idyllic rural setting of East Bannan, offering peace and tranquility with stunning views onto Ailsa Craig and beyond. This very charming 4 bed farmhouse cottage offers extremely versatile accommodation which can be configured to achieve adaptable accommodation for letting purposes or multi-generational families.

### DIRECTIONS

From Brodick Pier turn left and proceed south for approximately 15 miles. You will pass through the villages of Lamlash and Whiting Bay then come to a sign for Kildonan - keep right on the inland road (the left turn is the low road through Kildonan village). Continue on for another approximately 3½ miles and you will see a signposted road to the left, leading down a track for approximately 500 yards. Leglany is located on the right, just past Balegra farm which sits to the left on the approach.

### GARDEN

The grounds have a gravelled entrance onto lawn wrapping around the property. Truly rural, the indigenous gardens are low maintenance and flat, with plenty of space for parking.

### SERVICES

Leglany benefits from recently installed air source heating which provides low cost and effective heating and hot water. The new owner will inherit the installation scheme's financial incentive, currently approximately £600 per quarter. This is further supplemented by solar PV panels and 2 wood burning stoves. The property has a septic tank and a private water supply, neither of which require regular maintenance.

### COUNCIL TAX

The property is banded 'D' paying £1342.69 in 2020/21.

### OTHER INFORMATION

Set amidst rolling farmland with beautiful unspoiled shore and forest walks, Shannochie, and the neighbouring villages, are friendly communities enjoying some of Arran's most spectacular scenery. There are primary schools in the neighbouring Kilmory and Whiting Bay, and the secondary school is situated in Lamlash, pupils are transported there daily. The award-winning Isle of Arran Lagg Distillery, the Lagg Hotel and Velo Café are just a short drive away. A few miles to the north, in the village of Blackwaterfoot, there are a varied selection of shops including butchers, bakers, general store with post office, hairdressers and newsagents. There is also a garage and petrol station and the Kinloch Hotel with its excellent facilities and other amenities including the famous 12 hole Shiskine golf course.



## ACCOMMODATION

Leglany is a peaceful and lovingly upgraded farmhouse cottage offering a unique opportunity to move into a ready-made home which can be configured to suit a variety of family life.

A modern double-glazed door leads directly into a welcoming snug, currently utilised as a music room, but with versatility to use as a dining room or playroom. From here into a traditional large farmhouse kitchen with plenty of wall and floor storage units, an electric hob and oven, space for a fridge freezer and plumbing for a washing machine. A delightful window recess into the snug serves as a reminder of the upgrading which has been done on this idyllic rural home. Adjacent to the kitchen is the cosy, dual aspect lounge with log burning stove. The family bathroom, with traditional painted timber panelling, has a deep recessed window to the rear of the property. The spacious hall, with plenty of light provided by the large window, has stairs leading to the first floor with a further roof window allowing more natural daylight. There are 2 marvellous large double rooms, each with a roof and gable end windows. Between these there is a smaller single room, also with a roof window, to the front of the property, and a useful walk-in storage cupboard. Access to the modern extension is from the kitchen and opens into another functional room, currently used as a study. From here, there is a separate shower room, bedroom and substantial lounge with patio doors onto the front gardens. The extended accommodation flows equally well as part of the main home and the environmentally friendly heating system ensures that the home is warm and cosy throughout.



## APPROXIMATE ROOM SIZES

### Ground Floor

SNUG:	5.05m (16'4") x 3.20m (10'5")
KITCHEN:	5.55m (18'2") x 4.50m (14'4") OVERALL
BATHROOM:	2.75m (9') x 1.55m (5') OVERALL
LOUNGE:	5.10m (16'7") x 3.50m (11')
STUDY:	2.95m (9'7") x 2.75m (8'9")
BEDROOM 4:	3.00m (9'7") x 2.90m (9'4")
APARTMENT LOUNGE:	4.75m (15'5") x 5.75m (18'8")
SHOWEROOM:	2.10m (6'8") x 1.65m (5'2")

### First Floor

BEDROOM 1:	3.90m (12'8") x 4.85m (15'9")
BEDROOM 2:	3.00m (9'5") x 2.30m (7'5")
BEDROOM 3:	3.50m (11'4") x 4.85m (15'2")







## 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](http://www.calmac.co.uk)*

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