



Westfield, Whitefarland, Isle of Arran KA27 8HP



Arran
ESTATE AGENTS 

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WESTFIELD, WHITEFARLAND, ISLE OF ARRAN KA27 8HP

WESTFIELD IN BRIEF

- Traditional semi detached villa
- Walk-in condition
- Four bedrooms, two bathrooms
- Stunning sea views enjoying impressive sunsets
- Close to the shore and beach
- Full of character and original features

DESCRIPTION

Westfield is a charming, characterful traditional four bedroom villa with roadside location located in the hamlet of Whitefarland on the west coast of Arran. It is within walking distance of the shore and stunning beach enjoying the uninterrupted westerly sea views across to the Kilbrannan sound to the Kintyre Peninsula. Accommodation comprises, entrance vestibule, spacious, dual aspect lounge, traditional dining kitchen with oil fired Stanley stove on the ground floor. On the upper floor there are four bedrooms, three double and one single, a family bathroom and a shower room.

DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the B880 String Road towards Blackwaterfoot. After seven miles bear right to Machrie and continue up the west coast through Imachar to Whitefarland, where Westfield is on the right-hand side.

From Lochranza Pier turn right and proceed out of the village taking the A841 north, travelling approximately 7 miles passing through the villages of Catacol and Pirrmill, arriving at the village of Whitefarland. Westfield is the third property on the left hand side.

GARDEN

Westfield has a roadside location with a small front garden and seating area to the front, to the side there is a large gravelled patio area with access to the lounge and steps leading up to the elevated rear garden. The secure rear garden is bounded by fencing and has been landscaped and terraced creating space for a timber summer house, drying green and flower beds. The views from the top of the garden are spectacular across the Kilbrannan Sound. Across the road there is an additional garden/gravel area with parking for several cars.

SERVICES

The property is connected to mains electricity, water is from a private source and drainage is to the septic tank located across the road. Central Heating and hot water is provided by the Stanley stove, supplemented by electric radiators located throughout. Additional heating is supplied by the woodburning stove within the lounge. Hot water is also provided by an immersion heater.

COUNCIL TAX

The property is rated "D" band paying £1861.41 in 2023/24.

ENERGY PERFORMANCE

The energy efficiency 'F' and the environmental impact rating for this property is band 'F'.



ACCOMMODATION

Westfield offers a wonderful opportunity to escape the rat race and live an idyllic life, this charming spacious traditionally, styled brick built villa enjoys a breathtaking rural setting and offers cosy and flexible family living.

It is a bright and airy, well maintained and much loved home, which has been thoughtfully decorated throughout and is full of charm and quirky details. Double storm doors open into the entrance vestibule, where there is space for hanging outdoor gear and access to all the ground floor accommodation within.

The spacious lounge is to the right of the villa and enjoys a dual aspect overlooking the Kilbrannan Sound and gardens and also benefits from a door to the patio area outside. To the rear of the lounge there is a wood burning stove for additional heat and cosy nights in.

To the left of the hall is the traditional dining kitchen; a light and airy room full of charming features, making it the heart of this much-loved home. Benefitting from both an oil-fired Stanley stove and an electric oven and hob, the kitchen has fitted base units and shelving for storage. Next to the double Belfast sink is an integrated dishwasher and a built in pantry. There is also an understairs cupboard with plumbing and electrics for a washer-dryer, and an additional smaller storage cupboard.

A door provides access to the rear of the property, and at the back of the kitchen, stairs lead up to the first floor where there are four spacious bedrooms, a large family bathroom plus an additional shower room.

The generously sized bedrooms comprise three doubles and one single. Three of the bedrooms enjoy impressive sea views and the other has views to the side.

To the rear is the large family bathroom, which is partially tiled and timber clad. It has a bath with electric shower over, washbasin and wc. There is also a separate modern shower room with a corner shower cubicle and electric shower, hand wash basin and wc. Both of these rooms benefit from built-in linen and storage cupboards.

Westfield is currently used as a very popular holiday let and has the Short Term Let licensing pending.

Although not being sold as a business, if required it could be sold as a turnkey property – with future rentals, all the fixtures and fittings, furniture and equipment available by separate negotiation.

APPROXIMATE ROOM SIZES

ENTRANCE VESTIBULE/CLOAKS	2.17m (7'1") x 7.35m (24'1")
LOUNGE	4.73m (15'6") x 6.22m (20'5")
DINING KITCHEN	4.43m (14'6") x 6.24m (20'6")
BEDROOM 1	5.4m (17'9") x 2.46m (8'1")
BEDROOM 2	3.70m (12'2") x 3.11m (10'2")
BEDROOM 3	3.01m (9'11") x 2.53m (8'4")
BEDROOM 4	2.94m (9'8") x 2.49m (8'2")
BATHROOM	2.58m (8'6") x 2.42m (7'11")
SHOWER ROOM	1.95m (6' 5") x 2.44m (8' 0")

GROUND FLOOR: 57.4 sqm (617.3 sq feet) approximately

FIRST FLOOR: 55.0 sqm (591.8sq feet) approximately

OTHER INFORMATION

Westfield is a comfortable and deceptively spacious traditional brick built semi-detached villa in an attractive rural location approximately one mile from Pirnmill and the village primary school, licensed grocery store / post office and restaurant. It is within walking distance of the beach and has spectacular sea views. The secondary school is at Lamlash to which pupils travel too daily.

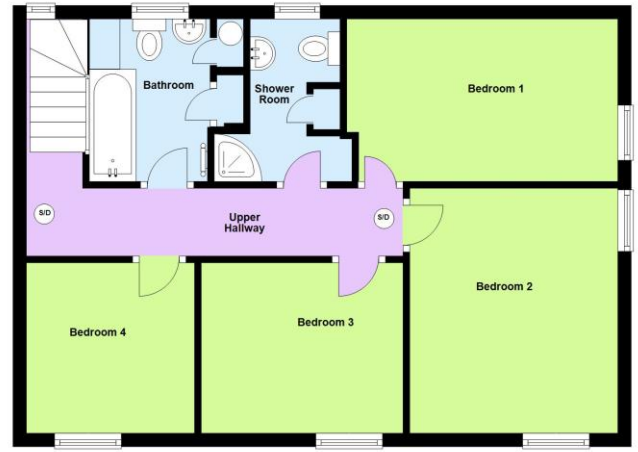
The property is approximately ten miles from Blackwaterfoot and fourteen miles from Brodick.







Westfield Ground Floor
Approx. 57.4 sq. metres (617.3 sq. feet)



First Floor
Approx. 55.0 sq. metres (591.8 sq. feet)

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 460 361 www.calmac.co.uk

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