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The Location BLACKWATERFOOT

The west coast of Arran is far less developed than the east, and the largest settlement on it is the small village of Blackwaterfoot, overlooking Drumadoon Bay. Arran’s west coast is characterised by long pebble beaches of predominantly very light grey rock, and by wonderful and intriguing views across the Kilbrannan Sound to the Kintyre peninsula. The most striking features in the view are the island of Sanda, off Kintyre’s southern tip, and the island of Davaar, guarding the entrance to Campbeltown Loch. Further north on this, the less inhabited side of Kintyre, is the fishing village of Carradale.



BLACKWATERFOOT IS FORMED BY A COLLECTION OF BUILDINGS FOCUSED ON BLACKWATERFOOT HARBOUR, WHICH IN TURN, IS WHERE THE CLAUCHAN WATER DROPS OVER NATURAL ROCK WEIRS AND FLOWS UNDER A STONE BRIDGE INTO THE SEA. ACTUALLY, YOU NEED TO LOOK QUITE HARD TO FIND THE HARBOUR ITSELF. ARRAN HAS A TENDENCY TO GO IN FOR TINY HARBOURS, JUST BIG ENOUGH FOR TWO OR THREE VERY SMALL BOATS: AND THIS IS A TYPICAL EXAMPLE, BARELY VISIBLE EVEN FROM THE VILLAGE’S MAIN CAR PARK THAT NEIGHBOURS IT.

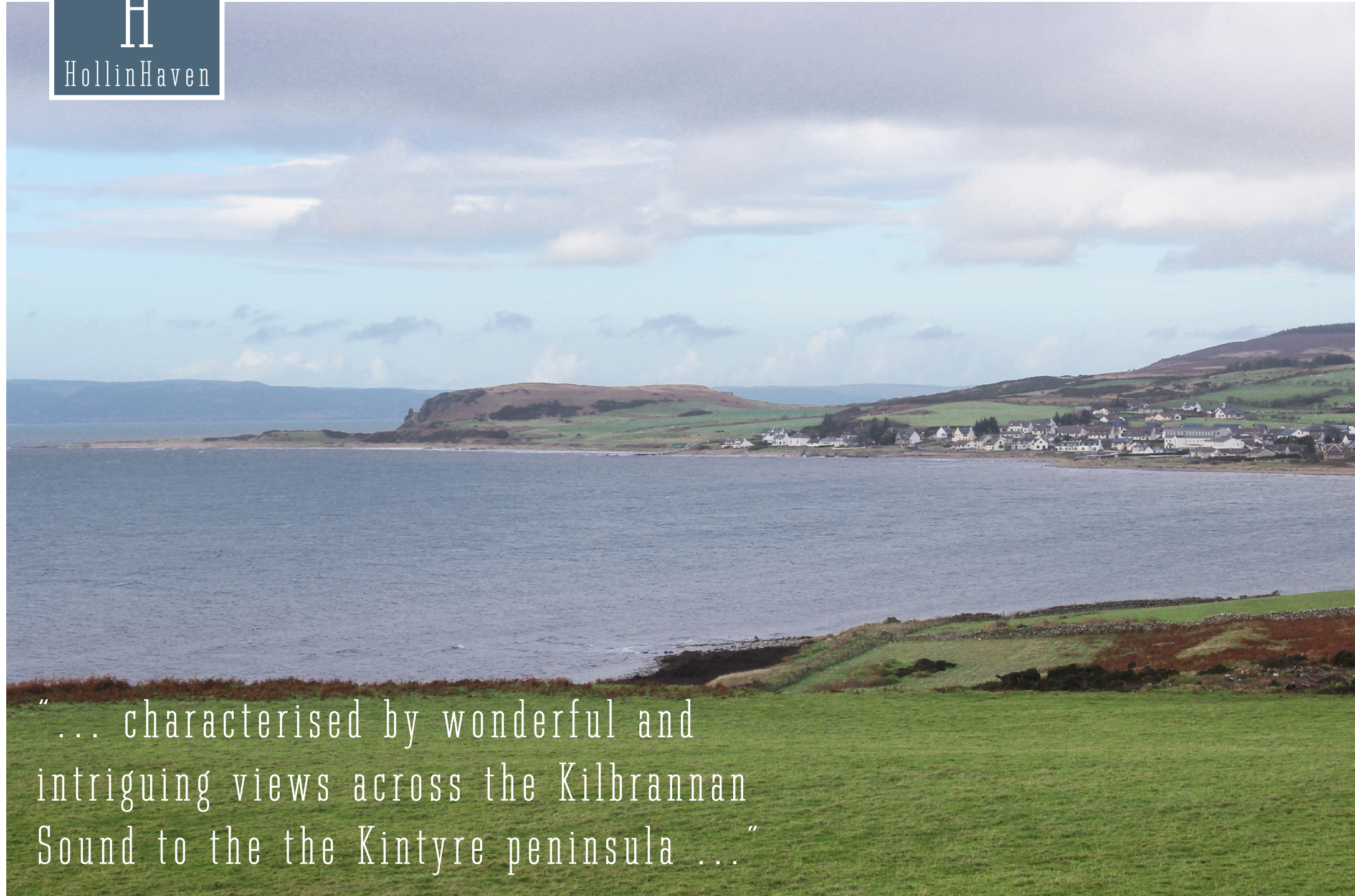
Besides the small selection of shops and other tourist facilities, Blackwaterfoot is also home to one of the larger hotels on Arran, in the form of the Kinloch Hotel, overlooking the sea next to the harbour and enjoying the views over to Kintyre.

North of Blackwaterfoot, the main road north leaves the coast for a few miles. In doing so, it bypasses Drumadoon Point, home to the remains of an Iron Age fort. Further north on the coast, is a feature known as the King’s Cave. According to some accounts, this is the place where Robert the Bruce encountered the spider

whose efforts convinced him to try again: and thereby changed the course of Scottish history. According to others, the incident happened elsewhere: or it might have simply been an invention of Sir Walter Scott in the early 1800s.

Drumadoon Point is home to the unique, 12-hole, Shiskine Golf Club. This was founded in 1896 as a 9-hole course. Work to expand it to 18 holes had only just been completed when the First World War intervened, and 6 of the holes fell into disuse. The course at Shiskine is regarded by many as being amongst the best 100 courses in the UK.





“... characterised by wonderful and intriguing views across the Kilbrannan Sound to the the Kintyre peninsula ...”



THE MAIN ROAD AROUND THE ISLAND REGAINS THE COAST NORTH OF BLACKWATERFOOT AT TORMORE. CLOSE BY IS MACHRIE MOOR, ACCESSED BY A FARM TRACK. THE MOORLAND HERE IS HOME TO A REMARKABLE COLLECTION OF STONE CIRCLES, HUT CIRCLES AND STANDING STONES, LARGELY DATING BACK TO THE NEOLITHIC AND BRONZE AGES. IF YOU HAD VISITED MACHRIE MOOR FOUR THOUSAND YEARS AGO, YOU WOULD HAVE FOUND YOURSELF IN ONE OF THE MOST IMPORTANT PREHISTORIC CENTRES ANYWHERE IN THE UK.

As the land climbs to the north of the Machrie Water, another stone circle can be found close to the main road at Auchagallon, offering especially good views over the Kilbrannan Sound. If views are your thing, then a final prehistoric site in the area is worth a look. Kilpatrick Dun represents the slight remains of a stone construction on high ground to the south of Blackwaterfoot, and the climb to it gives superb views over the village.

Blackwaterfoot lies at the western end of the “String Road” built across the centre of Arran in 1817 by Thomas Telford, the other end emerging just to the north of Brodick on Arran’s east coast. A little way inland from Blackwaterfoot, is Arran’s only non-coastal village, Shiskine. Of particular interest here is St Molios Church.







“... beautiful, stylish,

HOLLINHAVEN IS ONE OF THE MOST INDIVIDUAL, EYE CATCHING PROPERTIES IN THIS PRETTY HARBOUR VILLAGE, WHICH HAS ONE OF THE MOST BEAUTIFUL POSITIONS ON THE ISLAND AND ENJOYS VIEWS OVER THE KILBRANNAN SOUND TO THE MULL OF KINTYRE AND TOWARDS IRELAND..

This three bedroom, detached villa has been imaginatively designed to maximise the natural light that pervades this enviable location, constructed during the 1970's and was professionally extended (double storey to side aspect) around 2010. Internally, the property has been comprehensively redecorated and modernised in recent years and now offers versatile and flexible family accommodation, formed over two substantial levels, with the main living accommodation on the upper level to enjoy the magnificent outlook. This fantastic family/holiday home has easy access to the beach and all of the local amenities are within a very short (level) stroll.

A free-flowing approach to the internal space ensures that this family/holiday home combines liveability with elegance. The current owner has used high-quality fittings and finishes to create a house that is the last word in sophistication and taste. Once inside this home, you will be able to reach out and touch quality and craftsmanship, no matter what room you are in. The property is surrounded by gardens of around a third of an acre, which make the most of the stunning position. There is a driveway (with turning section) to the side aspect, providing off-road parking for a number of vehicles, which leads to a double width detached garage (power and light). The gardens are well stocked and have been exceptionally well maintained. For those with green fingers, there is a greenhouse attached to the rear of the garage, a rockery and raised planters. The gardens are the perfect spot for a lazy summer's day.

impressive ...”





“... one of
the most
beautiful
positions
on the
island ...”



View from the driveway





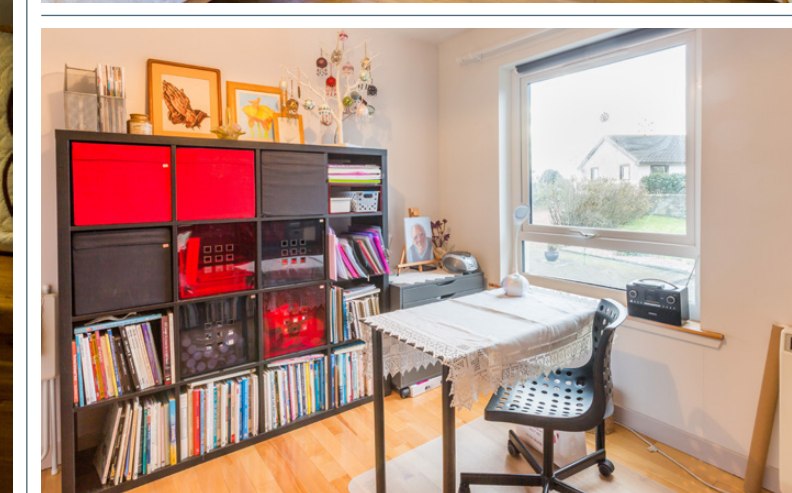
“... live life to the full and to enjoy with friends and family ...”

ACCESS CAN BE GAINED FROM A FEATURE WOODEN VERANDA TO THE WELCOMING HALLWAY, WHICH ALLOWS ACCESS TO BOTH THE LOWER AND UPPER LEVELS. THE ENTIRE LOWER LEVEL OFFERS THOUGHTFULLY PLANNED SLEEPING ACCOMMODATION, WITH TWO DOUBLE BEDROOMS, A FAMILY BATHROOM AND A LOWER HALLWAY WITH TWO STORAGE CUPBOARDS.

The bright and spacious master bedroom (two bedrooms converted into one) is the last word in luxury and has a rear facing window. Both rooms have ample space for additional free standing furniture if required and have use of the family bathroom suite.

The utility room offers a separate space for the essential laundry (space for washing machine and tumble dryer) and the storage of outdoor clothing and wellingtons! There is further space for an upright fridge freezer and an under counter freezer. A door opens from here into the rear garden.





"... imaginatively
designed to
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natural light ..."



Utility Room



Shower Room, accessed via Library/Family Room





Lounge



Upper Landing

FROM THE RECEPTION HALLWAY, THE STAIRCASE TAKES YOU TO THE UPPER LEVEL, WHICH IS THE PERFECT ZONE FOR ENTERTAINING. THE LANDING IS CURRENTLY BEING USED AS AN INGENIOUS STUDY AREA. A HANDY CLOAKROOM/WC IS ALSO LOCATED OFF THE LANDING.

The immediately impressive lounge is a stunning spot to spend a summer's evening, watching the ever-changing waters and has been used for this purpose on many an occasion. The log-burning stove is the key focal point of the room. Access is gained from here to the library/family room, which will be popular with all members of the family. This room benefits from similar views to that of the lounge.



Library/Family Room

STAIRS LEAD DOWN FROM THE LIBRARY/FAMILY ROOM TO A DOUBLE BEDROOM AND PARTLY TILED SHOWER ROOM.

This zone has been designed to be independent and might suit a teenager or elderly relative requiring a level of privacy. It would also be ideal for those wanting to obtain an income from Airbnb or similar. The lower hallway has a personal door opening to outside allowing for separate access.



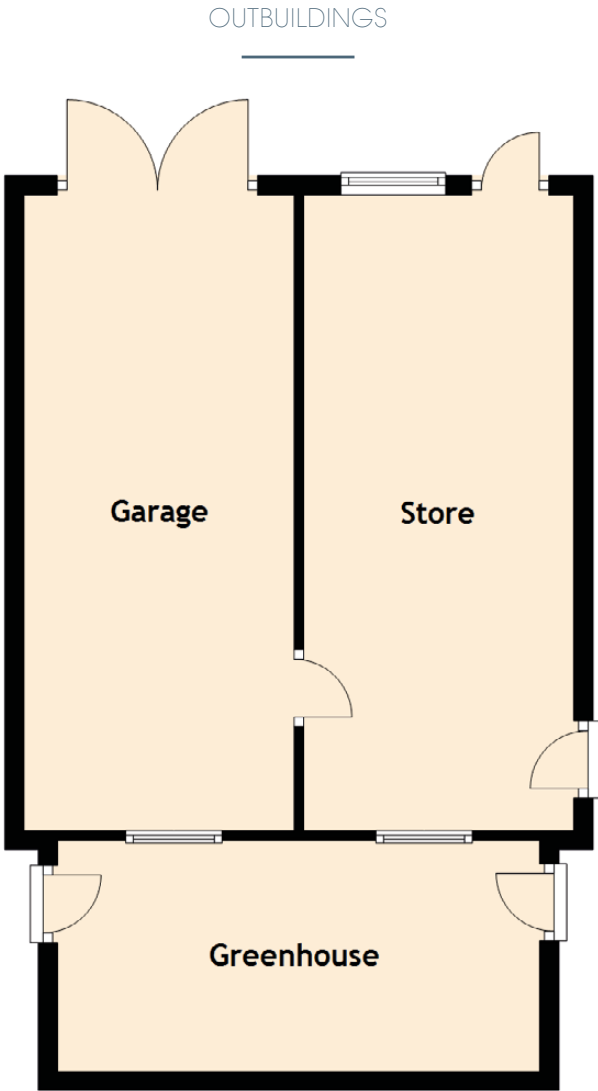


THE DUAL ASPECT KITCHEN/DINER IS A SPACE CONDUCIVE TO THE MODERN CONCEPT OF OPEN-PLAN ENTERTAINING.

There is space for a freestanding cooker and fridge, along with an integrated dishwasher, which ensures the smooth lines and workability of the quality kitchen. There is ample space in the dining area for a table and chairs for more informal gatherings and views of both the sea and the countryside can be enjoyed from this zone.

The specification includes electric heating and mostly double glazing for additional peace of mind and comfort.

Specifications: Floor Plan & Dimensions



APPROXIMATE DIMENSIONS
(TAKEN FROM THE WIDEST POINT)

LOWER LEVEL	
Master Bedroom	5.00m (16'5") x 3.00m (9'10")
Bedroom 2/Office	3.00m (9'10") x 2.80m (9'2")
Bathroom	3.00m (9'10") x 1.50m (4'11")
Utility	3.00m (9'10") x 2.80m (9'2")
Bedroom 3	4.40m (14'5") x 2.80m (9'2")
Shower Room	2.40m (7'10") x 2.00m (6'7")
UPPER LEVEL	
Lounge	4.90m (16'1") x 3.00m (9'10")
Library/Family Room	5.00m (16'5") x 4.50m (14'9")
Kitchen/Diner	5.00m (16'5") x 3.00m (9'10")
WC	1.80m (5'11") x 0.90m (2'11")
OUTBUILDINGS	
Garage	6.60m (21'8") x 2.80m (9'2")
Store	6.60m (21'8") x 2.80m (9'2")
Greenhouse	5.00m (16'5") x 2.40m (7'10")

GROSS INTERNAL FLOOR AREA (M²): 135m²

EPC RATING: D



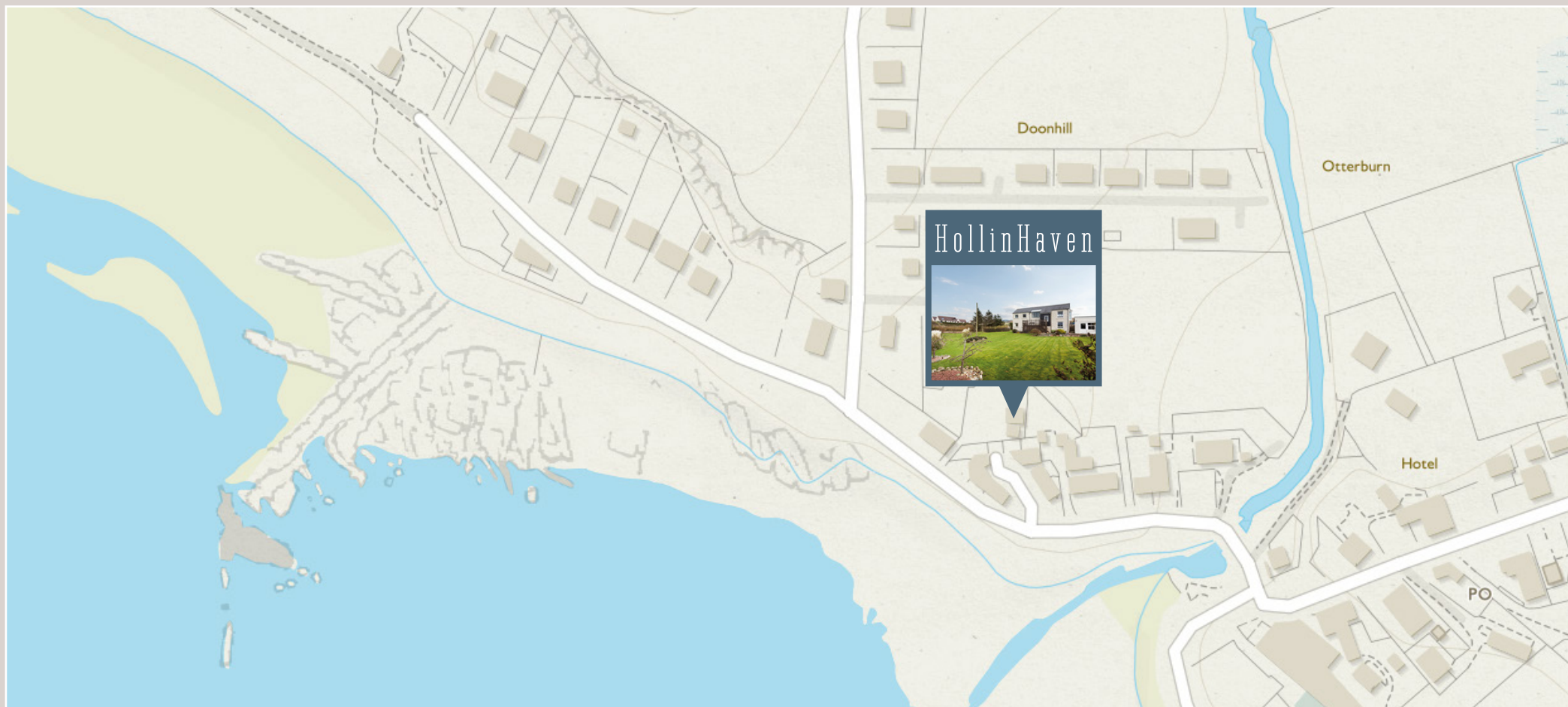


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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