



CAIRNGARROCH FARMHOUSE

The Corner, Stoneykirk, Stranraer, DG9 9EQ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



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NOT TO SCALE
Plan for indicative purposes only

CAIRNGARROCH FARMHOUSE

The Corner, Stoneykirk, Stranraer, DG9 9EQ

Portpatrick 7 Miles, Sandhead 2.5 Miles, Stranraer 9 Miles, Ayr 59 Miles, Dumfries 73 Miles

A CHARMING DECEPTIVELY SPACIOUS DETACHED DWELLINGHOUSE OCCUPYING A GENEROUS PLOT LOCATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY ON THE RHINS OF GALLOWAY PENINSULAR

- TRADITIONAL SYMPATHETICALLY MODERNISED ONE AND HALF STOREY COTTAGE
- GENEROUS LANDSCAPED GARDEN GROUNDS
- RANGE OF TRADITIONAL BYRES (DEVELOPMENT POTENTIAL)
- BOX PROFILE AGRICULTURAL SHED (37ft x 20ft)
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- COUNTRYSIDE AND COASTAL PURSUITS WITHIN CLOSE PROXIMITY
- WITHIN AN EASY DRIVING DISTANCE TO MAJOR ROAD NETWORKS
- EPC: E (39)

IN ALL ABOUT 1.48 ACRES

VENDORS SOLICITORS

Rankin & Aitken
4/6 S Strand St
Stranraer
DG9 7JW
Tel: 01776 702336



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

Cairngarroch Farmhouse is a traditionally built Galloway cottage which within the current ownership, has been improved greatly. This charming deceptively spacious cottage is located in a stunning rural setting on the Rhins of Galloway peninsula, which remains an unspoiled paradise for locals and visitors on the lookout for peace and tranquillity and is also home to the Mull of Galloway, Scotland's most Southerly Point.

This detached cottage offers all the comforts for modern day family living occupying a generous plot, in all about 1.48 acres. The property has been tastefully decorated throughout and offers bright, spacious family living accommodations along with three good sized bedrooms, one being en-suite. To compliment the whole property there are large garden grounds which have been sympathetically sectioned to accommodate a lawned garden, vegetable and fruit garden, small grazing paddock with an area occupied by a relatively new box profile shed which is utilised as a garage (37ft x 20ft).

A feature of the property is the traditional courtyard steading, which is in a good condition commensurate with its age. These buildings could have development potential for change of use. Any interested party wishing to pursue this would need to make their own enquiries with the regional council.

This charming lifestyle property offers the successful purchaser the opportunity to live in an area of outstanding natural beauty with an abundance of native wildlife right on the doorstep. Cairngarroch Farmhouse, albeit rural, is within easy reach of major road networks.

Cairngarroch Farmhouse is located within a popular tourist destination with Portpatrick, a pretty coastal fishing village, located only 7 miles from the property and offers a good choice of restaurants, bars, general store, gift shops and post office. There are many coastal walks to and from Portpatrick including the start of the coast to coast walk 'The Southern Upland Way'. The area also boasts Scotland's most exotic garden, Logan Botanic, only a short drive away from Cairngarroch Farmhouse. There are four other gardens locally, formal and informal, where the plants and shrubs thrive due to the milder climate of the Gulf Stream.

Local services by way of primary schooling, village shops, hotels, restaurants, etc. are available at both Portpatrick and Sandhead Villages. The regional centre of Stranraer is located about 9 miles north of Cairngarroch Farmhouse and offers all the essential services and a comprehensive range of leisure facilities to include Secondary Schooling, shops and supermarkets, a retail park, curling club, coastal rowing club, sailing club, sports centre, cinema and a modern medical centre and hospital.

This area of Southwest Scotland is noted for its spectacular coastline, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, coarse and sea fishing as well as shooting, sailing, coastal rowing and cycling. There are numerous beaches and sandy coves within a 3-mile radius of the property and the area boasts numerous golf courses.

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 which is a short drive away, with the international airport of Glasgow being within 2 hours drive from the property. There is a mainline railway station at Stranraer offering services to Ayr, Troon, Kilmarnock, Prestwick Airport & Glasgow.

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 as a whole.

GUIDE PRICE

Offers for Cairngarroch Farmhouse are sought in excess of: **£340,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 502701
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

CAIRNGARROCH FARMHOUSE

A traditional 1½ storey cottage under a slated roof set within its own garden grounds with wonderful open views. The property has been fairly recently sympathetically modernised and provides comfortable family accommodation over two floors as follows:



GROUND FLOOR

- **Entrance Hallway**
With a built-in storage cupboard, under stair cupboard, part glazed UPVC doors to the front and rear of the hallway.
- **Utility Room**
Plumbed for the normal white goods, base unit with sink and drainer set in, double wall unit.
- **Bathroom**
With large double ended bath, standalone shower cubicle, heated towel rail and modern range of sanitary ware.
- **Kitchen / Diner**
The kitchen is relatively newly fitted and offers a range of floor and wall units with an integrated fridge and freezer, central island, built-in double electric oven, halogen hob with cooker hood. This is a lovely bright room with an area set aside for family dining and social entertaining, which leads to patio doors opening to the neat garden grounds.



- **Sitting Room**

Another room flooded with light with windows to the front and rear.



FIRST FLOOR



- **Upper Hallway**

A bright and spacious upper hallway with two velux type windows set in the roof.

- **Master Bedroom 1 (En-Suite)**

With velux type window to the front, made to measure fitted wardrobes.

- **En-Suite**

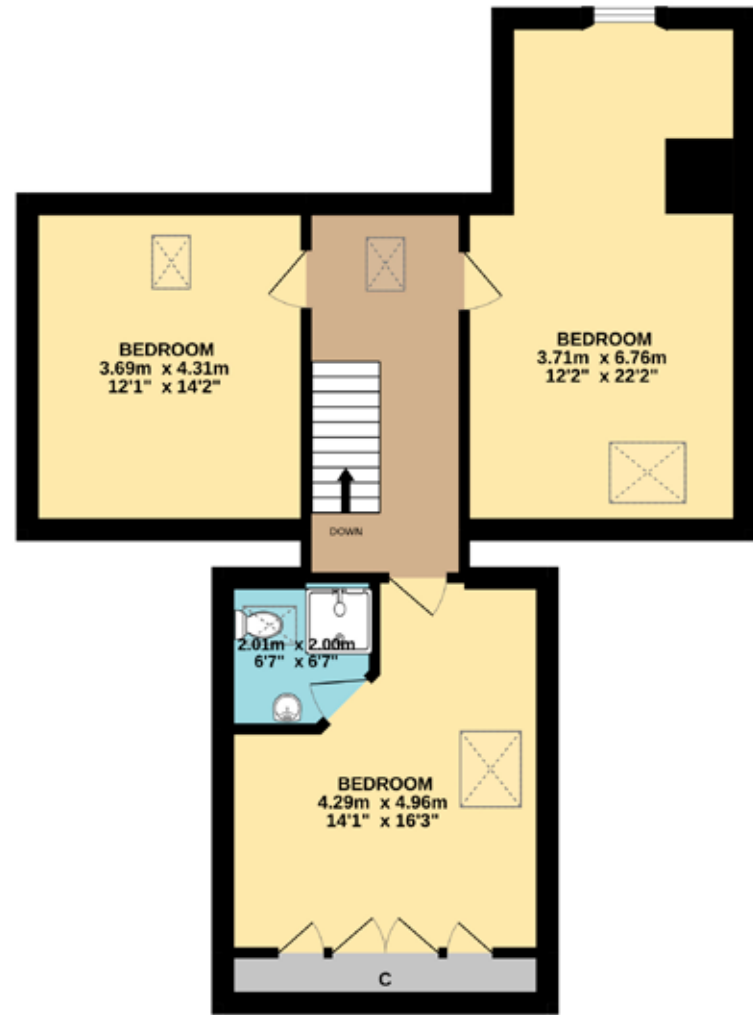
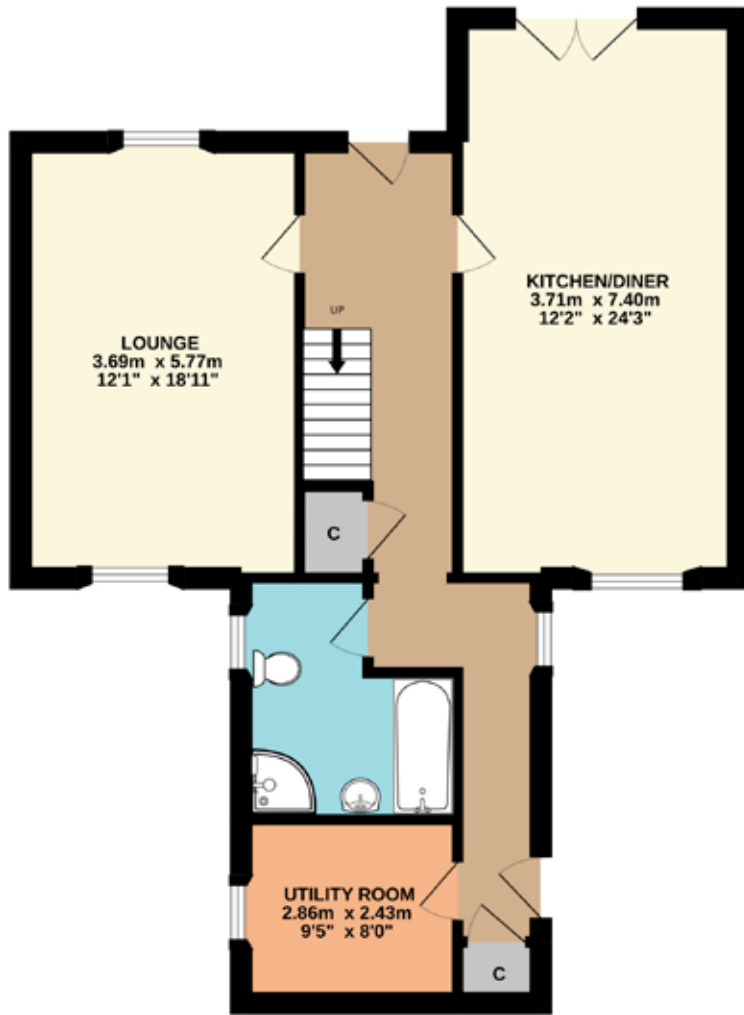
With corner shower cubicle, WC, WHB and a velux type window is set into the rear.



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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- **Double Bedroom 2**
With double aspect windows.
- **Double Bedroom 3**
With velux type window.



OUTSIDE

As mentioned earlier, the cottage, traditional steading, etc., sits within about 1.48 acres of land and is made up of lawns, a fruit & vegetable garden and a small grazing paddock. Situated within the grounds is a relatively new box profile shed (37ft x20ft), which the current owners utilise as a garage.

A traditional courtyard steading within the grounds has been extremely well-maintained and is presently utilised as storage. **These buildings could have some development potential for change of use, however, any interested party wishing to pursue this, would need to make their own enquiries with the regional council.**



SERVICES

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



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, **Rankin & Aitken** for a definitive list of burdens subject to which the property is sold. We would however draw your attention to the following matters:

COUNCIL TAX BANDING

Band B

HOME REPORT

A Home Report can be downloaded direct from our website: www.threaverural.co.uk/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.

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 July 2022

Sale Plan



83.2m



Cairngarroch

77.1m

Corner Cottage

81.3m

In all about : 5981.35 m² (1.48 acres)

For Identification Purposes only



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