



BURNBANK

3 Albany Road, Barr, Girvan, KA26 9TR



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



BURNBANK

3 Albany Road, Barr, Girvan, KA26 9TR

Girvan 8 miles, Ayr 21 miles, Glasgow 58 miles, Carlisle 100 miles

A CHARMING RESIDENTIAL SMALLHOLDING NESTLED WITHIN THE BEAUTIFUL CONSERVATION VILLAGE OF BARR AMID THE CARRICK HILLS IN SOUTH AYRSHIRE

- SPACIOUS TWO BEDROOM SINGLE STOREY COTTAGE
- GENEROUS WELL-KEPT MATURE GARDEN GROUNDS
- GRAZING PADDOCKS
- LARGE DETACHED AGRICULTURAL BUILDING (30x20ft)
- HUGE POTENTIAL EQUESTRIAN OR SMALLSCALE AGRICULTURAL PURPOSES
- CONVENIENTLY LOCATED TO MAJOR ROAD NETWORKS
- IN ALL ABOUT 3.91 ACRES (1.58 HECTARES)

VENDORS SOLICITORS

Morven Howell
D W Shaw Solicitors
34A Sandgate
Ayr
KA7 1BX
Tel: 01292 265033



THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

Burnbank Cottage is nestled within the beautiful conservation village of Barr and only a short driving distance to Girvan & Ayr. The dwelling occupies an idyllic site and offers picturesque views across the village and the surrounding countryside.

Burnbank Cottage is approached by its own private tarmac driveway providing ample parking and a turning circle around the cottage. The property is surrounded by its own generous mature garden grounds attracting a variety of native wildlife on a daily basis. The gardens are mainly laid to lawns, mature trees & shrubs with the eastern side bounded by the pretty Water of Gregg which meets with the River Stincher to the rear boundary. Burnbank Cottage is further complimented by grazing paddocks and a detached agricultural building.

At present the cottage offers spacious two-bedroom accommodation, however, there could be further potential to create living space within the attic, however, any interested party would need to make their own enquiries with the local planning authority. The location of the cottage offers countryside pursuits straight from the doorstep, yet only as short drive to major road networks.

Barr, known locally as 'The Barr', is a beautiful conservation village nestled amid the Carrick hills in South Ayrshire, beside the converging rivers Stinchar and Gregg. Surrounded by beautiful scenery and away from the beaten track, Barr offers a haven for wildlife and a welcome retreat to those seeking to unwind. Barr benefits from a variety of trails of differing lengths and terrains, perfect for those on family stroll as well as keen walkers who prefer a more challenging hike.

As part of the Galloway and Southern Ayrshire UNESCO Biosphere the area benefits from excellent quality dark skies situated in the Galloway Forest Dark Sky Park. Barr is perfectly placed as a base for the many local adventure activities such as, hill walking and hiking, cycling and mountain biking, fishing, golf, paragliding, diving and kayaking.

Barr is a welcome antidote to everyday stress and attracts artists, writers and photographers among its appreciative visitors and residence. The environment can be wild and challenging, yet rich in diversity with flora and fauna to delight the naturalist, a haven for wildlife.

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.

DIRECTIONS

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

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Burnbank Cottage are sought **in excess of: £320,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

No' 3 Ring

New Market Street

Castle Douglas, DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

Burnbank Cottage is a charming cottage and although would benefit from a little cosmetic upgrading, provides spacious and comfortable family accommodation arranged over a single floor briefly comprising:

- **Central Hallway**
With built-in cupboards.
- **Lounge**
With an inset multifuel stove and bay window to the front overlooking the garden grounds.



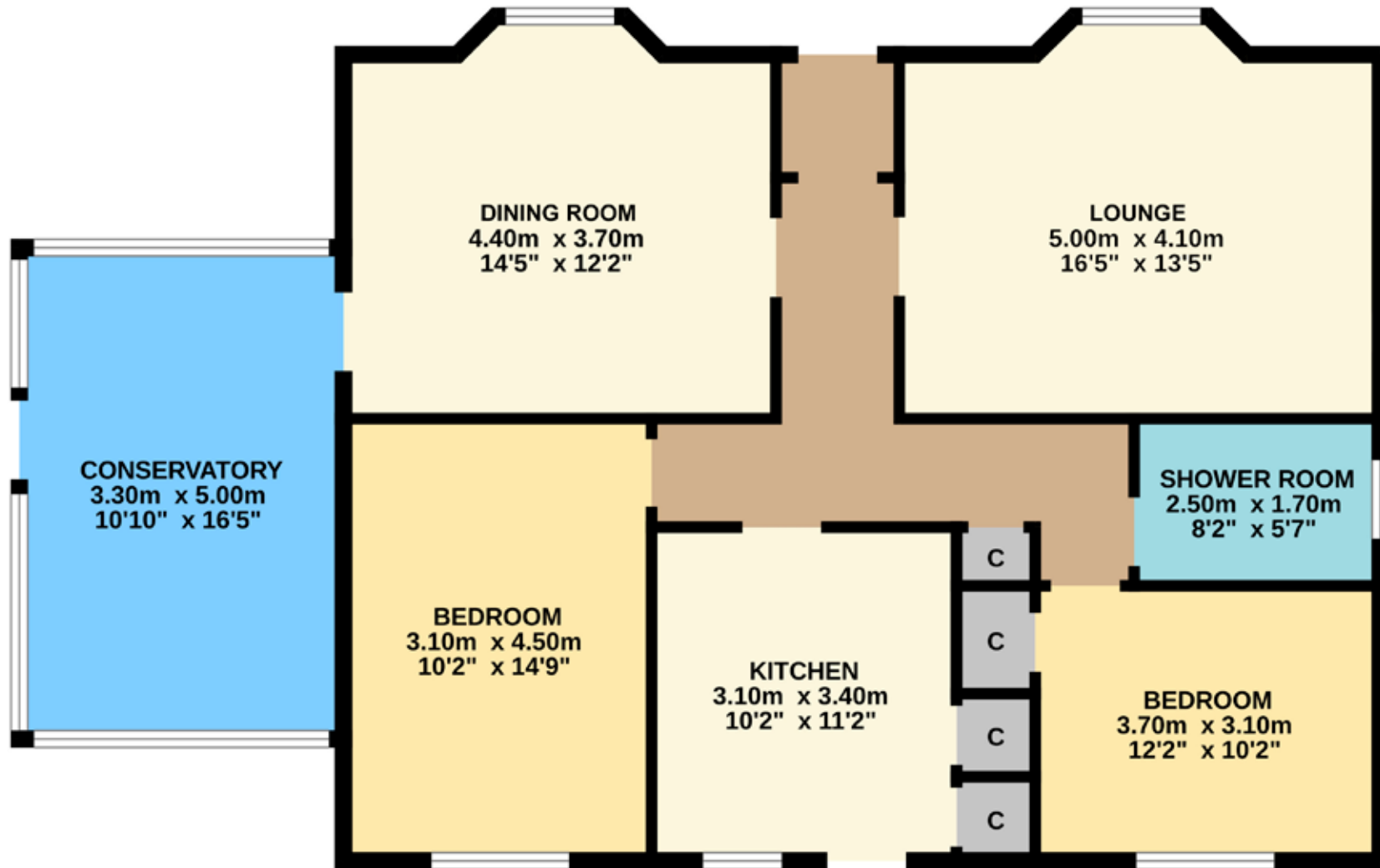
- **Dining Room**
With a bay window to the front and door giving access to the spacious conservatory.
- **Conservatory**
Glazed to three sides with patio doors giving access to the garden grounds.
- **Bathroom**
With a shower cubicle, WC, WHB and a window to the side.
- **Double Bedroom 1**
With a window to the side and built-in cupboards.



- **Kitchen**
With a range of floor and wall units, plumbed for white goods, part glazed UPVC door to the rear.
- **Double Bedroom 2**
With a window to the rear.

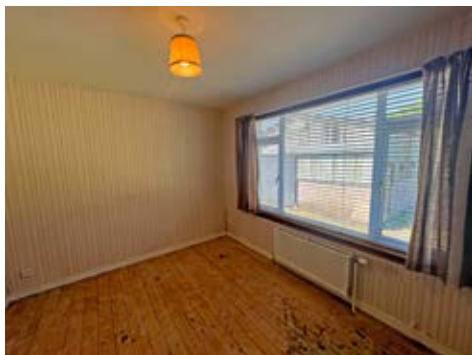
Floor Plan

GROUND 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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SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired	D	D57

Solar panels are mounted on the roof of the dwellinghouse at the rear which we understand were on a feed-in tariff

OUTSIDE

As mentioned earlier, Burnbank Cottage is surrounded by its own generous mature garden grounds which are mainly laid down to lawns with mature shrubs and specimen trees, with the River Stincher making up the eastern boundary, meeting with the River Gregg to the northern boundary.

To the rear of the property there is a large agricultural building, which at present is utilised for machinery storage, etc. but could lend itself to a variety of uses.





THE GRAZING LAND

The grazing land amounts to about 3.7 acres and could be utilised for a variety of uses including equestrian or smallscale agricultural / horticultural purposes.

HOME REPORT

Given that the property benefits from an agricultural holding number and seen as mixed use, there is no requirement to provide a home report.

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, **Morven Howell, D W Shaw Solicitors** for a definitive list of burdens subject to which the property is sold.

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.

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, No' 3 RinNew Market Street, Castle Douglas, DG7 1HY**. 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 2023



Sale Plan



IN ALL ABOUT 1.582HA (3.91ACRES)

