



Kilmory Farm,
Kilmory,
Isle of Arran,
KA27 8PH



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

Four bedroom character home located in Kilmory



Nestled in the picturesque south end of the island, close to the village of Kilmory on the Isle of Arran, Kilmory Farm is a charming detached traditional stone built historic farmhouse set within substantial grounds extending to approximately ½ an acre. Dating from the early 19th century, this substantial property offers a versatile layout and scope for further development for those seeking a tranquil lifestyle in a stunning rural environment.

Kilmory Farm would benefit from TLC throughout the property and grounds.

The property currently boasts four spacious reception rooms, providing ample space for both relaxation and entertaining. With four well-appointed bedrooms and three bathrooms, Kilmory Farm is perfect for families or those who enjoy hosting guests. The upper floor bedrooms enjoy wonderful views of the surrounding countryside and the sea, allowing you to appreciate the natural beauty of the Isle of Arran from the comfort of your home.

Set within half an acre of mature gardens, the grounds and property offer scope for further development and refurbishment. The property has retained many of its original features, adding to its character and charm, while also providing a canvas for personalisation.

Additionally, there is the option to rent extra land, offering further possibilities for those interested in gardening, farming, or simply expanding their outdoor space. Kilmory Farm is not just a home; it is a lifestyle choice, inviting you to embrace the beauty and tranquillity of island living. This property is a rare find and is sure to attract those who appreciate both history and the allure of rural life.

Porch

8'0" x 5'8"

The front door opens on to a quarry tiled porch and then the internal door opens from the porch into a hallway.

Entrance hallway

7'4" x 3'3"

To the left is a farmhouse style family kitchen and to the right the dining room with lounge beyond.

Dining room

14'10" x 14'9" overall

From the entrance hallway the formal dining room is to the right.

This beautiful room has pine panelled walls, exposed beam ceiling and stone chimney breast with log burner fireplace. One wall displays the original stone of the house. A charming curved stairway leads to the upper floor.

Lounge

27'11" x 15'4" overall

Through the door from the dining room is the spectacular lounge with its inglenook style floor to ceiling fireplace. An ornate wood burning stove forms a centrepiece of this wonderful room, while at the far end the gallery offers a place to relax and enjoy the views over the south of Arran to the sea and Kintyre beyond.

French windows give access to the garden.

Gallery

8'5" x 15'4" overall

Overlooking the lounge, the gallery takes in the impressive rural views over the gardens.

Kitchen

14'9" x 14'9" overall

A good sized farmhouse style kitchen is fitted with bespoke solid wood base and wall cupboards. The Rayburn provides two ovens and hob as well as heating the water and feeding the central heating. With ample space and the comfortable warmth of the oil fired Rayburn, the kitchen is ideal for cosy family living. The ceiling has exposed beams and the floor is a herringbone pattern of glazed tiles. Front and rear windows provide for a naturally light space. The kitchen is fitted with wall and base units, with plumbing and space for a washing machine.

Hallway

10'8" x 9'4" overall

Beyond the kitchen the central hallway provides access to the appended south facing garden room with power and water, it could be used as a utility room with space and plumbing for a washing machine.

A walk in larder is found under the stairs. The curved stairway provides access from the hall to the upstairs bedrooms and second bathroom.

Utility / shower room

9'0" x 5'5"

With power and water this room is under going renovations from being a utility room to a ground floor shower room.

Study

11'6" x 14'6" overall

Leading off the hallway is the study and on to the adjoining sun lounge.

Sunroom

19'4" x 19'2" overall

A splendid bright and spacious sun lounge/games room with south facing windows and a door to the garden. This is a beautiful room in which to relax and is also large enough to use as a family games room. There is a feature log burner and the pine panelled ceiling is a striking aspect of this. An archway opens on to a short passage with access to the shower room and WC to the left and on to the main ground floor bedroom.

Shower room

5'2" x 7'8"

An archway opens on to a short passage with shower room and WC to the left and on to the master bedroom with ensuite bathroom.

Bedroom 1

15'7" x 15'8" overall

This bedroom has built in wardrobes and dual aspect views across the gardens.

Ensuite bathroom

5'10" x 9'10"

The ensuite bathroom is partially tiled with a bath with mixer shower fitting over, basin, w.c. and bidet all in white.

Bedroom 2

15'0" x 11'8" overall

Double bedroom with camcile ceilings and a dormer window.

Family bathroom

7'10" x 12'1" overall

Family bathroom is fitted with a white suite and bath, benefiting from from a roof window.

Bedroom 3

11'5" x 14'11" overall

Twin bedroom, with roof windows and two doors one leading to the upper hall way and with steps up to bedroom 4.

Bedroom 4

12'9" x 15'11" overall

Stairs from the dining room lead up to bedroom 4 with dual aspect windows and a door through to bedroom 3.

Garage

16'10" x 18'3"

Spacious double garage / workshop with large floored attic space with roof ladder. Appended to the main house, the garage benefits from power and water.



Attic

Accessed via a roof ladder from the sun room the floored attic offers further scope for development.

Garden

The property has extensive grounds, split over two titles. It is approached via a pedestrian and vehicle entrance that opens on to a gravel drive with ample space for several vehicles to park and turn. Requiring some work, there is a substantial chalet style building left of the entrance, which is currently used for storage of garden equipment and which could also be used as an additional garage.

The sheltered and south facing gardens, laid mostly to lawns provide the keen gardener with a delightful, peaceful location in which to cultivate many different types of plant which thrive in the mild conditions. As well as the gardens there is a sizeable vegetable plot, area for soft fruits and a number of productive fruit trees. Historically, the gardens have been bountiful and productive, however it will involve some work to restore these to their former condition, which is all reflected in the asking price

Additional there is land to the south / south west side of the property which is currently available to lease at a peppercorn annual rent from with Arran Estates.

Services

Kilmory Farm is connected to mains water and electricity.

A Klargester system is installed within the property for drainage. It generally requires no regular maintenance.

The oil fired Rayburn range supplies central heating radiators and hot water in the main house, it also provides cooking facilities via a hob and two ovens. There is a fast and efficient back up electric cylinder for hot water. Central heating is supplied to the Sun room, Bedroom 1, Ensuite bathroom and Shower room by the oil fired boiler in the garage, with hot water being provided by a large electric eco boiler to take advantage of the free energy from the solar panels.

Multifuel stoves in the Lounge and Dining room, and a log burner in the Sun room are an additional and attractive feature to supplement the heating.

South facing photo voltaic panels generate an average of 3300 KWH of electricity per year. The present owners have found this more than sufficient to meet all electricity needs from April to October. In addition, an approximate income of approximately £1600 a year has been provided to the property owners via the Government sponsored 'Feed In Tariff' contract which runs until 2036.

Council Tax

The property is rated "F" band paying £2,739.49 including water in 2025/26.





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A little more information

Kilmory Farm has been for many years a well loved family home. It could equally be used as a holiday letting property or developed to form annexed living with a rental income, for those who would appreciate the many attractions of this peaceful and authentically rural part of Arran. Kilmory is a small village, which together with the adjacent hamlet of Lagg forms a vibrant community. There is a primary school with Early Years classes, village hall with active community club and café, the well known Lagg Hotel and the Lagg distillery nearby.

The nearest larger village is Blackwaterfoot, some 7 miles to the west and there you will find a general store, newsagent, garage and petrol station, the Kinloch Hotel, Shiskine 12 hole golf course with tennis courts, bowling green and a tearoom serving delicious meals and snacks.

The area around Kilmory offers many attractions. There are numerous walks and cycleways through beautiful forestry land on well maintained paths as well as over attractive farmland. Worthy of particular mention is the walk from the village hall through the bluebell woods via the 5000 year old Torrlinn cairn to Kilmory beach. Thought by many to be the finest hidden beach on Arran this long stretch of unspoilt sand and rock pools is a spectacular spot, with views to the Mull of Kintyre, Ailsa Craig and the Irish coast beyond. A very special place.

For wildlife enthusiasts there is much to enjoy; sealife, rare wild birds and animals such as otters, and red squirrels. And, of course, the rest of Arran is also there to enjoy.

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///squaring.regulate.retrieve

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



DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the B880 String Road towards Blackwaterfoot. After nine miles bear left at the T – Junction and travel south through Corrieravie, Sliderry and Lagg. When leaving Lagg proceed for a further half mile where there is a track on the left hand side signposted 'Kilmory Farm'. Take this narrow track and travel for approximately 200 metres, bearing right and Kilmory Farmhouse is on the right hand side.

CONTACT

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KILMORY FARM FIRST FLOOR



TOTAL AREA: APPROX. 330.3 SQ. METRES (3555.5 SQ. FEET)

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 74 |
| (39-54) | E | 45 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| Scotland | | EU Directive 2002/91/EC | |

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ISLAND OWNED & RUN SINCE 1990