

Arran Estate Agents



The Old Manse, Torbeg

The Old Manse, Torbeg, Shiskine, Isle of Arran.

Substantial detached stone built villa with beautiful rural location at Torbeg enjoying views across Shiskine Valley and beyond. Accommodation comprises entrance vestibule and reception hallway, 2 public rooms, kitchen, utility room and pantry, shower room, scullery and one ground floor bedroom and on the upper floor a further 4 double bedrooms, family bathroom and boxroom. Large garden with vehicular access front and rear. Oil fired central heating. The property requires a degree of refurbishment.

Directions: From Brodick pier turn right and proceed through the village taking the B880 String Road towards Blackwaterfoot. After 8 miles turn right within the village of Shiskine for one mile, then turn left at Torbeg and proceed for half a mile where the property is located on the right hand side immediately after the Shiskine Hall.

On the initial visit, park in the car park of Shiskine Hall and proceed through the car park to the rear. Access to the house is round the back of the hall.

ACCOMMODATION:

Heavy external storm door leads to the inner vestibule with understair cupboard and thereafter to the spacious reception hallway.

LOUNGE: 4.48m x 4.18m [14'8" x 13'9"]

Good sized bright room with large 3 sided bay window to the front and gable window to the south with views down across the valley towards Blackwaterfoot. Open fire and built recess and high corniced ceiling.

BEDROOM 1: 4.48m x 3.77m [14'8" x 12'4"]

Located to the rear this large double bedroom has windows to the gable and rear. Open fire and recessed cupboard area.

SCULLERY: 1.21m x 2.11m [4'0" x 6'11"]

To the rear of the hall a small scullery has open wall shelving and a white sink and window to the rear.

SHOWER ROOM: 2.28m x 2.11m [7'6" x 6'11"]

Good sized ground floor shower room with corner shower cabinet, WC and wash basin and window to the rear.

KITCHEN: 2.97m x 3.32m [9'9" x 10'11"]

The kitchen area, which is also located to the rear of the property, accommodates the recently installed free standing oil fired boiler and there is a ceiling pulley and several shelves. Window to the rear.

UTILITY: 2.84m x 3.39m [9'4" x 11'1"] overall

The utility area off the main kitchen has a double drainer, single bowl white porcelain sink and a substantial built pantry area. There is an external door to the back garden and windows to the side.

LIVING/DINING AREA: 4.47m x 4.61m [14'8" x 15'1"]

Good sized bright living area with triple window to the front and gable window to the north. Open fire with hearth and surround.

From the reception hallway the winding staircase leads to a quarter landing with three windows to the front and thereafter to the wide top hall.

BEDROOM 2: 4.47m x 4.20m [14'8" x 13'9"]

Large double bedroom with triple windows to the front, 2 large built cupboards and open fire.

BEDROOM 3: 4.47m x 3.78m [14'8" x 12'5"]

Similar double room with double window to the rear and built cupboard.

BATHROOM: 2.32m x 2.12m [7'7" x 6'11"]

Spacious bathroom has a 3 piece suite with bath, WC and wash basin. Radiant wall heater, 2 windows to the rear.

BOXROOM: 1.17m x 2.12m [3'10" x 6'11"]

Handy boxroom with skylight window and open shelving.

BEDROOM 4: 3.04m x 3.33m [10'0" x 10'11"]

Double or twin bedded room with double windows to the rear and open fireplace.

BEDROOM 5: 4.51m x 4.61m [14'10" x 15'1"]

Other bright double room with open fireplace, 2 built cupboards and triple window to the front.

TOP HALL:

From the top hall access can be gained via the ceiling hatch to the loft over.

GARDEN:

The property has a fairly large garden screened to the rear with mature hedging and shrubs with vehicular access via the carpark of the adjacent hall. The front garden has a gravel driveway giving vehicular access where there is space for a garage and a timber lean-to workshop store.

SERVICES:

The property is connected to mains electricity and water, drainage is to a shared septic tank located. Central heating is by radiators heated by the oil fired boiler and supplemented by storage heaters.

COUNCIL TAX:

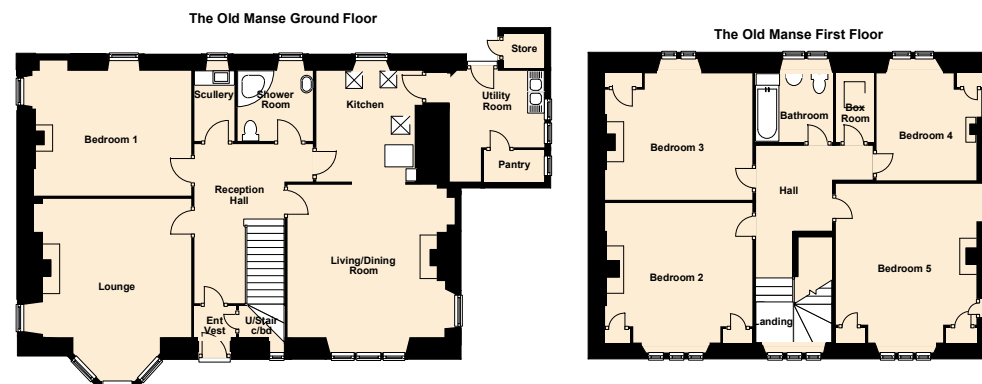
The property is banded "F" paying £1,664.00 in 2010/11 excluding water charges.

OTHER INFORMATION:

The Old Manse was built approximately 100 years ago. It was the manse to the adjacent church which is now the village hall. It is a substantial building which requires a degree of maintenance and repair, but it would make an excellent comfortable family room with commercial potential for bed and breakfast.

The property is located approximately one mile from Blackwaterfoot with its excellent selection of shops and leisure facilities at the Kinloch hotel and Shiskine Golf and Tennis Club, as well as beautiful Blackwaterfoot beach and Cairnhouse Riding Centre.

The local primary school is at Shiskine approximately 2 miles away across the valley, the secondary being at Lamash to which the pupils are conveyed daily 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 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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