

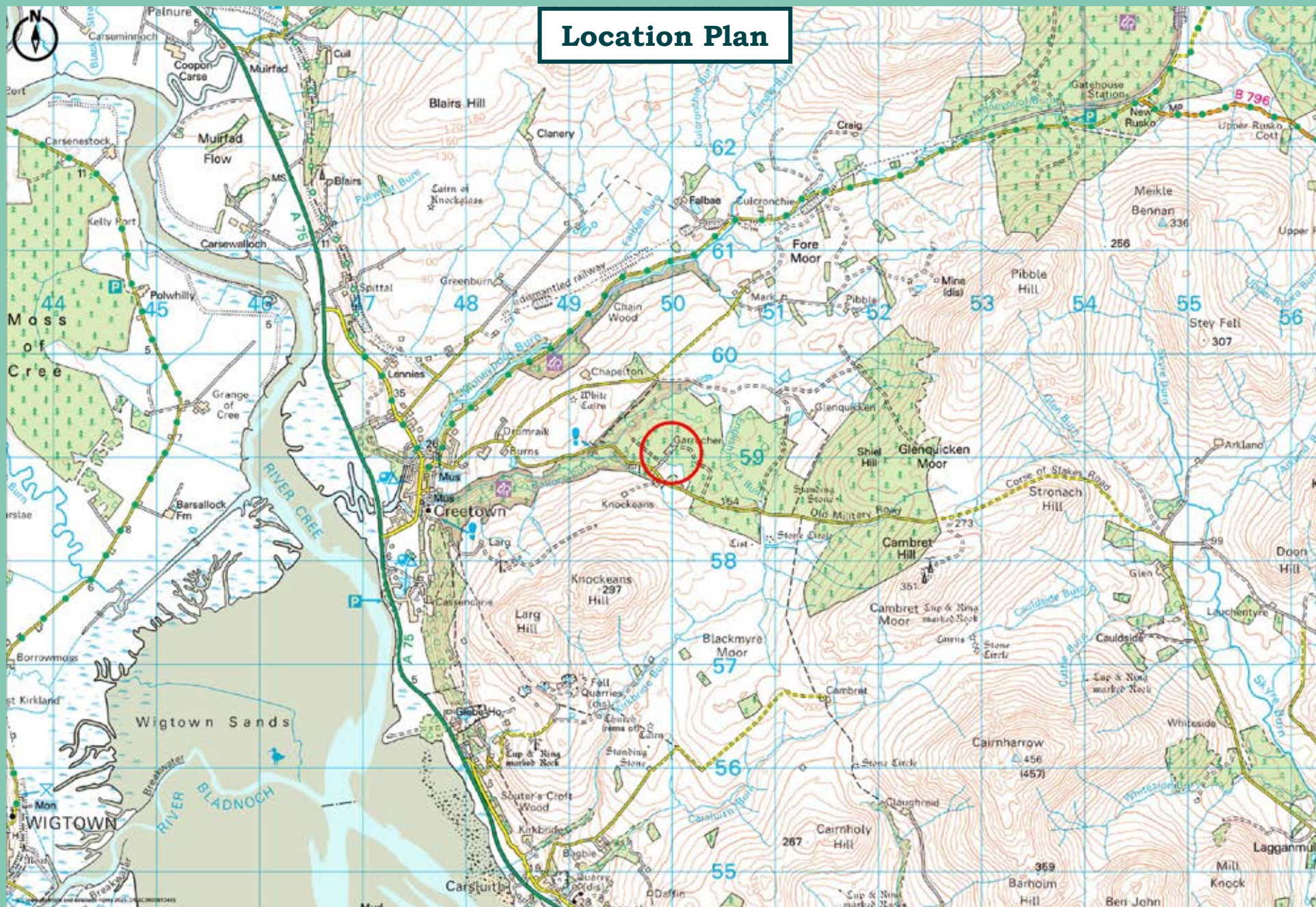


GARROCHER FARMHOUSE

Creetown, Newton Stewart, DG8 7EU



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

GARROCHER FARMHOUSE

Creetown, Newton Stewart, DG8 7EU

Creetown 1.5 miles, Newton Stewart 7 miles, Stranraer 32 miles, Dumfries 43 Miles, Ayr 56 miles, Glasgow 91 miles

A TRADITIONAL THREE BEDROOM DETACHED FARMHOUSE CONTAINED WITHIN ITS OWN GARDEN GROUNDS ENJOYING A RURAL SETTING WITH OPEN VIEWS OVER THE SURROUNDING COUNTRYSIDE

- TRADITIONAL DETACHED THREE BEDROOM COTTAGE (REQUIRES MODERNISATION)
- ENCLOSED GARDEN GROUNDS WITH OFF-ROAD PARKING
- FAR REACHING VIEWS OVER THE SURROUNDING COUNTRYSIDE
- WITHIN AN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Shepherd and Wedderburn
9 Haymarket Square
Edinburgh
EH3 8FY
Tel: 0131 228 9900



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

Garrocher Farmhouse is a traditional Galloway cottage set in an idyllic rural location. It enjoys an elevated position with stunning far-reaching views over the surrounding landscape.

At present Garrocher Farmhouse is split into two sections, one being on the ground floor and laterally utilised to assist with the running of a Christmas tree farming business (former office building). The other section of the property is residential benefitting from three bedrooms on the first floor. **The property is now in need of modernisation throughout but offers prospective purchaser an opportunity to develop an attractive family home.** At present both sides of the property each have their own dedicated access with no internal connection.

It should be noted that the farm buildings opposite the dwellinghouse are currently utilised for the Christmas Tree farming business, however, we are informed that the plan is to finish the Christmas tree operation in late 2027.

The nearest village is Creetown which offers a range of local amenities including a village shop with outreach post office, primary school, health centre with dispensary, bowling club, locally renowned 24hr fuel station, and both tennis and football clubs. A wider selection of shops, schools, and services can be found in Newton Stewart and Gatehouse of Fleet. 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.

This area of southwest Scotland is renowned for its spectacular coastline, offering a wealth of opportunities for outdoor enthusiasts, including scenic walks, coarse and sea fishing, shooting, sailing, coastal rowing and cycling. There are numerous beaches and sandy coves within easy reach of the property, along with several local 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 35 miles away, and there are international airports in Glasgow (91 miles) and Edinburgh (125 miles). There is a mainline railway station at Stranraer offering services to Ayr, Troon, Kilmarnock, Prestwick Airport & Glasgow.

METHOD OF SALE

The property is offered for sale by Private Treaty.



DIRECTIONS

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

What3words: appealing.bubbles.marshes

GUIDE PRICE

Offers for Garrocher Farmhouse are sought **in excess of: £160,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
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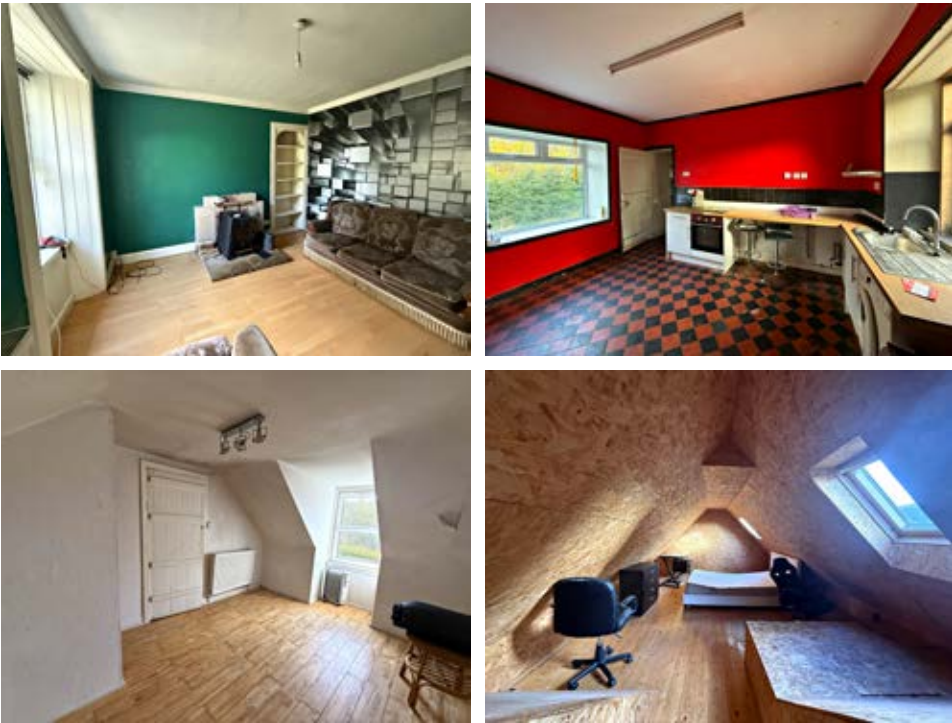


PARTICULARS OF SALE

This spacious detached cottage is of traditional construction set under a slated roof. The accommodation very briefly comprises:

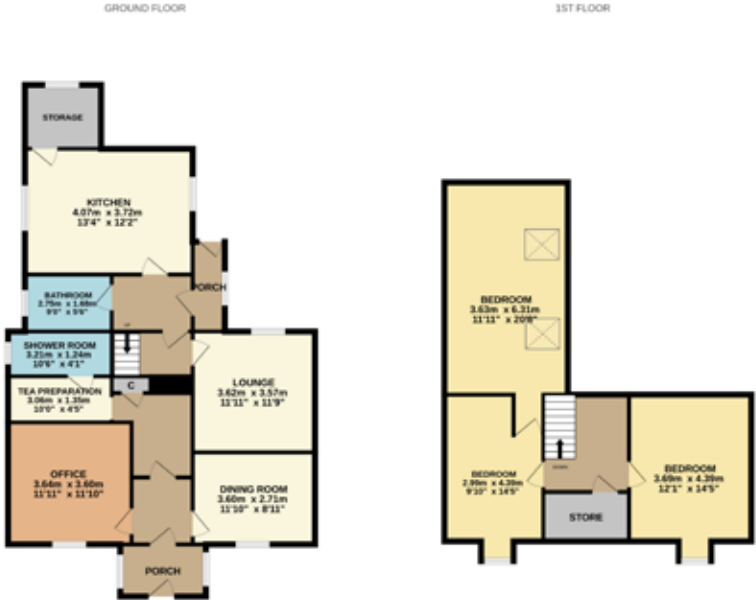
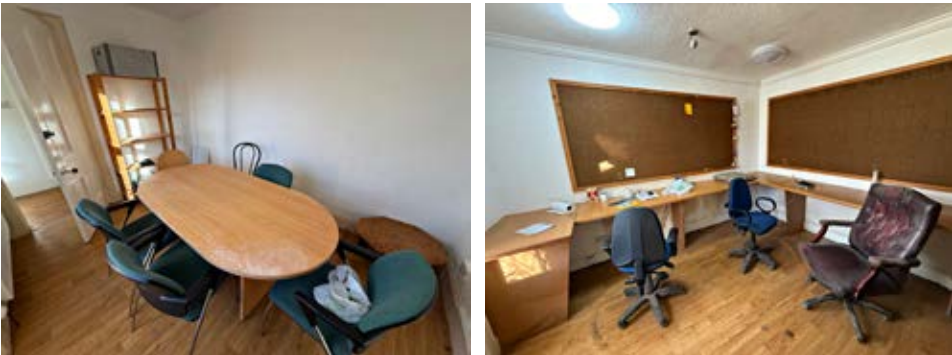
FORMER OFFICE BUILDING

The accommodation within this section is all contained on the first floor and comprises of a **dining room, office, kitchenette** and a **shower room**.



RESIDENTIAL ELEMENT

The accommodation is set over two floors with the ground floor containing a **kitchen / diner, storeroom, bathroom** and a **living room**. **The first floor contains three bedrooms.**



OUTSIDE

Garden grounds surround the property and there is a hardstanding area for off-road parking. The grounds do require some maintenance and landscaping but offer huge potential for creating a wonderful outside space with stunning open views.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil	C	D (35)

HOME REPORT

A home report can be downloaded from our website via the property link: www.threaverural.co.uk

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, **Shepherd and Wedderburn**, 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.

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 Ring, New 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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.



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 December 2025



