

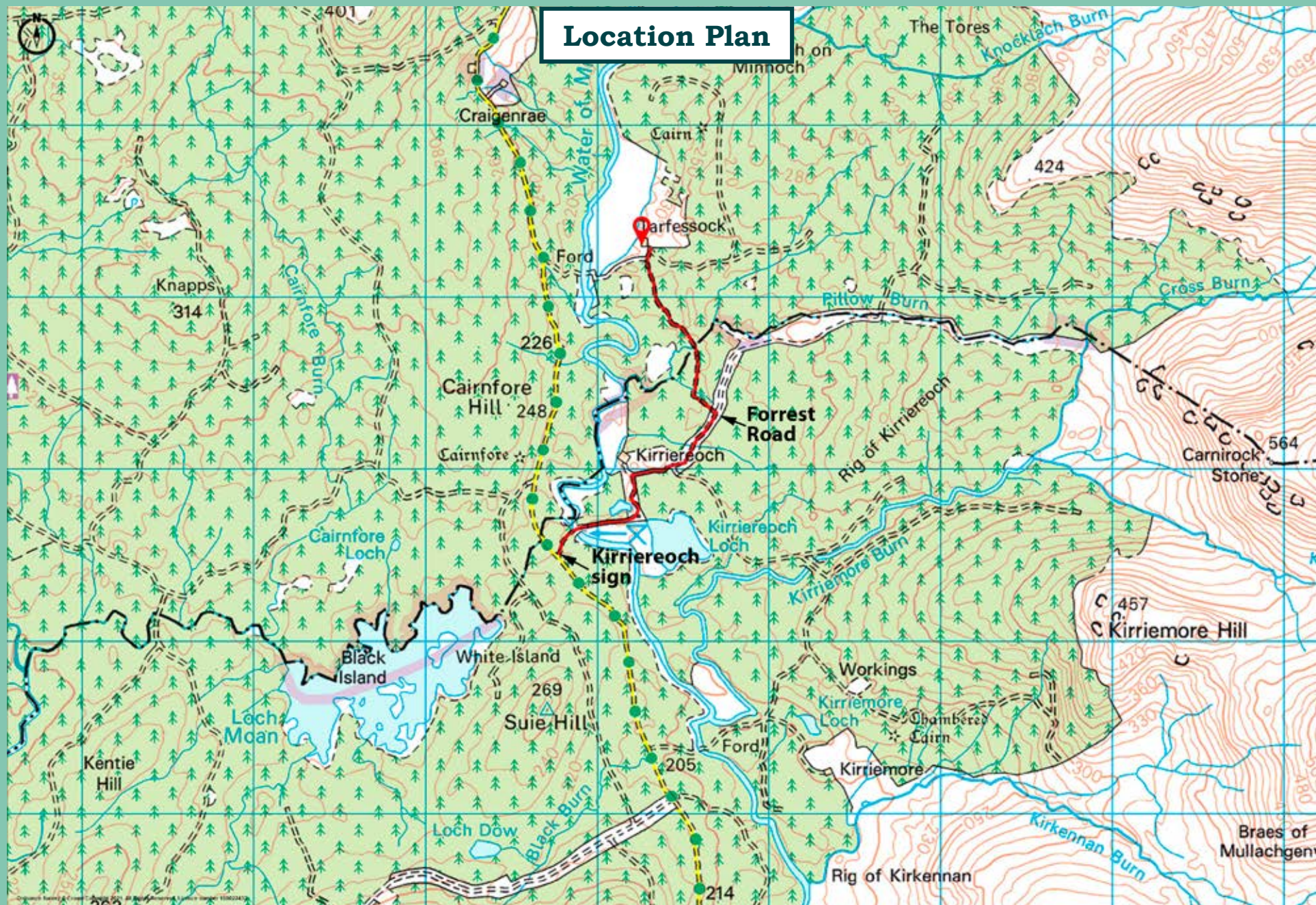
TARFESSOCK

Glentrool, Newton Stewart, DG8 6TB



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



TARFESSOCK

Glentrool, Newton Stewart, DG8 6TB

Straiton 12 miles, Newton Stewart 17 miles, Ayr 26 miles, Glasgow 63 miles

A UNIQUE OFF-GRID TRADITIONAL GALLOWAY COTTAGE SITUATED IN A QUIET SECLUDED LOCATION IN THE HEART OF THE GALLOWAY FOREST PARK NEAR GLENTROOL

- OFF-GRID THREE BEDROOM DWELLING (REQUIRES FULL REFURBISHMENT)
- TRADITIONAL OUTBUILDINGS WITH ONE BENEFITTING FROM CHANGE OF USE
- SITS WITHIN ABOUT 1.83 ACRES OF FORMER GRAZING LAND
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Mr Peter Matthews
A B & A Matthews
Bank of Scotland Buildings
Albert Street
Newton Stewart
Tel: 01671 404100



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

Tarfessock is a unique property nestled within a quiet and secluded location in the heart of the Galloway Forest Park at Glentroot and benefits from stunning views over the surrounding woodland and countryside. Tarfessock is of traditional Galloway construction and does require full refurbishment, however, the current owners have partially rewired, installed new plumbing to include a new oil-fired boiler, installed multi-fuel stoves and partially connected a new private water supply. Tarfessock could be developed into a lovely family home with huge potential for smallscale agricultural, equestrian or tourism enterprises.

A feature of Tarfessock is the traditional farm buildings, with one having permission for alterations and change of use to a dwellinghouse. Any interested party wishing to pursue this should make their own enquiries with South Ayrshire Council in this respect. (planning ref: 17/00046/APP - <https://www.south-ayrshire.gov.uk/planning/>) The property extends in total to about 1.83 acres to include the areas occupied by the dwellinghouse, farm buildings, access tracks, etc.

Glentroot is within the Galloway Dark Sky Park (the UK's 1st official Dark Sky Park) with the nights providing spectacular star gazing, benefitting from little light pollution and provides fantastic observation potential for the amateur astronomer. Glentroot Village benefits from a visitor centre, camping and holiday park and local pub. This is a fantastic area for walking, mountain and loch pursuits with cycling being a feature of the area with 7Stanes mountain bike trail centre.

The nearest local services can be found at the pretty conservation village of Straiton, about 12 miles distant from the property. Straiton has local village amenities and a well-regarded primary school. A wider range of services are available at Newton Stewart, which is an important market town, with the main street punctuated by a series of attractive buildings. Newton Stewart is also the hub for the large rural area of Wigtownshire and as such, offers a wide variety of shops, services and businesses, providing visitors and local people alike with a friendly, personal service. Other amenities include a modern health centre, cottage hospital, secondary schooling, cinema and a swimming pool/sports centre.

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 country 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, fishing and cycling.



DIRECTIONS

From Newton Stewart travel north on the A714, turning right for Glentrool. Continue past the village for another 5 ½ miles and turn right on to the forest road at the Kirroeroch Forest sign. Continue on this track for approximately 1 mile and take a left-hand fork on the forest road and Tarfessock is located about ¾ of a mile along this road, as indicated on the location plan which forms part of these particulars.



Promap
LANDSCAPE INFORMATION

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License number: 10001212
Printed scale: 1:50,000. Date: 1/11/11

METHOD OF SALE

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

GUIDE PRICE

Offers for Tarfessock are sought in excess of: £150,000

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

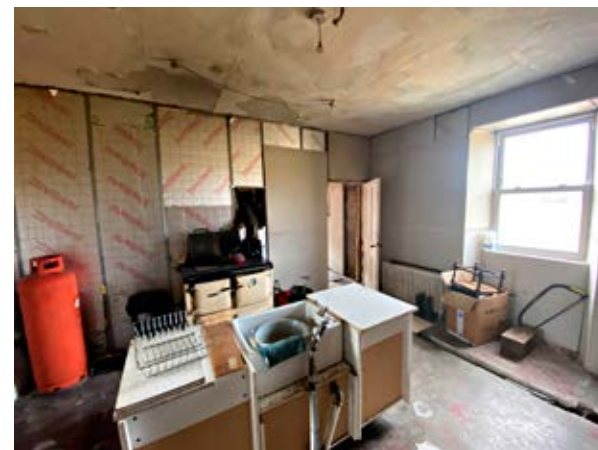


PARTICULARS OF SALE

Tarfessock is of traditional construction set under a slate roof with the accommodation arranged over two floors. Given that the property requires full refurbishment we have listed the rooms below, which the current owners were working towards, however, the property could lend itself to different configurations.

GROUND FLOOR

- Front Entrance Porch
- Kitchen
- Bathroom 1
- Bathroom 2
- Living Room
- Dining Room
- Central Hallway
- Sitting Room
- Bedroom 1



FIRST FLOOR

- Bedroom 2
- Bedroom 3
- Bathroom 3



SERVICES

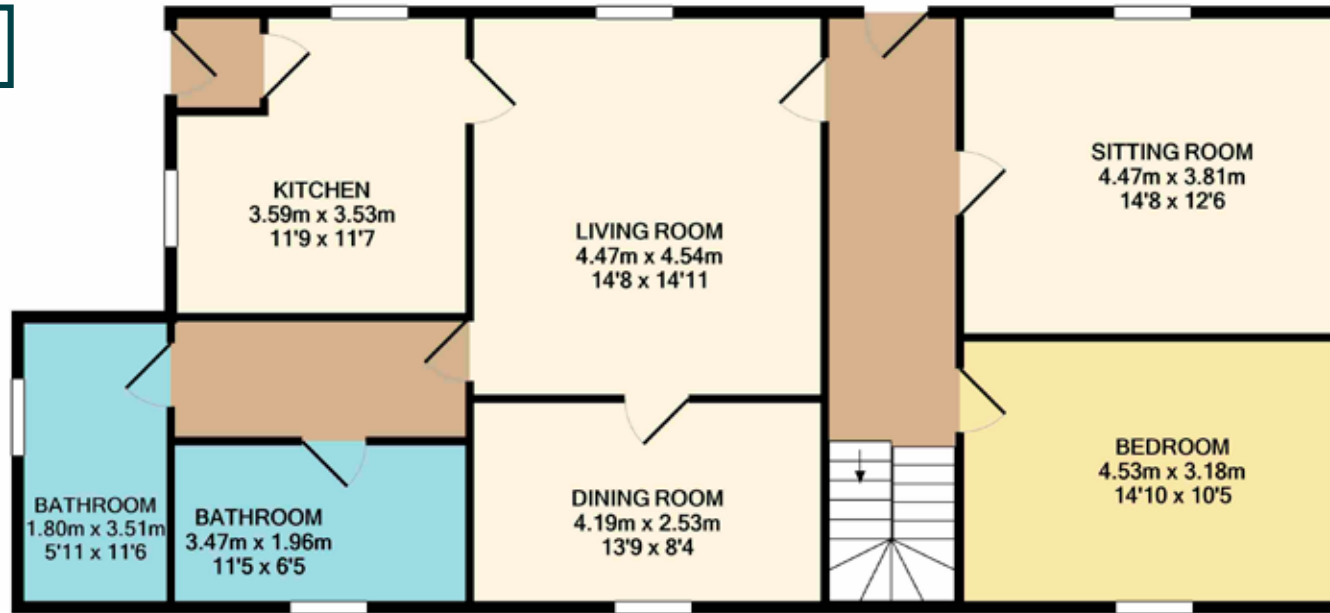
- Private water and drainage.
- Partially connected solar panels (not fixed)
- Backup generator
- Multi-fuel stoves
- The telephone is installed subject to normal BT regulations

THE GROUNDS & OUTBUILDINGS

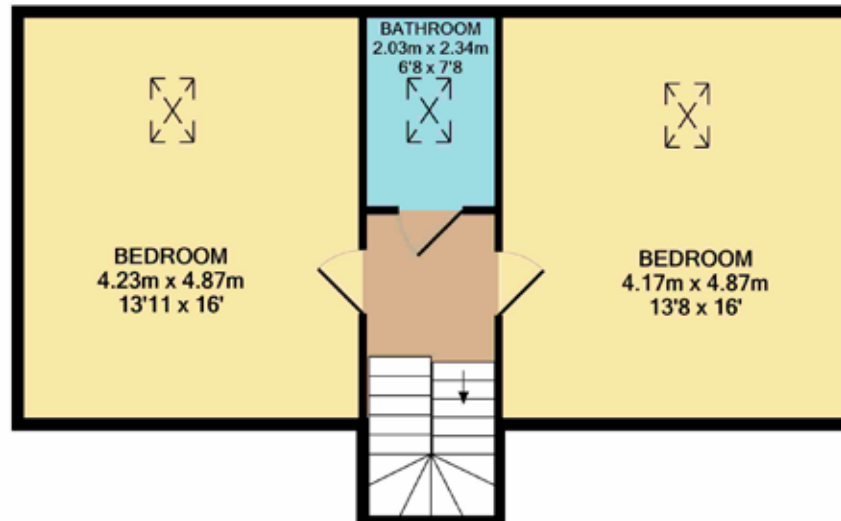
Tarfessock is enclosed within its own grounds, in total amounting to about 1.83 acres. There are a range of traditional stone outbuildings and as mentioned earlier, one benefiting from change of use to a residential dwelling. At present, these buildings are utilised for general storage of logs, machinery, etc. and there is also a useful corrugated pole barn.



Floor Plan



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 of 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 operability or efficiency can be given.
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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 Peter Matthews** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band C

HOME REPORT

Given that the property is uninhabitable in its present condition and also that the property is being sold as a whole, there is no requirement for the sellers to produce a Home Report.

INGOING

There are no ingoing claims affecting the property.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge. The sporting rights are in hand.

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 April 2021

