



HIGH DRUMMORE FARMHOUSE

Mill Street, Drummore, Stranraer, DG9 9QL



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan



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HIGH DRUMMORE FARMHOUSE

Mill Street, Drummore, Stranraer, DG9 9QL

Drummore 1 mile, Stranraer 17 miles, Newton Stewart 34 miles, Dumfries 81 miles, Glasgow 104 miles

A COMMANDING SPACIOUS FARMHOUSE SET ON A STUNNING ELEVATED SITE OVERLOOKING LUCE BAY AND THE SURROUNDING COUNTRYSIDE

- EXTENSIVE ACCOMMODATION OVER TWO FLOORS
- GENEROUS MATURE LANDSCAPED GARDEN GROUNDS
- GRAZING Paddock AMOUNTING TO ABOUT 3 ACRES
- PICTURESQUE RURAL BUT ACCESSIBLE LOCATION
- DEVELOPMENT POTENTIAL
- WITHIN CLOSE TO MAJOR ROAD NETWORKS
- EPC RATING – E (44)

IN ALL ABOUT 3.16 ACRES (1.279 HECTARES)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Mr Iain Murray
JHS Law
8 Bank Street
Dumfries
DG1 2NS
Tel: 01387 739000



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

High Drummore Farmhouse is situated on a stunning elevated site overlooking Luce Bay.

The farmhouse benefits from its own driveway leading to ample off-road parking for several vehicles. The property is surrounded by its own generous, mature garden grounds and benefits from a grazing paddock of about 3 acres, which presents the opportunity to undertake smallscale agricultural, equestrian or tourism-based industries. There also exists two static caravans within the grounds, which have in the past been utilised for holiday accommodation.

High Drummore Farmhouse offers generous family living accommodation set over two floors and albeit the property does require some updating and modernisation, it presents a blank canvas for any potential purchasers.

Local services by way of primary schooling, village shops, hotels, restaurants, etc. are available at Drummore and Sandhead Villages. The regional centre of Stranraer is located about 17 miles from High Drummore Farmhouse and offers all the essential services, comprehensive range of leisure facilities, supermarkets, a retail park, ice rink, sports centre and a modern medical centre. Secondary education is available at the Stranraer Academy.

Drummore is a relatively unknown and unspoiled holiday destination. High Drummore Farmhouse is surrounded by a stunning backdrop of spectacular Scottish scenery. Only a short drive from the property, The Mull of Galloway seascapes are as dramatic as they are beautiful. Surrounded by stunning scenery, historical sites, nature reserve, visitor attractions and beautiful gardens warmed by the Gulf Stream

This region of Scotland is noted for its spectacular coastline, magnificent hills and forests. For the outdoor enthusiast the area provides a vast range of leisure opportunities including game, coarse & sea fishing, shooting, sailing, cycling, golfing, wonderful walking and a wealth of beautiful gardens to visit.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan near Stranraer with the closest international airports of Prestwick and Glasgow being easily accessible.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for High Drummore Farmhouse are sought **in excess of: £375,000**

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

GROUND FLOOR ACCOMMODATION:

From the entrance hallway the generous accommodation includes a lounge, sitting room, dining room, office, kitchen / diner, utility room, walk-in pantry, shower room. From the kitchen there is access to a storeroom which leads to a large integrated garage / workshop. A feature staircase leads to the first-floor accommodation.



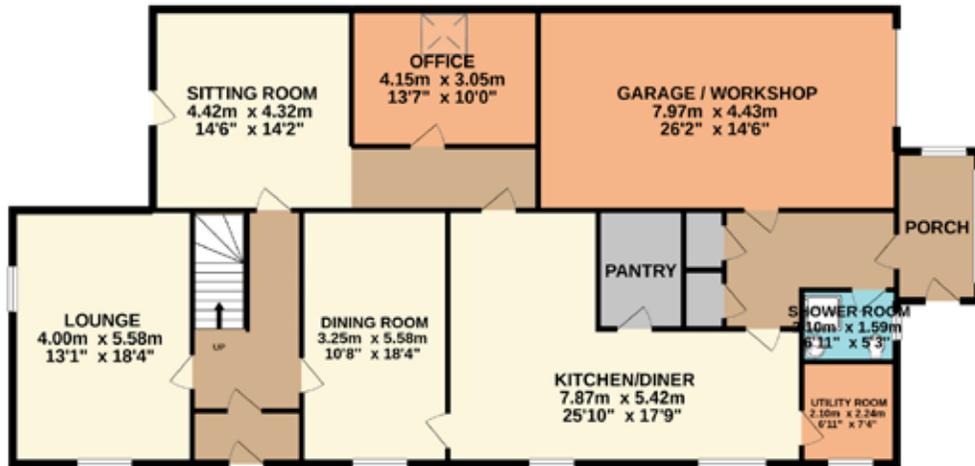
THE FIRST FLOOR

Again, very generous first floor accommodation providing five double bedrooms, one en-suite and a family bathroom. The views from some of the first-floor accommodation are stunning.



Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operability or efficiency can be given.

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SERVICES

- Mains water
- Private drainage
- A combination of oil fired and electric heating with wood burning stoves and open fires.
- The telephone line is installed subject to the normal BT regulations.

OUTSIDE

A driveway leads to off-road parking for several vehicles with garden grounds to the sides and rear. A feature of the property is the grazing paddock amounting to about 4 acres which have huge potential for equestrian, smallscale agricultural uses or a tourist-based enterprise. Two static caravans are located to the side of the property, which in the past have been utilised as holiday lets.

HOME REPORT

A Home Report can be downloaded direct from our website.



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). 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 Iain Murray, JHS Law** for a definitive list of burdens subject to which the property is sold. However, it should be noted that:

COUNCIL TAX

Band E.

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 legal system the sole selling agents will be pleased to offer guidance and explain the procedure.

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 and accordance with the relevant sections of the Consumer Protection Act 2008 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 November 2021

Sale Plan



