Bayvoyach,
Catacol,
Isle of Arran,
KA27 8HN

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

3 Bed Villa located in Catacol

SOLD

Located in the desirable village of Catacol, on the north west of the island, Bayvoyach is a stunning detached home that offers a perfect blend of comfort and elegance. This beautifully presented traditional villa has been lovingly modernised retaining some of its original features and is beautifully presented with contemporary neutral and calming décor throughout, creating a serene atmosphere that is both inviting, peaceful and relaxing.

This stunning property features a spacious lounge and sun room, ideal for entertaining guests or enjoying quiet family evenings. With three well-appointed bedrooms and a study, there is ample space for family and friends within this flexible accommodation. The two modern bathrooms ensure convenience and privacy for all occupants.

One of the standout features of this property is the stunning dining kitchen, which is complemented by a separate utility space, making daily tasks a breeze. The panoramic sea views from the villa are truly breathtaking, with a westerly aspect that allows for spectacular sunsets, perfect for unwinding after a long day.

For those with an eye for potential, the back cottage or studio offers exciting scope for development, whether it be for additional living space, generating an income, a home office, or a creative studio - the options are endless.

Off road parking is also a significant advantage, with plenty of space available for several vehicles, ensuring that you and your guests can come and go with ease. Bayvoyach is in walk-in condition, allowing you to move in without the need for immediate renovations or repairs.

In summary, Bayvoyach is a remarkable property that combines modern living with stunning natural beauty, making it an ideal choice for anyone seeking a tranquil yet stylish home on the Isle of Arran.

Sun room
10'10" (32'9"’36'1") x 10'5" (32'9"’19'8")
A beautiful triple aspect sun room to the front of the villa takes in the panoramic views across the Kilbrannan sound to the Kintyre peninsula. The perfect place to enjoy a morning coffee or the stunning sunsets and spot all the visiting wildlife.

Entrance hallway
6'2" x 16'10" overall
The original partially glazed front door opens in to a spacious entrance hallway with a handy under stair cupboard and access to all the accommodation within.

Dining kitchen
12'1" x 16'3" overall
The hallway opens into the dining kitchen to the front of the villa with a window to the front taking in the wonderful views. This lovely room retains some of its original features with cornicing, a handy press and a large pantry cupboard for additional storage. The kitchen has been recently fitted with a contemporary shaker style soft grey kitchen with complementary worktops and insulated herringbone effect laminate flooring this stunning room flows through a door to the rear into the utility space. There is plenty of space for an American style fridge freezer and the kitchen is complemented by the electric Aga R3 range cooker, both of which are available by negotiation.

Utility
8'0" x 14'5" overall
A good sized and handy utility room to the rear of the kitchen with a door out to the gardens. The flooring and kitchen units flow through from the kitchen, there is space and plumbing for a washing machine dishwasher and tumble dryer. The white goods are available to purchase by separate negotiation.

Lounge
12'11" x 16'2" overall
Off the hallway the spacious hallway enjoys the panoramic views to the Kintyre peninsula from the window to the front of the villa and features the focal point of a recently inset multifuel stove to enjoy cosy nights in beside.
A door to the rear of the lounge opens into the study.

Study
13'10" x 7'6" overall
To the rear of the lounge, this lovely study is a versatile room, enjoying a view across the rear gardens through both a window and a glazed door opening out. It could also be a ground floor single bedroom or hobby room.

Bathroom
6'5" x 8'0" overall
On the ground floor the bathroom it is fitted with a white suite with an electric shower over the bath.

Upper hallway
6'2" x 9'2"
The stairs are flooded with light from the roof window above lead up to the upper hallway with access to the three bedrooms.

Bedroom 1
11'2" x 15'8" overall
A spacious double bedroom with wonderful views to the front across the Kilbrannan Sound to Kintyre.

Ensuite Shower room
5'2" x 4'9"
The ensuite shower room is fitted with a white suite and corner electric shower.

Bedroom 2
8'11" x 7'8"
A good sized single bedroom to the front with a roof window flooding the room with natural light.

Bedroom 3
13'3" x 12'11" overall
A spacious double bedroom with fitted wardrobes and a window to the front taking in the view again.

Bayvoyach Studio
The studio is to the rear of the garden and is self contained, ripe for development as a working studio or additional accommodation with letting potential. It is fully double glazed, with services and is light bright and airy. Historically it has been used as an

artist's studio, and does offer the potential of further income.
Accommodation comprises kitchen/ dining area, spacious lounge, contemporary shower room and 2 double bedrooms with built in cupboards.
Approximate room dimensions
Kitchen 3.90m (12'10) x 3.06m (10'0) overall
Lounge 5.72m (18'9) x 3.06m (10'0)
Shower room 1.65m (5'5) x 2.15m (7'1)
BEDROOM 1 3.70m (12'2) x 2.15m (7'1)
BEDROOM 2 3.70m (12'2) x 3.04m (10'0)

Garden

The garden has been lovingly cared for, mostly laid to lawn with mature shrubs, hedging and flower beds creating individual garden areas. It is relatively flat, bounded by stone walls, hedging and deer fencing all around, with the backdrop of cliffs leading to the hills beyond and enjoys spectacular westerly aspect across to the Kintyre peninsula.
To the front and side, the gravel driveway provides off road parking for several vehicles. The driveway leads to a patio area and the spacious chalet to the rear of the main house. There are further two timber sheds and wood store within the grounds.

Services

Bayvoyach is connected to mains water and electricity. Drainage is to a septic tank located within the grounds. Hot water and heating is by electric with modern wall heaters throughout, supplemented by the multi fuel stove in the lounge.

Council Tax

Bayvoyach is banded "E" paying £2380.56 in 2025/26 including water charges.

A little more information

Bayvoyach neighbours the 12 Apostles, one of Arran's iconic landmarks with a magnificent setting enjoying a westerly aspect within this pretty west coast village, which takes in the wonderful sunsets and is the perfect spot to spend hours watching the visiting wildlife. The community spirit within the village is thriving with links to both the villages of Lochranza to the north and Pirnmill to the south. Other amenities are close by include the Lighthouse restaurant and village shop with post office, primary school and vibrant community hall, 3 miles to the south at Pirnmill. Lochranza is 2 miles to the north where there is the ferry terminal to Kintyre, the distillery, golf course and community village hall, along with the community owned Lochranza Country Hotel with bar and restaurant overlooking the castle and the bay.

What3words///

Every 3 metre square of the world has been given a unique combination of three words.
Used for navigation, here are the words for this property:
What3words///goals.bookcases.fortress

Bayvoyach Catacol, Isle of Arran, KA27 8HN

Floor Plan

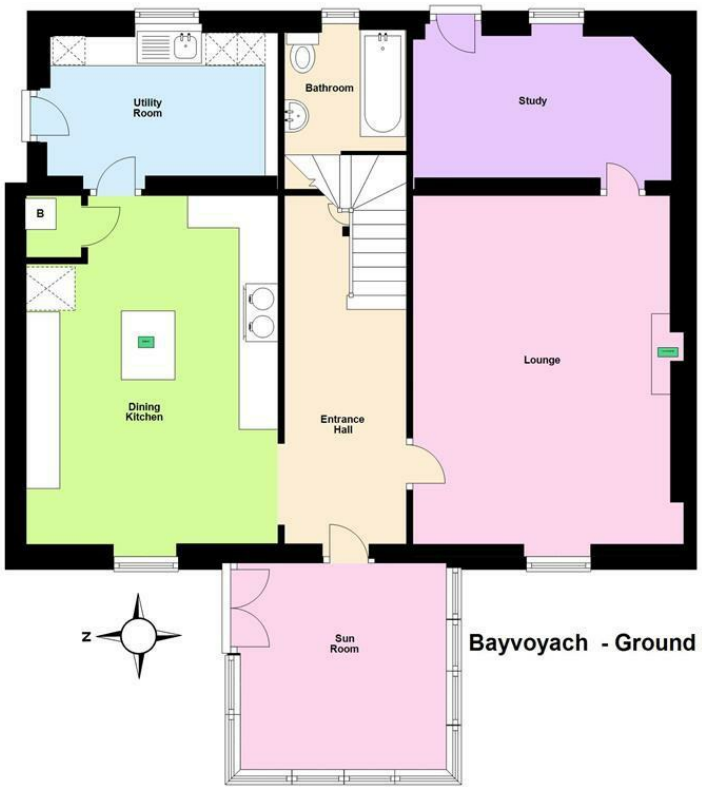
Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

Viewings by appointment

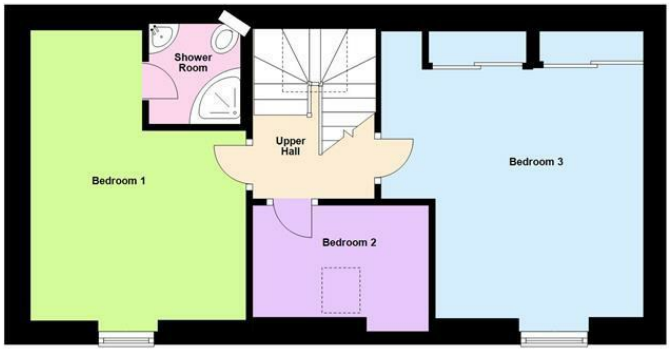
Please note that viewings are strictly by appointment.
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention 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.

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

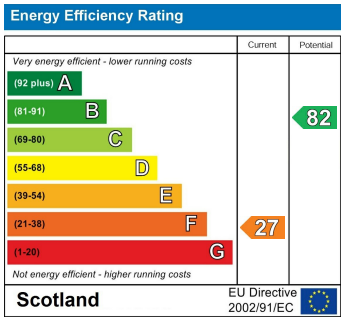


Bayvoyach - Ground Floor



First Floor

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



DIRECTIONS

From Brodick pier turn right and proceed north via the A841 coastal road passing through Corrie and Sannox, over to Lochranza and thereafter round to Catacol. On entering the village Bayvoyach is the fifth property on the left hand side, before the terrace of the 'Apostles.'
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CONTACT

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