



REDFIELD FARMHOUSE

Twynholm, Kirkcudbright, DG6 4PW



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

REDFIELD FARMHOUSE

Twynholm, Kirkcudbright, DG6 4PW

Castle Douglas 7 miles, Kirkcudbright 5 miles, Stranraer 44 miles, Dumfries 22 miles, Carlisle 57 miles

A GENEROUS WELL-PRESENTED FARMHOUSE ALONG WITH A TRADITIONAL COURTYARD STEADING AND GRAZING Paddock SITUATED IN A PICTURESQUE AREA OF DUMFRIES & GALLOWAY

- WELL-PRESENTED FOUR BEDROOM FARMHOUSE
- TRADITIONAL COURTYARD STEADING
- GRAZING Paddock (ABOUT 4.79 ACRES)
- DEVELOPMENT POTENTIAL
- FARMHOUSE EPC – E (50)

IN ALL ABOUT 5.81 ACRES (2.35 HECTARES)

VENDORS SOLICITORS

Mr G Dunlop
Turcan Connell Solicitors
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE
Tel: 0131 228 8111



SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



INTRODUCTION

Redfield Farmhouse is conveniently located within the stunning Stewartry area of Dumfries and Galloway, on the periphery of Twynholm Village which is adjacent to main A75 trunk road. Redfield Farmhouse lies approximately 7 miles west of Castle Douglas and about 5 miles North of Kirkcudbright in an attractive rural location offering privacy and seclusion, yet well within easy reach of major commuting links.

Redfield Farmhouse is a very well-presented traditional Stewartry dwellinghouse, occupying an elevated site with views over the stunning surrounding countryside and benefits from bright and airy living accommodation. The property has been extremely well-maintained and with the addition of a conservatory, offers all the comforts of modern-day family living.

Along with the farmhouse is a traditional steading arranged in a classic courtyard shape. In the past these buildings have been very well-maintained over the years and mainly been utilised for general storage, but could well be converted into stables or such like. In addition, they could also have development potential for change of use to residential dwellings, however any interested party would need to make their own enquiries in this respect with Dumfries & Galloway Council (www.dumgal.gov.uk/planning)

The grazing paddock amount to about 4.79 acres and would lend itself to any equestrian or other small scale agricultural uses.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy and where the area has been relatively unscathed by modern industry.

Local services including hotels, primary schooling and a village shop can be accessed at the nearby village of Twynholm. All essential services are found in the busy harbour town of Kirkcudbright or Castle Douglas (The Food Town).

Kirkcudbright is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists and is known as the 'Artist's Town' as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town, with both being highly regarded and Redfield falls within the catchment area.

Castle Douglas (The Food Town), forms the heart of the Stewartry area and offers all essential services with a comprehensive range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops and craft outlets.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine 18 hole courses, the closest being at Kirkcudbright. The Solway Firth is a popular yachting destination and Scotland's only 'Blue Flag' marina is located adjacent to Kirkcudbright Harbour.

DIRECTIONS

From Castle Douglas take the A75 towards Twynholm. About a quarter of a mile to the west of Twynholm village is a road signposted to Glengap. Follow this road for about half a mile and Redfield is on the right-hand side (as indicated on the Location Plan that forms part of these particulars)

METHOD OF SALE

The property is offered for sale by private treaty as a whole

GUIDE PRICE

Offers for Redfield Farm are sought **in excess of £410,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE



REDFIELD FARMHOUSE

Redfield farmhouse is a traditionally built two storey Stewartry farmhouse. The property has been extremely well-maintained, is in walk-in condition and offers stunning views across the open countryside.

The accommodation is arranged over two floors and briefly comprises:

GROUND FLOOR

- **Rear Entrance Porch**
- **Inner Hallway**
With cloakroom off.
- **Cloakroom**
With WC, WHB, respatex clad.
- **Kitchen**
With window to the side, range of fitted floor and wall units, plumbed for dishwasher / automatic washing machine, electric halogen hob.





- **Sitting Room / Family Room**
With large wood burning stove set in feature fireplace, Display alcove with cupboards below, window to the rear, built-in storage cupboards.
- **Central Hallway**
Large bright hallway with stairs off to first floor and walk-in pantry, understair cupboard.
- **Dining Room**
With large bay window to the front providing uninterrupted views, wood burning stove, built-in cupboards.

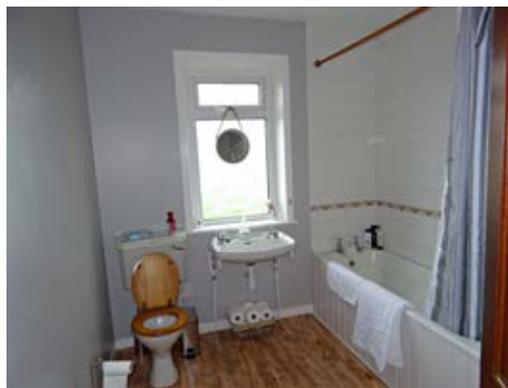


- **Lounge**
With large bay window to the front, wood burning stove, display alcove with cupboards below, doors off to the conservatory.
- **Conservatory**
With French doors to raised patio area.



FIRST FLOOR

- **Mid-Landing**
With window to the rear.
- **Upper Landing**
Large, bright upper landing with window to the front and two large built-in cupboards.
- **Double Bedroom 1**
With window to the rear.
- **Double Bedroom 2**
With window to the side.
- **Family Bathroom**
With WC, WHB, bath with shower over, built-in cupboards.

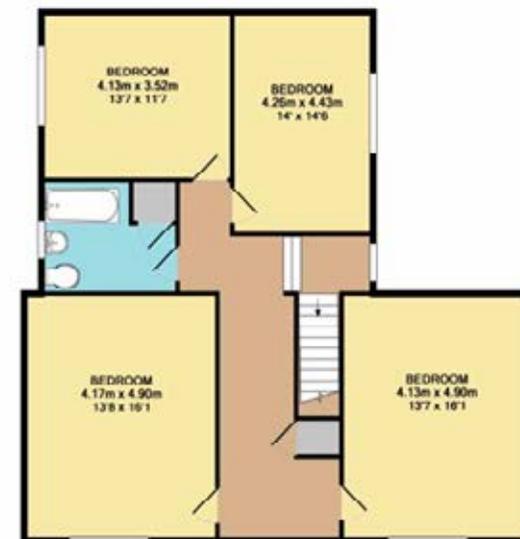


- **Double Bedroom 3**
With window to the front.
- **Double Bedroom 4**
With double aspect windows.

Floor Plan



GROUND FLOOR



1ST FLOOR

While every attempt has been made to ensure the accuracy of the floor plan contained herein, responsibility is taken for any error, omission, or misstatement. This plan is for business purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or whether to use the plan.
Made with Metronix 2010

OUTSIDE

Garden grounds to the front of the farmhouse, which are mainly laid down to lawns with a raised patio area to the side. To the rear is a large hard standing area providing parking for several vehicles.

SERVICES

- Mains water
- Mains electricity
- Private drainage
- Oil fired central heating system
- The telephone is installed subject to the normal BT regulations.

COUNCIL TAX

Redfield Farmhouse: Band E

THE TRADITIONAL FARM STEADING

Redfield Farmhouse benefits from a well-maintained traditional courtyard steading, which are mainly of stone-built construction under slated roofs. As stated earlier, we are of the view that these buildings could well have residential development potential given that the conversion of traditional farm buildings to residential dwellings (change of use), is consistent with the Dumfries & Galloway Council's present structure and local plans. **Prospective purchasers are advised to make their own enquiries in this respect.**





THE GRAZING PADDOCK

To the northwest of the farmhouse, an area of good quality grassland has been identified and will be fenced off between points 'A' & 'B' on the sale plan, which forms part of these particulars.

The land equates to about 4.79 acres, is down to grass and has been utilised for agricultural purposes. Please note, there are no BPS Entitlements available with this land.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor Mr G Dunlop, Turcan Connell, for a definitive list of burdens subject to which the property is sold.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared October 2019

Sale Plan

About : 2.352 ha (5.811 acres)



