

# Ferry Road Cottage

Millport | Isle of Cumbrae | North Ayrshire

**Galbraith**



# Detached country cottage with stunning views over the Firth of Clyde.



Millport 1.9 miles    Largs 2.5 miles (by ferry)    Glasgow 35 miles (by ferry)

(All distances are approximate)

**About 0.27 acres.**

**Offers Over £370,000**

2 Reception Rooms. 4 Bedrooms. Conservatory. Bathroom. Shower Room.

Beautiful elevated sea views.

Garage, summer house and wood store.

Tranquil location.

Lovely mature gardens.

## Galbraith

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## Situation

Ferry Road Cottage is situated in a superb elevated position on the Isle of Cumbrae, North Ayrshire with spectacular sea views across the Firth of Clyde to Largs, Fairlie and Skelmorlie.

A beautiful and peaceful island, the Isle of Cumbrae is situated about a mile off the Scottish mainland, in the Firth of Clyde off Scotland's verdant west coast. There are two Isles of Cumbrae, with the Isle of Great Cumbrae being the larger of the two with the town of Millport as a popular holiday destination dating back to Victorian times. The Isle of Cumbrae (also known as Great Cumbrae) is approximately 4 miles long and 2 miles wide and a circumference of about 10 miles. Wee Cumbrae is a separate island to the south and is privately owned. Millport has a good selection of local facilities available including primary schooling with secondary schooling and supermarket shopping is available in Largs.

It is a short ferry trip (about 10 minutes) from Largs with a regular ferry service in the summer months. Largs is a most attractive renowned seaside resort, which retains local character and charm whilst having a considerable range of amenities. The town has many attractions, including the Vikingar Centre, which celebrates the town's historic Viking connections, together with a swimming pool and fitness suite. Nearby is the world famous Nardini's ice-cream parlour and café. Other local attractions include Largs Yacht Haven with Scotts Bar and Restaurant. Kelburn Castle and Estate (1.4 miles) has a wide range of activities including mountain biking, adventure courses and the Kelburn Glen waterfall and deep gorge walks.

From the top of the island there are stunning views towards Mount Stewart on the Isle of Bute, the beautiful Cowal Peninsula and the hills of Loch Lomond and the Trossachs National Park and on the mainland. The Isle of Cumbrae provides an excellent range of interesting walks and is particularly popular for cycling and water sports. The Inner Circle Walk (11.4km) is a superb elevated walk which takes you to the highest point of the island where the Glaid Stone is situated. Situated in Millport is the Cathedral of the Isles, The Cathedral, designed by William Butterfield, is reputed to be the smallest in Britain. At Keppel Pier, the University Marine Biological Station has a small museum and aquarium which is open during the holiday season. The former National Watersports Centre on the island is currently being re-developed into a luxury leisure facility, featuring glamping pods.

Largs has a train link to Glasgow and beyond whilst the popular Ayrshire coastal towns are also easily accessible. From Largs, Prestwick Airport and Glasgow Airport are easily reachable, about 27 miles and 22 miles distant respectively.

## Description

Built of stone and slate on one and a half storeys, the original cottage was previously extended to create a spacious 4/5 bedroom property. There are magnificent views over The Firth of Clyde towards the Ayrshire coastline. The property has been partially refurbished by the present owner to include additional insulation, replastering, some replacement windows, new internal doors, photovoltaic panels, new bathroom and shower room. On the first floor, two new dormer windows have been replaced with aluminium windows to maximise the natural light flooding in complete with exterior larch cladding.

Steps lead to the front entrance hall which leads to the cosy sitting room with dual aspect windows and wood burning stove. There are two bedrooms on the ground floor, the master bedroom is characterised with a stone wall feature and inset sink. There is a spacious shower room equipped with large walk-in shower, sink and w.c. The kitchen/dining room has fitted floor and wall units, Everhot range cooker, integrated oven with microwave and double sink. A conservatory connects the kitchen to the private gardens, with French door to the sheltered patio seating area. On the first floor, there are 3 additional coombed bedrooms together with family bathroom with freestanding bath, w.c. and sink. Heating is provided from a combination of electric oil filled radiators, wood burning stove and Everhot range cooker.



## Accommodation

Ground Floor: Living Room, Sitting Room/Bedroom 2, Bedroom, Kitchen/Dining Room, Conservatory, Shower Room.

First Floor: 3 Bedrooms, Bathroom.

## Garden (and Grounds)

There are delightful mature garden grounds at Ferry Road Cottage. There is an area of lawn to the front and sides of the property with beech hedging, shrubs provide colour through spring and summer including azaleas, rhododendrons, cherry laurel, Japanese Acer, fuchsia, silver birch and an apple tree. The rear gardens are elevated with a lovely sheltered patio leading out from the conservatory.

A brick garden path leads to the summer house (about 3.35m x 3.27m), situated in an elevated position with glorious views overlooking the Firth of Clyde. There is a rock garden providing hardy plants for low maintenance with a block paving seating area from which to enjoy the beautiful views. To the north, Ferry Road Cottage overlooks a delightful stream and shelterbelt of woodland.

There is a garage (about 6.72m x 6.64m) with adjoining wood store (about 6.08m by 3.56m).

## Renewable Energy

Our client has installed solar panels together with battery storage which provide an income and/or reduce the energy costs for the house.

### Tenure

Freehold

### Local Authority

North Ayrshire Council

### Council Tax

Band D

### EPC

F24

## Services

Mains water and electricity | Private drainage to septic tank | Electric oil filled radiators | FTTC (Fibre To The Cabinet) is available | Mobile coverage

## Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>. There is no history of the property at Ferry Road flooding.

## Directions

From Glasgow follow the M8 for Glasgow Airport before leaving the M8 at Junction 29 signposted Irvine A737. At the Roadhead Roundabout (about 8 miles) take the 3rd exit onto the A760 for Lochwinnoch. Follow this road to Largs. On reaching Largs turn right onto Irvine Road (A78) leading on to Main Street. Follow this road and take a left just before the seafront and follow this road round to the ferry terminal.

When you exit the ferry terminal on the Isle of Cumbrae, turn left. At the next fork, turn right and proceed up the hill. Ferry Hill Cottage is then on the right hand side at the bend.





Conservatory



Bedroom



Landing



Bedroom



Bathroom

## Solicitors

Shepherd and Wedderburn, 9 Haymarket Square, Edinburgh EH3 8FY

## Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

## Viewings

Strictly by appointment with the Selling Agents.

## Anti Money Laundering (AML) Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

## Health & Safety

Appropriate caution should be exercised at all times during inspection.



## Ferry Road Cottage, Millport, Isle of Cumbrae



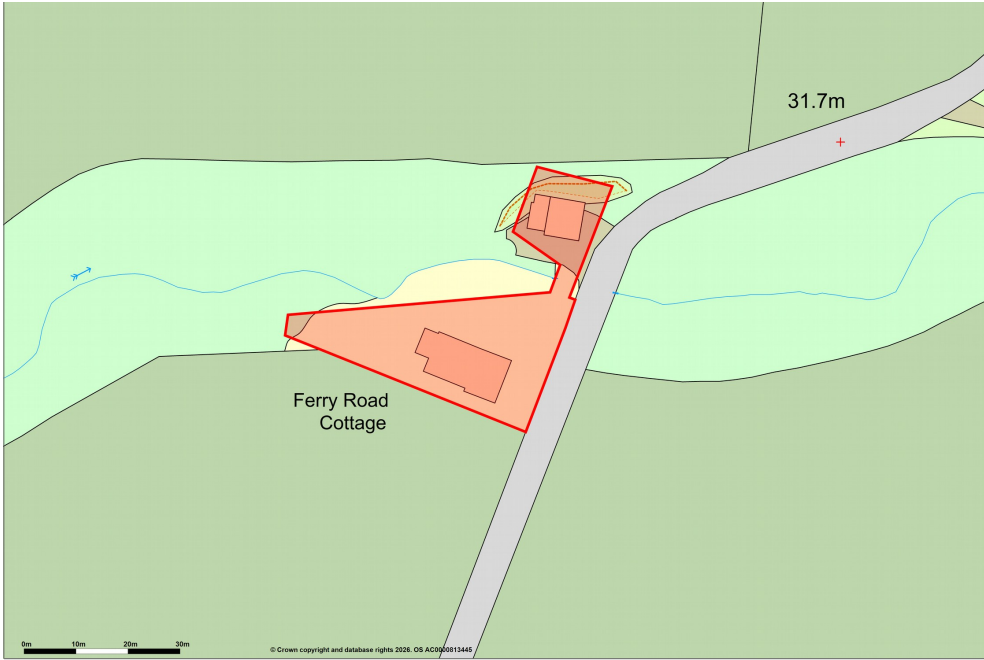
**Approx. Gross Internal Floor Area 2124 sq. ft / 197.36 sq. m**

Illustration for guidance only, measurements are approximate, not to scale.

Produced by Elements Property

**Important Notes** 1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2026.







**Galbraith**