

*Arran Estate Agents*



*Norfield, Sliddery*

# Norfield, Sliddery, Isle of Arran

Beautifully appointed detached bungalow in elevated rural location enjoying spectacular views across the Firth of Clyde to Ailsa Craig and beyond. The accommodation comprises entrance vestibule and hallway, four bedrooms, bathroom, kitchen, utility room, toilet, lounge and large open sitting/dining area, appended garage and garden extending to approximately one third of an acre with timber workshop and shed. Oil fired central heating and double glazing. A very attractive rural family home.

Directions from Brodick Pier: Turn right and proceed through the village taking the B880 String Road towards Blackwaterfoot. After 10 miles turn left at the junction with the A841 and carry on in a southerly direction where Norfield has a roadside location on the right hand side on the outskirts of Corriecravie before reaching Sliddery.



## ACCOMMODATION:

From the front of the property, several steps lead to an elevated sheltered entrance area with double glazed front door and screen and the entrance vestibule beyond. Glazed inner door to hallway.

## HALL:

Spacious central reception hallway with walk in cupboard and corridor leading to the bedrooms with a further two built cupboards and ceiling hatch to insulated loft over.

<b>BEDROOM 1:</b>	<b>2.92m x 3.08m [9'7" x 10'1"]</b>
<b>BEDROOM 2:</b>	<b>3.39m x 2.98m [11'1" x 9'9"]</b>
<b>BEDROOM 3:</b>	<b>3.40m x 3.36m [11'2" x 11'0"]</b>
<b>BEDROOM 4:</b>	<b>2.91m x 3.12m [9'7" x 10'3"]</b>

There are four double bedrooms all with built wardrobe accommodation, Bedroom 3, the master bedroom, also has a large built fitment with wardrobe and storage space.

## BATHROOM:

**1.81m x 2.54m [5'11" x 8'4"]**

The bathroom has been refitted and finished with beige pattern wall tiles and sympathetic matching floorcovering. The oval vanity basin is set in a base unit and the bath with its pine panel has an electric shower and folding screen over.

## KITCHEN:

**2.79m x 3.43m [9'2" x 11'3"]**

Bright kitchen with pine base and wall units and granite pattern worktop with stainless steel sink. Included in the sale are an electric cooker and dishwasher. Window to the rear.

## DINING ROOM & SUN ROOM:

**8.20m x 4.62m [26'11" x 15'2"] OVERALL**

A recent extension has created a pleasant dining space opening to a sun room with windows on three sides giving views to Kintyre, Sanda, Ailsa Craig and the mainland. There is a free standing oil fired stove which creates a soft, warm atmosphere in this spacious living area. Patio door and steps to sheltered outside sitting area.

## TOILET:

**1.62m x 0.92m [5'4" x 3'0"]**

To the rear is a small toilet with W.C. and washbasin. Window to the rear.

**UTILITY AREA:**

2.58m x 1.22m [8'6" x 4'0"]

Utility room with plumbing for automatic washing machine and deep built cupboard. Door to the garden.

**LOUNGE:**

5.43m x 4.16m [17'10" x 13'8"]

To the front of the property is a comfortable lounge with large window to the front giving excellent views towards Ailsa Craig. There is a freestanding multi-fuel stove on a slate hearth.

**GARAGE:**

4.40m x 6.97m [14'5" x 22'10"]

Appended to the gable of the property is the garage workshop with up and over door and lighting and power. The garage accommodates the oil fired boiler which is located to the rear.

**GARDEN:**

Norfield has a very attractive, slightly sloping garden extending to one third of an acre with vegetable plots, lawns, shrub beds and patios from which expansive views are obtained over rolling fields and the sea beyond. Adjacent to the gable of the property there is off road parking together with a driveway at the front of the garage where vehicles can be pulled off the public road.

The slabbed patio in front of the sitting room creates a sunny but sheltered sitting area.

**COUNCIL TAX:**

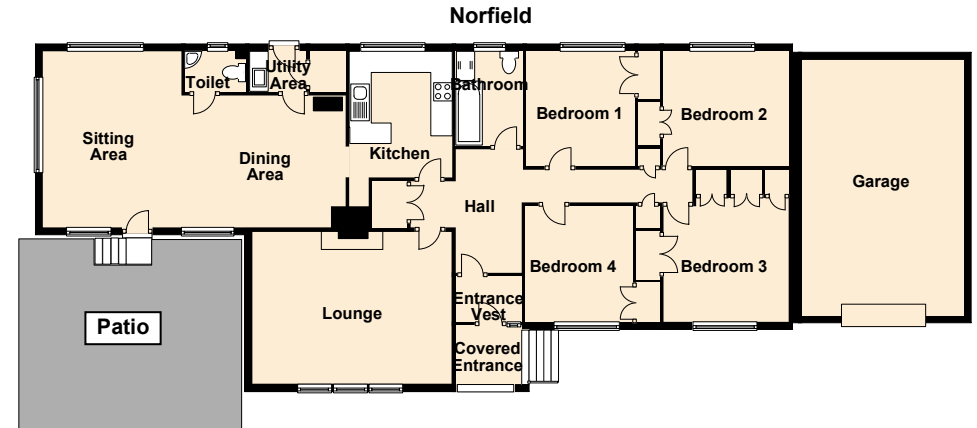
The property is banded 'D' for council tax, paying £1152 in 2010/11 excluding water charges.

**SERVICES:**

The property is connected to mains electricity and mains water. Drainage is to a private septic tank located in the garden and central heating is by radiators heated by the oil fired boiler. There is a modern PVC oil tank located in the garden to the rear.

**OTHER INFORMATION:**

Norfield is located between the village of Corriecravie and Slidery, a friendly farming community at the quieter south end of Arran. Local amenities include excellent shops approximately five miles to the north at Blackwaterfoot where leisure activities include an outside bowling green, tennis courts and the famous 12 hole golf course as well as the facilities at the Kinloch Hotel. The local primary school is at Kilmory, the secondary school is at Lamlash and pupils are conveyed to both schools by bus.

**FLOOR PLAN • 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 302166; [www.calmac.co.uk](http://www.calmac.co.uk)

If you would like us to collect you at the pier we will be pleased to do so and to transport you to and from the property.

**PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY**

The vendor or his agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of a contract.

ARRAN ESTATE AGENTS is the trading name for ARRAN ESTATE AGENTS LIMITED | Registered Office: 126 Drymen Road, Bearsden, Glasgow, G61 3RB

A601 Printed by Ravensworth 01670 713330



Invercloy House, Brodick, Isle of Arran KA27 8AJ

01770 302310 | [enquiries@arranestateagents.co.uk](mailto:enquiries@arranestateagents.co.uk) | [www.arranestateagents.co.uk](http://www.arranestateagents.co.uk)