

KIRKCHRIST FARMHOUSE

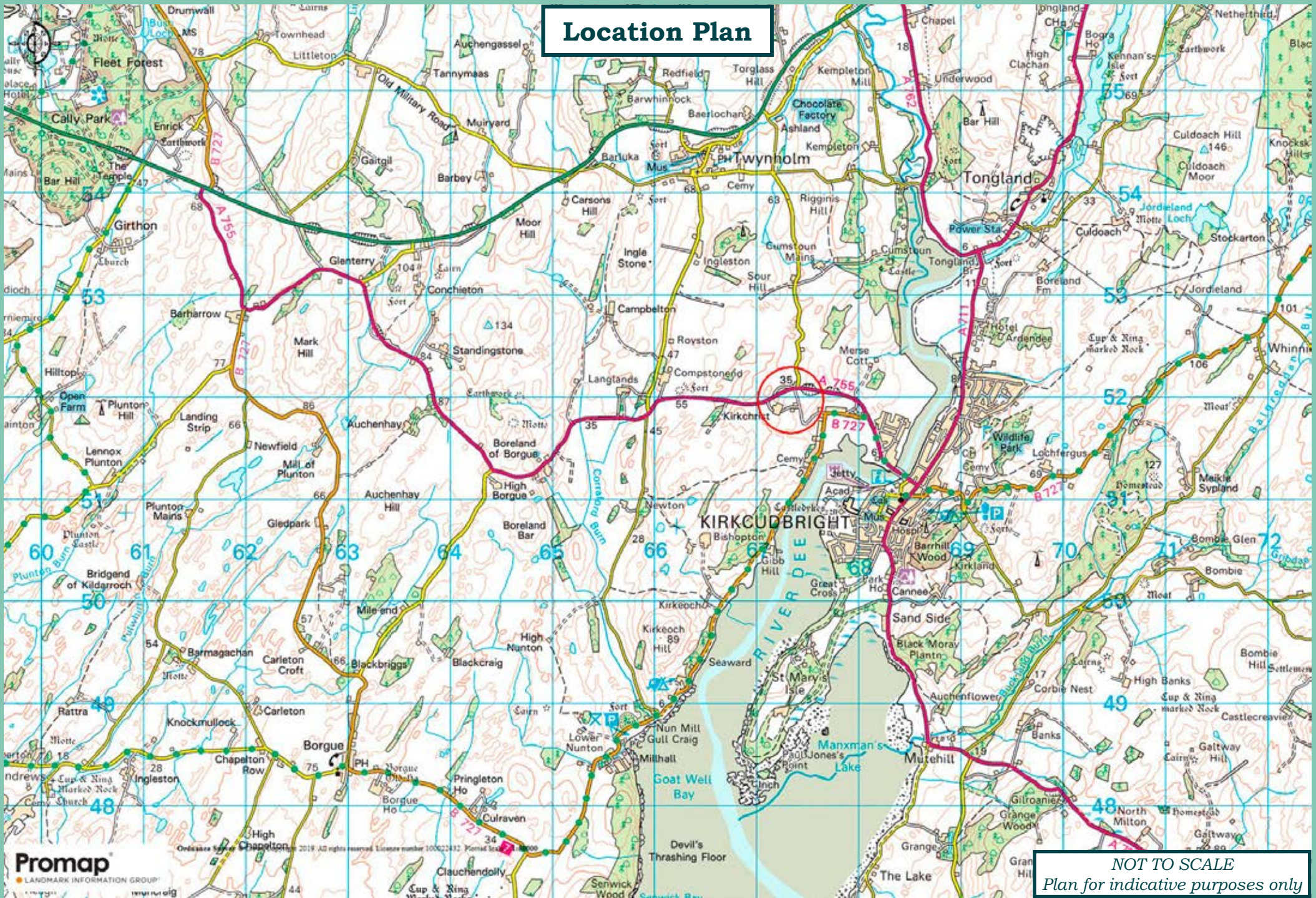
Kirkcudbright, Dumfries & Galloway, DG6 4SB



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

KIRKCHRIST FARMHOUSE

Kirkcudbright, Dumfries & Galloway, DG6 4SB

Kirkcudbright 1 mile, Castle Douglas 10 miles, Dumfries 27 miles, Carlisle 64 miles

AN EXCEPTIONAL FORMER FARMHOUSE REFURBISHED TO AN EXTREMELY HIGH STANDARD SITUATED IN IDYLIC RURAL SURROUNDS WITHIN EASY REACH OF KIRKCUDBRIGHT

- STUNNING RECENTLY RENOVATED FIVE / SIX BEDROOM FARMHOUSE
- ELEVATED POSITION WITH PICTURESQUE OPEN VIEWS
- MATURE LANDSCAPED GARDEN GROUNDS
- BRICK BUILT OUTBUILDING / STUDIO
- CONVENIENTLY LOCATED TO MAJOR ROAD NETWORKS
- EPC – C (70)

IN ALL ABOUT 1.98 ACRES (0.80HA)

VENDORS SOLICITORS

Brazenall & Orr
104 Irish Street
Dumfries
DG1 2PB
Tel: 01387 255695



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

Kirkchrist is conveniently located only 1 mile from the 'Artist Town' of Kirkcudbright and some 10 miles southwest of the 'Food Town' of Castle Douglas in Southwest Scotland.

Kirkchrist Farmhouse has been refurbished to an extremely high standard, incorporating all features for modern day living. The current owners have dedicated two years bringing this former dated farmhouse back to life, including exceptional décor throughout. A list of some of the major works undertaken can be found later on within this brochure.

Kirkchrist farmhouse is in truly walk-in condition offering diverse, comfortable family living accommodation. The dwellinghouse occupies a private elevated site with views across the open countryside, River Dee, Kirkcudbright Harbour and the town of Kirkcudbright Kirkchrist is surrounded by its own mature garden grounds and benefits from a brick built outbuilding, which could be utilised for a number of uses. The property is situated in a sought-after semi-rural location, yet within easy driving distance of major road networks

All essential services are found in the busy harbour town of Kirkcudbright, which 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 Old Culdoach falls within the catchment area.

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. The area has been relatively unscathed by modern industry.

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 Kirkcudbright take the A755 signed Gatehouse of Fleet, follow this road for about 1 mile and Kirkchrist Farmhouse is located on the left-hand side down a single track lane then taking a right, as indicated on the location plan which forms part of these particulars.

METHOD OF SALE

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

GUIDE PRICE

Offers for Kirkchrist Farmhouse are sought in excess of: £380,000

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

KIRKCHRIST FARMHOUSE

This exceptional refurbished farmhouse is of traditional stone construction set under a slated roof. The accommodation is arranged over 2 floors and briefly comprises:

GROUND FLOOR

- **Front Entrance Hallway**
A large bright entrance hallway with a window to the side, accessed via the new Rockport external door.
- **Sitting Room**
With wood burning stove set in feature fireplace, shelved alcove with cupboards below, window to the front.



- **Central Hallway**
A spacious central hallway with stairs off to first floor.
- **Inner Hallway**
Leading to boiler room.
- **Shower Room**
With large standalone shower cubicle, WHB, WC, tiled floor with underfloor heating.



- **Living Room**
A lovely bright room with open fire set in a new bespoke fireplace, patio doors to the part completed raised patio, shelved alcove.







- **Dining Room**
With wood burning stove, picture window to the front, large walk-in cupboard.



- **Family Room / Day Room**
With wood burning stove, underfloor heating, patio doors to outside.
- **Kitchen**
Fitted contemporary kitchen with quality induction hob, extractor fan, oven, combination microwave oven, integrated fridge/freezer and dish washer, granite worktops, sink with modern rinsing tap, underfloor heating, window to the side, door off to inner hallway and former maids quarters.

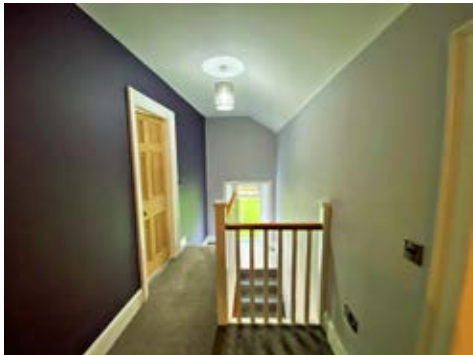


- **Rear Hallway**
With stairs off to former maids quarters, large walk in cupboard.
- **Utility Room**
With window to the side.
- **Vestibule / Rear Porch**
With window to the side, Rock port stable door to outside.
- **Boot Room**



FIRST FLOOR

- **Mid-Landing**
With picture window to the side.
- **Spacious Upper Hallway**
- **Double Bedroom 1**
With large window to the front.
- **Single Bedroom 2**
With window to the front, feature fireplace.



- **Family Bathroom**
Large replica clawfoot bath with shower over, WC, WHB, heated towel rail, partially tiled walls, tiled flooring.



- **Master Bedroom 3 (En-Suite)**
With window to the front, en-suite off.
- **En-Suite**
His and hers sinks set in individual units with drawers below, large corner shower cubicle, WC, heated towel rail, wall mounted bathroom storage cupboard.



- **Double Bedroom 4**

With window to the side, built-in cupboard.

- **Former Maids Quarters**

The former maids quarters are made up of two individual rooms.

Room one is a bright spacious area with a wood burning stove set in a feature fireplace, shelved alcove and shower room off. The shower room contains a standalone shower cubicle and a WHB.

Room two is located across the rear landing and has built-in wardrobes along one wall and a wood burning stove. This whole area has the potential to be completely self-contained and could have potential for extended family living or development of an Airbnb or such like.

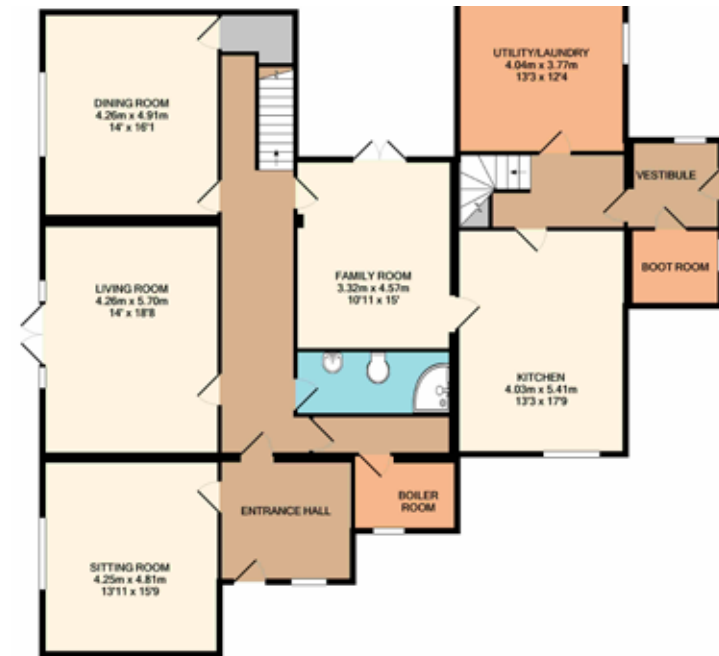


SERVICES

- Mains water and electricity
- Private drainage
- Partial underfloor heating
- Fully double glazed
- Oil fired central heating
- The telephone line is installed subject to the normal BT regulations.

OUTSIDE

Kirkchrist Farmhouse is surrounded by its own mature garden grounds, mainly laid down to lawns with mature trees and shrubs. To the front of the farmhouse is a raised patio area, which is still to be completed and to the rear exists a brick-built outbuilding, which could be utilised for a number of uses. A mains water pipe has been connected to the front of the property within the garden grounds, giving the opportunity for any potential purchaser to erect a summerhouse, garage or such like.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their compatibility or efficiency can be given.
Made with Metropac 02210



SOME OF THE RENOVATION WORKS CARRIED OUT SINCE 2017

- Complete new central heating system throughout, radiators fitted with TRV's
- 3 zone underfloor heating in the kitchen, day room and downstairs bathroom all individually thermostatically controlled
- Completely rewired throughout, with wired smoke alarms & new alarm system
- Chrome plug sockets and light switch fittings throughout
- New UPVC windows and patio doors throughout
- Rockport front and back doors
- All downstairs floors insulated and concreted
- The walls in all rooms and floors insulated 1 Inch chipboard covering all wooded floor boarding for extra insulation and sound proofing
- New balustrades and banister rails to main staircase
- Entire house completely plaster boarded, plastered and painted, with new skirtings throughout
- 1 new coal fire and 5 wood burners
- Fitted contemporary kitchen with quality induction hob, extractor fan, oven, combination microwave oven, integrated fridge/freezer and dish washer, granite worktops. Kitchen appliances under warranty until May 2022
- Carpeted throughout, mainly with 80/20 carpet
- Mains water supply connections



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, **Brazenall & Orr** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band F

HOME REPORT

A home report can be downloaded direct from our website www.threaverural.co.uk/property

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

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 form the date of entry until paid.

GENERALLY

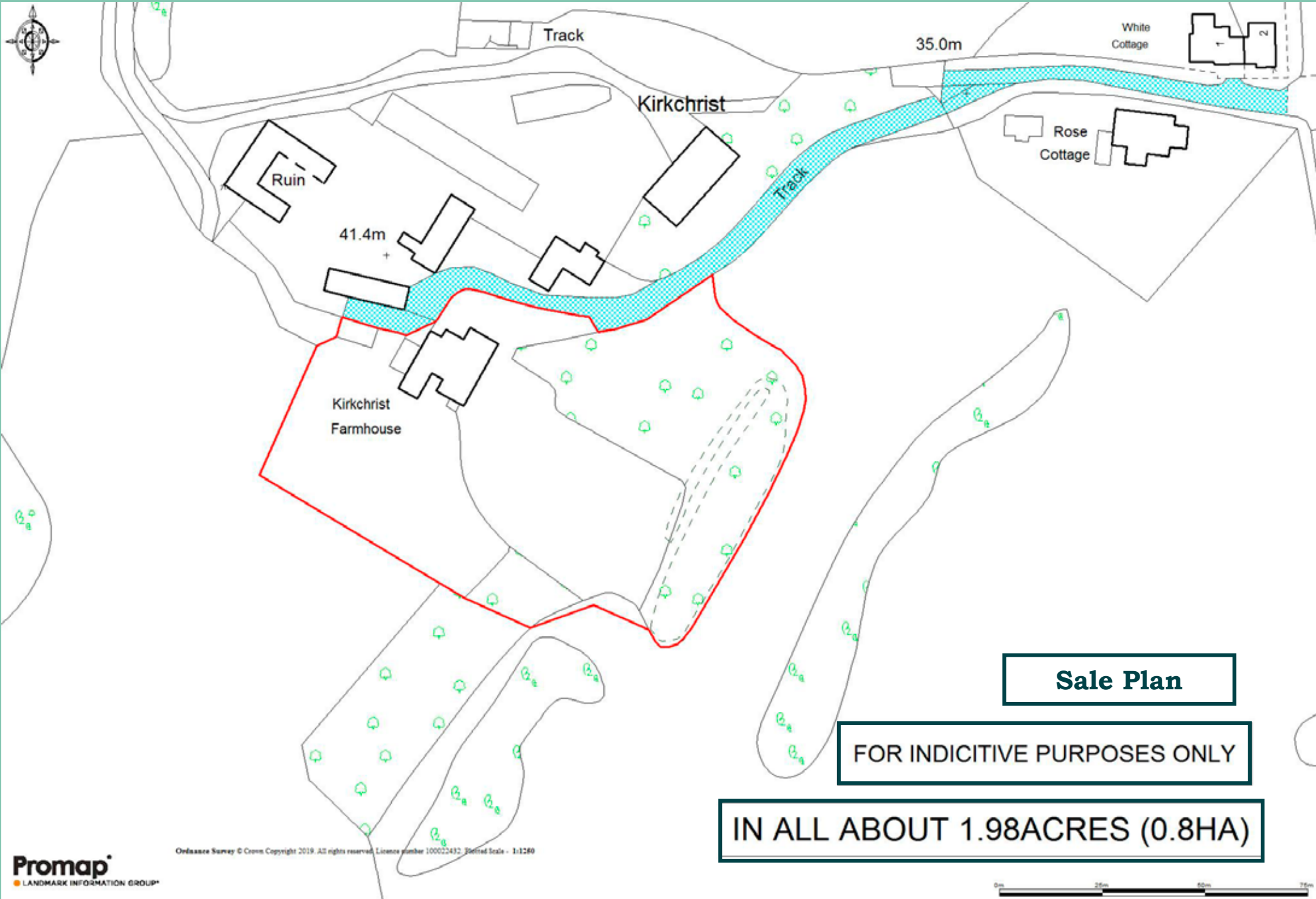
Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

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 December 2019



Sale Plan

FOR INDICATIVE PURPOSES ONLY

IN ALL ABOUT 1.98ACRES (0.8HA)



KIRKCHRIST FARMHOUSE

