



THE GRANARY

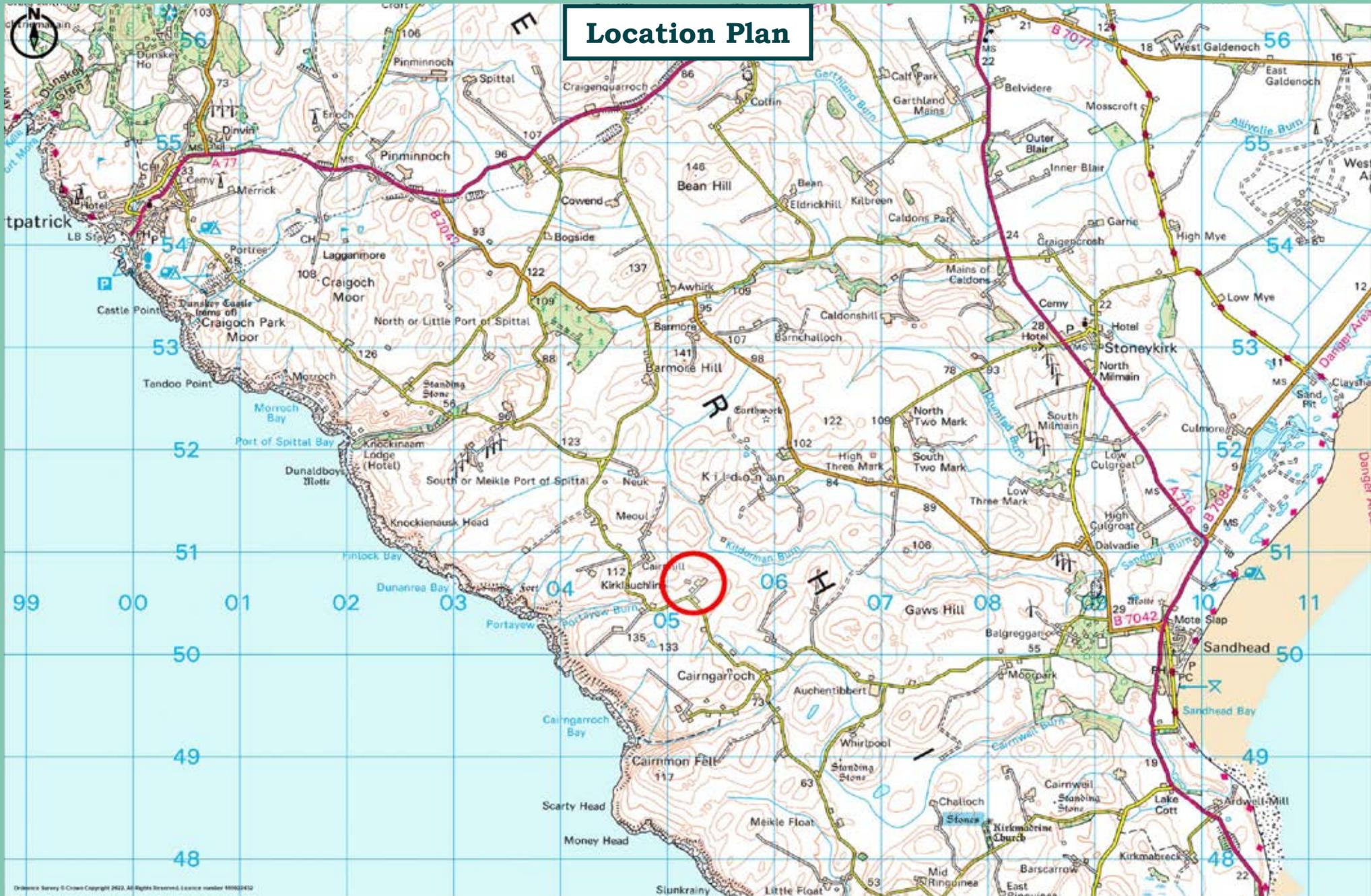
Stoneykirk, Stranraer, DG9 9ED



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



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THE GRANARY

Stoneykirk, Stranraer, DG9 9ED

Portpatrick 4.5 Miles, Sandhead 3.5 Miles, Stranraer 8 Miles, Ayr 58 Miles, Dumfries 74 Miles

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

- EXCEPTIONAL & BEAUTIFULLY CONVERTED FORMER TRADITIONAL FARM
- SPACIOUS THREE BEDROOM FAMILY ACCOMMODATION
- GENEROUS GARDEN GROUNDS
- ABOUT 1.6 ACRES OF GRAZING LAND
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- COUNTRYSIDE AND COASTAL PURSUITS WITHIN CLOSE PROXIMITY
- WITHIN AN EASY DRIVING DISTANCE TO MAJOR ROAD NETWORKS
- EPC: C (78)

IN ALL ABOUT 2.09 ACRES

VENDORS SOLICITORS

Ms Nyree Douglas
Ferguson & Company
91 Hanover Street
Stranraer
DG9 7RS
Tel: 01776 702561



THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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

The Granary was at one time a redundant traditional farm steading, which within the current ownership has been beautifully converted to a spacious family home, incorporating all features for modern family day living. This charming deceptively spacious dwelling 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.

The Granary occupies a generous plot with the garden grounds mainly laid to neat lawns bound mainly by a drystone dyke. Located within the grounds there exists a single detached garage, tractor shed and a timber garden shed. A feature of the property is the grazing land of about 2.093 acres, which offers huge potential for self-sufficient living, smallscale agriculture, equestrian or tourism purposes.

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. The Granary, albeit rural, is within easy reach of major road networks.

The Granary 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 The Granary. 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 The Granary 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 The Granary are sought **in excess of: £265,000**

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

THE GRANARY

This exceptional two storey dwelling is set under a slated roof with wonderful open views. The property has been converted to a really high standard and provides comfortable family accommodation over two floors as follows:

GROUND FLOOR

- **Integrated Single Garage**

With an up and over door, double glazed windows, door to rear hallway of the dwellinghouse.

- **Rear Hallway**
With windows to two sides.



- **Utility Room**
Plumbed for the normal white goods, base units with sink and drainer set in.
- **Open Plan Kitchen / Diner / Lounge**
The kitchen benefits from a modern range of floor and wall units, Leisure 7 ring gas hob (Calor gas) with cooker hood, built-in electric oven, integrated dishwasher, sink & drainer and there is ample room to accommodate family dining. Patio doors give access to the garden grounds. The lounge is bright and spacious with patio doors also providing access to the garden grounds.



- **Central Hallway**
With stairs off to the first floor, part glazed UPVC door to the shared courtyard at the rear of the dwelling house.
- **Office**
- **Shower Room**
With a modern range of sanitary ware, large corner shower cubicle, tiled floor and walls.
- **Sitting Room**
With a wood burning stove set in a bespoke built feature fireplace, built-in storage cupboard, patio doors to the garden grounds and window over the shared courtyard.



FIRST FLOOR

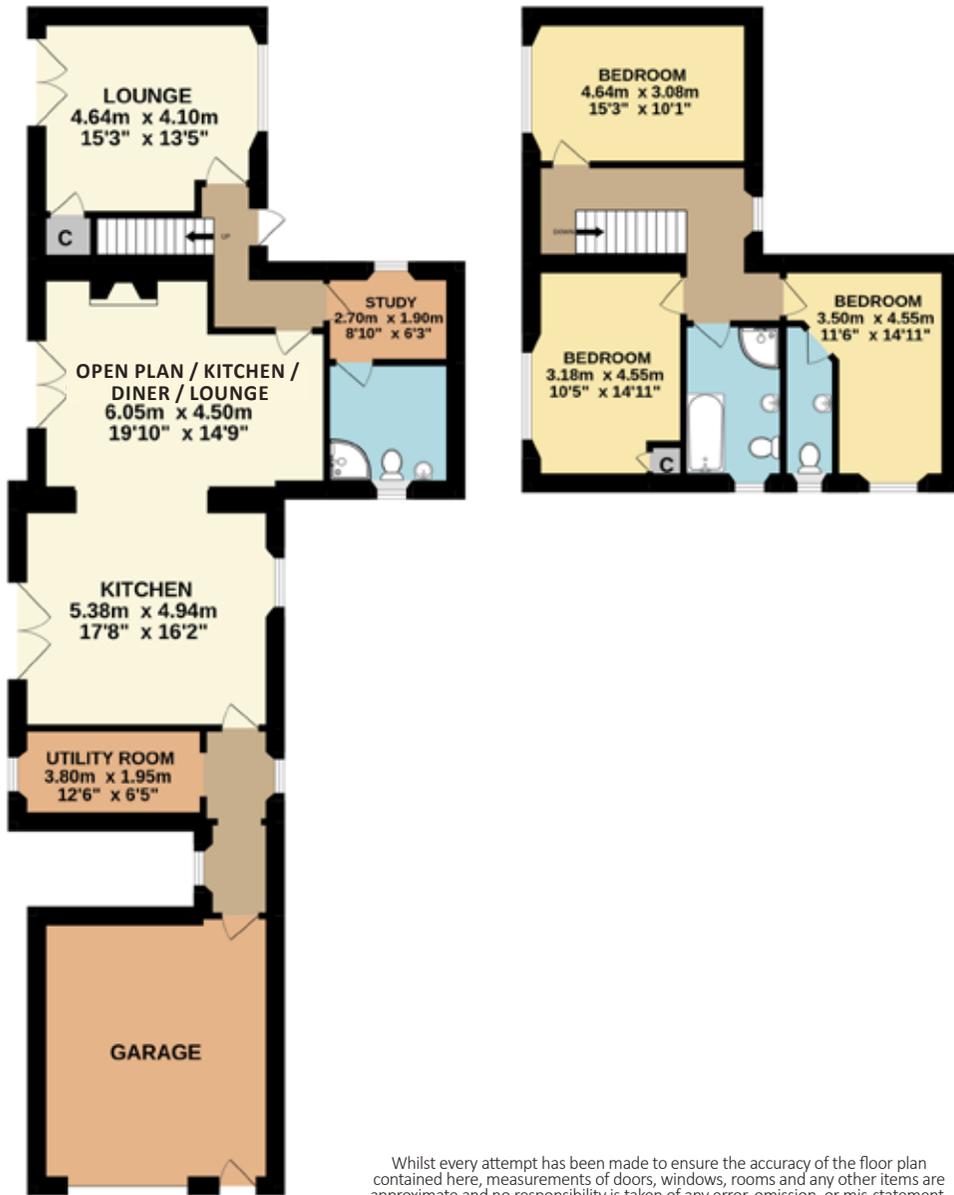
- **Upper Hallway**
Bespoke made handrail leads to the upper landing with matching balustrade, window overlooking the courtyard.
- **Double Bedroom 1**
With a window to the front affording stunning views across the surrounding countryside.
- **Double Bedroom 2**
Again, with a window to the front affording stunning views across the surrounding countryside. Built-in storage cupboard housing the hot water tank.
- **Family Bathroom**
Fully tiled floor and walls, corner shower cubicle, WC, WHB & bath
- **Double Bedroom 3 (With WC Off)**
With a window to the side and WC off with WHB.





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. Made with Metropix ©2022

OUTSIDE

As mentioned earlier the dwellinghouse is surrounded by its own garden grounds. There is a detached single garage and tractor store along with the grazing land of about 1.6 acres.



SERVICES

- Mains water & electricity
- Private drainage
- Modern electric heating system
- Wood burning stove
- 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, **Ms Nyree Douglas, Ferguson & Company** 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 E

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 October 2022



Sale Plan



FOR IDENTIFICATION ONLY

0m 20m 40m 60m 100.7m

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