

*Arran Estate Agents*



*Smithy House, Sliddery*

# Smithy House, Sliddery, Isle of Arran.

Charming old traditional stone built cottage with roadside location at the heart of Sliddery with generous sized garden and appended outbuildings. Accommodation within the house includes front entrance porch and hallway, lounge, dining/sitting room, large dining kitchen and bathroom and on the upper floor two good sized bedrooms and spacious hallway. The appended outbuildings include a workshop and bothy with further brick outbuilding to the rear. Spacious garden mainly to the side with development potential for a further house. Very attractive home within this friendly farming community at the south end of the island.

**Directions:** From Brodick pier turn right and travel through the village taking the B880 "String Road" to Blackwaterfoot. After 10 miles turn left at the junction with the A841 and travel for a further four miles through Corriecravie to Sliddery where Smithy House is located on the left hand side.

## *ACCOMMODATION:*

**ENTRANCE PORCH:** 1.41m x 1.42m (4'8" x 4'8")

The main entrance to the front of the house leads to a porch which could be used as a cloaks area and inner door to the central hallway.

**LOUNGE:** 3.70m x 4.42m (12'2" x 14'6")

Well proportioned room with windows to the front and side and having open fireplace with freestanding multi fuel stove.

**DINING/SITTING ROOM:** 4.04m x 4.65m (13'3" x 15'3")

Further generously proportioned public room with raised hearth and free standing multi fuel stove. The walls have exposed stone work and there is a pine cornice to the high ceiling. Doorway through to the rear to the kitchen.

**DINING/KITCHEN:** 3.22m x 3.65m (10'7" x 12'0")

Spacious kitchen with quarry tiled floor and Rayburn cooker providing hot water and heating the radiators. There are windows to two sides and the rear stable door leads to a covered lean-to utility area. Off the kitchen is a small hallway leading to a large built walk-in cupboard.

**BATHROOM:** 2.62m x 2.67m (8'7" x 8'9") overall

Recently modernised bathroom with shower bath with screen over, WC and vanity basin set in a pine base. The walls are partially tiled and there is a built cupboard accommodating the hot water cylinder.

*From the main hallway the winding staircase leads to the top hall with roof windows front and rear.*

**BEDROOM 1:** 3.79m x 3.80m (12'5" x 12'6")

Good sized double room with roof window to the front and gable window affording views across the village towards the sea.

**BEDROOM 2:** 3.22m x 4.14m (10'7" x 13'7")

Further double room also with roof window to the front.

## WORKSHOP:

8.14m x 4.64m (26'8" x 15'3")

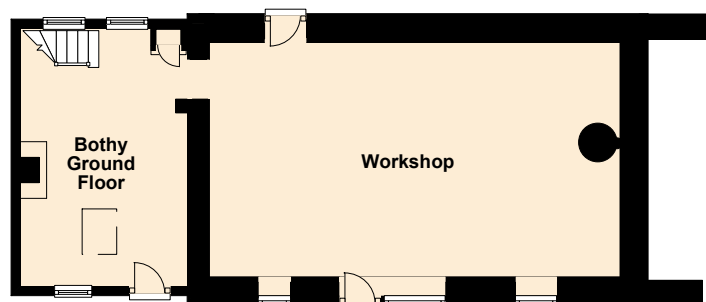
The workshop was the former Smiddy, at one time the focal point of the village. There are windows and a door to the front and a door to the rear and a freestanding circular stove is the source of heat. The ceiling rafters are exposed and the roof is well insulated and there is a doorway through to the Bothy.

## BOTHY:

3.28m x 5.07m (10'9" x 16'8")

The Bothy has an open plan ground floor with windows to the front and rear. The timber staircase leads to the upper floor, which is a single apartment with a skylight window to the front.

The Bothy requires a degree of refurbishment and offers excellent development potential.



Workshop & Bothy Ground Floor

## GARDEN:

The subjects sit in a large feu extending to approximately 1/3<sup>d</sup> acre. Immediately behind the workshop is a further brick built outbuilding in two apartments and to the side of the house is a spacious garden area which has previously had planning permission for a single dwelling house.

## SERVICES:

The property is connected to mains electricity and water. Central heating system is by radiators heated by the oil fired Rayburn stove in the kitchen. Drainage is to a septic tank.

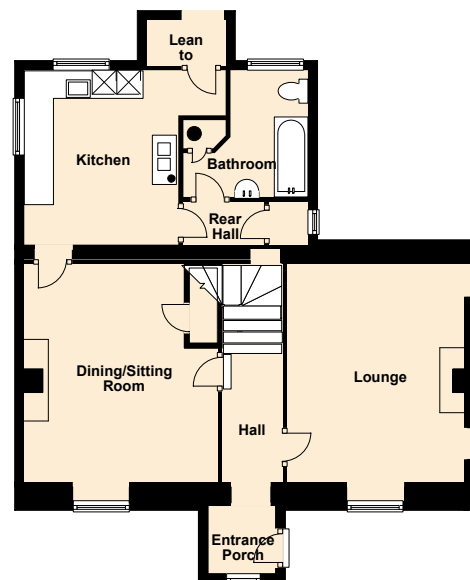
## COUNCIL TAX:

Smithy House is banded "C" paying £1024.00 in 2010/11 excluding waste water charges.

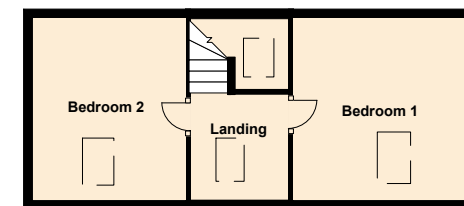
## OTHER INFORMATION:

This very old property has an attractive design and location in the heart of the village. Although the workshop and Bothy would make excellent commercial premises, they would also convert to provide additional residential accommodation if required, subject to approvals.

Sliderry is located at the south of the island approximately 5 miles from Blackwaterfoot with its excellent selection of shops and leisure facilities. The local primary school is at Kilmory approximately 3 miles to the east and the secondary school is at Lamlash to which pupils are conveyed daily.



Smithy House Ground Floor



Smithy House First Floor

## 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.

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