



HILL OF BURNS

Hill Street, Creetown, Newton Stewart, DG8 7HF



Location Plan



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Newton Stewart 7 Miles, Ayr 51 miles, Castle Douglas 24 miles, Dumfries 41 miles, Carlisle 75 miles

A COMMANDING LATE 18TH CENTURY CATEGORY 'B' LISTED BUILDING SET ON A STUNNING ELEVATED SITE WITHIN THE PRETTY GALLOWAY TOWN OF CREETOWN

- EXTENSIVE ACCOMMODATION OVER THREE FLOORS
- RETAINS MANY ORIGINAL FEATURES
- GENEROUS MATURE LANDSCAPED GARDEN GROUNDS
- PICTURESQUE RURAL BUT ACCESSIBLE LOCATION
- POTENTIAL FOR DEVELOPMENT OF A TOURIST BASED ENTERPRISE
- WITHIN CLOSE TO MAJOR ROAD NETWORKS
- EPC RATING – G(19)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Mr Peter Matthews
A B & A Matthews
37 Albert Street
Newton Stewart
DG8 6EG
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

Hill of Burns is situated in the village of Creetown occupying an elevated site with distant views towards the River Cree estuary and the surrounding countryside.

Hill of Burns dates back to the late 18th Century and at one time was run as a small country house hotel, which ceased trading in the early 1990's. Since then the property has been in private ownership and still retains many original features such as the projecting Roman-Doric tetrastyle porch, decorative cast iron radiators, eaves covings, original cupola, & cast iron insets to the open fires, some with the original tiles and surrounds. From the upper floors of parts of the living accommodation, there are distant views across the Cree Estuary and the surrounding countryside. The whole property does require some maintenance and would benefit from some cosmetic upgrading, however, provides a super blank canvas for many prospective purchasers.

Hill of Burns is approached by its own tarmac driveway opening up to ample parking to the front of the property. The dwelling is surrounded by its own large, landscaped garden grounds, which are mainly down to lawns, mature trees and shrubs with the whole property occupying about 3.24 acres. The property offers privacy and seclusion, yet within walking distance of the town amenities and major road networks.

The closest village to Hill of Burns is Creetown, which is a small seaside town about 7 miles from Newton Stewart. Creetown is a former fishing village that was founded in the 18th century. It formed one end of a ferry route that took pilgrims across the River Cree estuary to the shrine of St Ninian at Whithorn. Creetown is home to the award-winning Gem Rock Museum with its collection of gemstones, crystals, minerals, rocks and fossils. As the filming location for the classic movie *The Wicker Man*, Creetown enjoys cult status among movie buffs.

A wider range of services are available at Newton Stewart and 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. There are numerous golf courses in the local area, with the closest being within the town boundaries of Newton Stewart.

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 region are much improved with the A75 trunk road providing quick access from the South via the M6 and M74. The port of Cairnryan at Stranraer has direct links to Northern Ireland via the Stenna and P & O Ferries. The international airports of Prestwick and Glasgow are just over an hour's drive away.

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 Hill of Burns are sought in excess of: £450,000

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:

Upon entering through the Roman-Doric terastyle porch, a reception hallway with original covings and decorative cast iron radiators, the large formal sitting room to the right has three tall windows set in the bow end providing distant views across the Cree Estuary with another facing the front of the property. A large Dowling stove is set in the feature fireplace. The billiards room to the left still houses the full-size snooker table and an open fire is also set in a commanding feature fireplace.

From the reception hallway a glazed feature panel with opens up to the central hallway with the original sweeping staircase off to the first floor. Further ground floor accommodation includes a sitting room, large kitchen, galley kitchen, drawing room, utility room, cloakroom, and a staircase provides access to the cellar. Many original features can be seen on the ground floor accommodation.

THE FIRST FLOOR

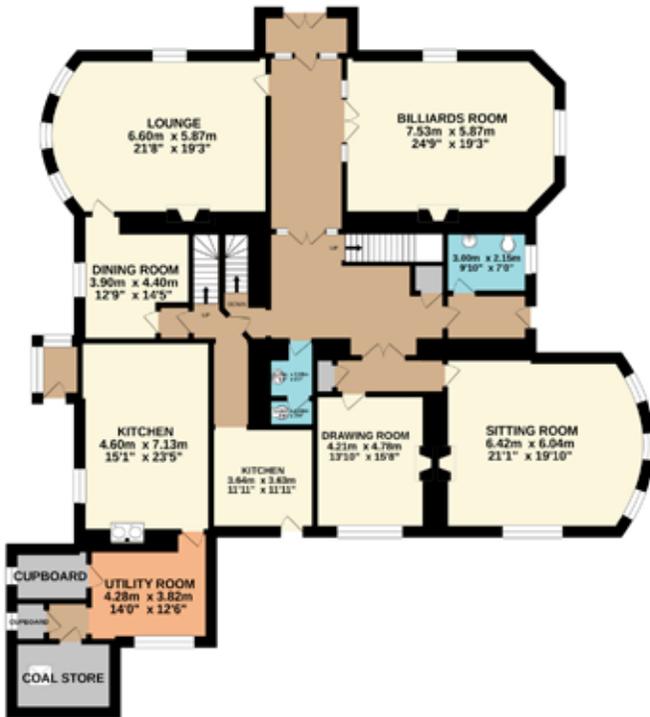
Many 1st floor rooms in later years were subdivided during conversion to hotel usage to give en-suite accommodation and staff quarters. Many original features such as fireplaces and covings are seen on the first-floor accommodation where there are eight bedrooms with some benefitting from en-suites with a further two bathrooms and a laundry room.





Floor Plan

GROUND FLOOR



1ST FLOOR



2ND 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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THE SECOND FLOOR

The second floor has three bedrooms with access to a further two loft rooms. Latterly these rooms were utilised for staff accommodation.

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

Hill of Burns sits within its own large mature garden grounds, which are made up of lawns, mature trees and shrubs. Historically Hill of Burns was the venue for croquet games and many local events took place in this once, very prestigious building. Given the nature of the grounds, they present huge potential for self-sufficient living or development of a tourist-based enterprise or such like.





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, **Peter Matthews, A B & A Matthews** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band G.

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 October 2021



