



Ferry Cottage,  
Blackwaterfoot,  
Isle of Arran,  
KA27 8EZ



**Arran**  
ESTATE AGENTS

ISLAND OWNED & RUN SINCE 1990



2 Bed  
Cottage - Detached  
located in  
Blackwaterfoot



**\*\* S O L D \*\***

Welcome to Ferry Cottage in the highly sought after village of Blackwaterfoot.

This delightful detached cottage, originally the harbourmaster's residence built in 1886, is a true gem with a rich history, albeit it is not a listed property.

As you step inside, you are greeted by a beautiful light ambiance that instantly makes you feel relaxed and at home. The property boasts one reception room, perfect for relaxing or entertaining friends. With two bedrooms, there is ample space for a small family or guests to stay over.

One of the highlights of this cottage are the stunning sea views that can be enjoyed from various vantage points around the cottage and garden - imagine waking up and enjoying your morning coffee while taking in the serene and ever-changing beauty of the sea.

#### Entrance Porch

5'10" x 4'3"

The entrance porch is to the side of Ferry Cottage, offering the ideal place to store outdoor jackets and footwear. A cute window overlooks the garden bringing light into this room.

#### Open Plan Living/Dining Room

10'8" x 20'6" overall

The delightfully sociable space boasts deep recessed windows, feature fireplace and tile hearth, which is inset with electric stove (chimney could easily convert for log burner).

It is the central room in the cottage, providing access to all of the accommodation.

#### Bedroom 1

9'1" x 9'11"

The largest of the bedrooms is a good-sized double with a deep recessed window to the front.

#### Bedroom 2

9'1" x 9'5"

This compact room is perfect for bunks or a single, with a view to the rear garden.

#### Kitchen

12'5" x 5'9"

Small but perfectly formed, this is an idyllic wee kitchen, with dual aspect views to the sea and to the village.

Fully fitted with cream Shaker style units and finished with timber worktops, this bright kitchen includes an electric oven, dishwasher and washing machine - with views like this, even doing the dishes is a pleasure!

#### Shower Room

5'2" x 8'1"

The contemporary shower room makes the very most of the space, with its tidy layout offering plenty of room for easy access from the large Matki corner shower cubicle.

A window creates natural light and offers ventilation.

#### Garden

Ferry Cottage enjoys substantial grounds, with seasonal plantings but with large expanses of lawn for picnics or relaxing. The garden is fully enclosed with timber gates to the side allowing vehicular access if required.

This surprisingly large garden is a delight; benefiting from amazing sea views and breathtaking sunsets - yet also offering peace and tranquillity in the centre of this much coveted village.

#### Services

Ferry Cottage is connected to mains electricity, water and drainage. Heating is by electric storage heaters and supplemented by the stove in the lounge and two heated towel rails in the shower room.

#### Viewings by appointment

Please note that viewings are strictly by appointment.

The vendor or their 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.

### Floor Plan

Floor plan is not to scale and is to be used for guidance only.

### 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)

### Blackwaterfoot village

Blackwaterfoot is one of Arran's most popular and desirable villages, with some excellent amenities including village store, bakery, butcher shop, hairdresser and garage. There are leisure facilities at the Kinloch Hotel as well as riding at Cairnhouse Stables, the famous 12-hole golf course and tennis courts, not to mention the idyllic golden beach.

The large garden surrounding Ferry Cottage is a delightful space where you can unwind, host a barbecue, or simply bask in the tranquillity of the location. It's a picture-perfect setting that offers both privacy and a connection to nature.

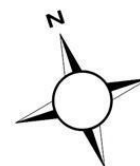


Whether you are looking for a permanent residence or a holiday home, Ferry Cottage is a rare opportunity to own a cottage in Blackwaterfoot in what is a truly idyllic location within the village.




## Ferry Cottage

Approx. 44.7 sq. metres (481.4 sq. feet)



FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY  
Plan produced using PlanUp.

Energy Efficiency Rating					
	Current	Potential			
Very energy efficient - lower running costs					
(92 plus) <b>A</b>		<b>90</b>			
(81-91) <b>B</b>					
(69-80) <b>C</b>					
(55-68) <b>D</b>					
(39-54) <b>E</b>		<b>23</b>			
(21-38) <b>F</b>	<b>23</b>				
(1-20) <b>G</b>					
Not energy efficient - higher running costs					
Scotland					
EU Directive 2002/91/EC 					

## DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the B880 String Road to Blackwaterfoot. On reaching the main A841 road turn right down towards the sea into Blackwaterfoot village. Passing The Kinloch Hotel on your right, veer left towards the stone harbour bridge, do not cross it, you will find Ferry Cottage nestled in on your left, just before the bridge, facing the small harbour and looking out across the Kilbrannan Sound.

## CONTACT

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