



Mill Barn, The  
Lakin,  
Shiskine,  
Isle of Arran,  
KA27 8DU



**Arran**  
ESTATE AGENTS   
ISLAND OWNED & RUN SINCE 1990

3 Bed  
Cottage - Semi Detached  
located in Shiskine



Nestled in this charming location, just by Shiskine village, The Lakin is a historic blacksmith's steading transformed into a stunning semi-detached cottage. This unique property boasts two reception rooms, three bedrooms, and three bathrooms spread across 2,599 sq ft of living space.

The Lakin exudes character and charm, offering a truly unique living experience. From the natural slate flooring in the dining kitchen to the Travertine tiles in the summer lounge room, every detail has been carefully considered. The high specification finish is evident throughout, with oak flooring gracing the upper floor, adding a touch of elegance to the home.

One of the standout features of this property is its tranquil location, providing a peaceful retreat from the hustle and bustle of everyday life. With parking space for three vehicles, convenience is also at the forefront of this countryside gem.

Mill Barn has been beautifully developed and is ready to welcome its new owners. Whether you are looking for a permanent residence or a short-term let opportunity, this versatile home is sure to meet your needs. With all the relevant consents and Short Term Let licensing in place, The Lakin offers both comfort and peace of mind to its future residents.

Don't miss the chance to own a piece of history and make The Lakin your own. Book a viewing today and step into a world of unique charm and modern luxury.

#### ON THE GROUND FLOOR

##### Entrance vestibule

9'1" x 6'10"

The unique arched entrance opens into a large vestibule, providing an instant sense of the light and space in this unusual and characterful property. Leading off the vestibule to the right is a cloakroom with plenty of room for hanging coats and storing shoes.

##### Utility/bathroom

7'5" x 17'6" overall

The large utility room with bathroom facilities leads off the vestibule to the left and has access through to the integral garage. The utility area accommodates the oil boiler and is fitted with a washing machine and tumble dryer.

##### Integral garage

10'5" x 17'9"

Leading from the utility room/bathroom is this exceptionally large garage ideal for storing all manner of items.

##### Entrance hall

7'10" x 15'5" overall

From the vestibule the door goes through to a wide entrance hallway which, in turn provides all the accommodation within and offers useful under stair storage.

##### Kitchen/dining

16'4" x 13'10"

The spacious dining kitchen is accessed through half glazed oak double doors and is full of natural light with triple aspect deep set windows. Generously fitted with cream shaker style wall and base units with solid wood worktops, the kitchen features a central island unit with granite worktop. Cooking is by a modern range which has gas burners and an electric oven. There is an integrated dishwasher, wine cooler and American style fridge and freezer and freestanding washing machine.

##### Winter lounge

18'2" x 14'6"

The lounge area to the left of the hallway also accessed via double half glazed oak doors; is a versatile flexible space and splits into two distinct characterful levels, a winter lounge and a summer lounge.

The woodburning stove on the upper level with oak mantle surround makes it really cosy room on winter nights.

##### Summer lounge

15'7" x 21'5"

Steps lead down into the lovely, light airy room known as the summer lounge. The summer lounge is full of natural light from the multiple windows and its unique shape with doors leading out to the beautifully presented garden and composite covered decking area.

#### ON THE UPPER FLOOR

##### Upper hall

4'9" x 8'11"

The oak staircase from the hallway leads to the upper floor.

##### Shower room

7'9" x 6'7"

Fitted with a contemporary white suite with vanity unit and low profile shower cubicle.



### Bedroom 1

20'7" x 19'4" overall

Main bedroom is to the front with an ensuite w.c. fitted wardrobes and enjoys a picture window with door out to the roof top to the balcony taking in the impressive views over the Shiskine valley to the mountains and beyond.

### Ensuite WC

3'7" x 3'7"

A recently installed handy toilet with wash hand basin.

### Bedroom 2

13'9"0" x 18'2"

Spacious double bedroom lined with storage, is a bright and airy room from the triple aspect windows.

### Bedroom 3

20'7" x 7'8" overall

Double bedroom with bay window and under eaves storage cupboard

### Services

The property is connected to mains electricity and water.

Drainage is to a communal reed bed drainage treatment system located out with the grounds. Hot water and heating is via a oil fired boiler which runs the underfloor heating on the ground floor and radiators on the upper floor. This is supplemented by the wood burning stove in the lounge, which also heats radiators in the second bedroom.

### Garden

Outside the property is bound by stone walkways, various shrubs and trees with a lawn area in the centre of a well-maintained garden. There is an integral garage, paved parking area and various timber stores.



Across the shared access track there is a garden area which is available by SEPERATE NEGOTIATION.

It is mostly laid to lawn with a gravel boules court, gravel parking area for two cars, timber double garage with power and light and a timber summer house with composite decking taking in the impressive views across the Shiskine valley. The summer house is fitted with power and light, air conditioning unit, kitchenette, shower and composting external toilet.



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### Other Information

The Lakin is a small settlement in the Torbeg area of Shiskine comprising of five dwellings and enjoys uninterrupted views over the Shiskine Valley and towards the northern Arran hills. Mill Barn is within walking distance or just a few minutes' drive of Blackwaterfoot village which has a varied selection of shops, including a bakers, butchers and newsagents, hotel, restaurants and bars. The beautiful sandy beach together with the famous 12-hole Shiskine golf course, tennis courts and bowling green are all close by and, of course, there are excellent facilities available at the Kinloch Hotel. The primary school at Shiskine with early years classes is approximately two miles away and the high school is in Lamlash where pupils are conveyed by bus during term time.

### Cal Mac travel details

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

### Viewings by appointment

Please note that viewings are strictly by appointment.

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 any contract.





Mill Barn upper floor



## DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the B880 String Road to Blackwaterfoot. Carry on for approximately 8 miles to Shiskine and take the road to the right (The Rodden), signposted 'Unsuitable for Coaches' towards Torbeg. Turn right at the end of this road and 'The Lakin' settlement is the first cluster of houses on the right hand side. Turn into 'The Lakin' and Mill Barn is on the right.

## CONTACT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	