

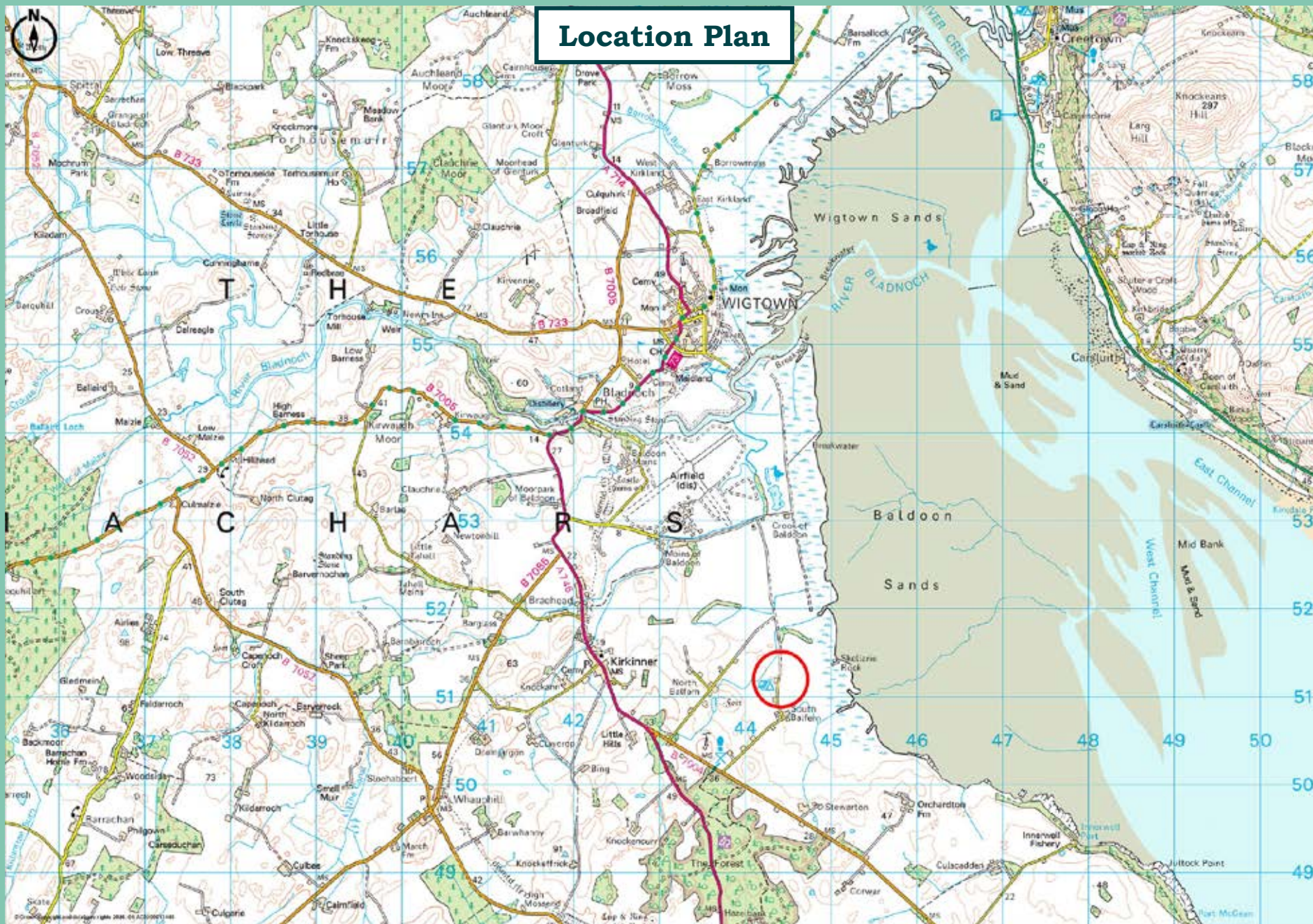


DRUMROAMIN FARM CAMPSITE & GRAZING PADDOCKS

1 South Balfarn, Kirkinner, Newton Stewart, DG8 9DB



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



DRUMROAMIN FARM CAMPSITE & GRAZING PADDOCKS

1 South Balfern, Kirkinner, Newton Stewart, DG8 9DB

Kirkinner 1.5 miles, Newton Stewart 10 miles, Stranraer 29 miles, Ayr 54 miles, Dumfries 58 Miles, Glasgow 90 Miles, Carlisle 92 miles

AN IDYLIC CARAVAN & CAMPING SITE NESTLED WITHIN A STUNNING RURAL SETTING WITH FAR REACHING VIEWS OVER WIGTOWN BAY AND THE SURROUNDING COUNTRYSIDE

- CHARMING THREE-BEDROOM TRADITIONAL COTTAGE IN WALK IN CONDITION
- RANGE OF WELL-KEPT FARM BUILDINGS UTILISED FOR DRY STORAGE
- EXTREMELY WELL-KEPT CAMPSITE WITH 32 ELECTRIC HOOK UPS COMPLIMENTED BY MODERN FACILITIES INCLUDING TOILETS, SHOWERS, GAMES ROOM, ETC
- GRAZING PADDOCKS AMOUNTING TO ABOUT 7.5 ACRES
- FULL FIBRE BROADBAND
- TURNKEY BUSINESS WITH AN IMMEDIATE INCOME STREAM
- WITHIN A SHORT DISTANCE TO STUNNING LOCAL BAYS, BEACHES AND THE RUGGED COASTLINE
- WITHIN AN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS

IN ALL ABOUT 12.44 ACRES

VENDORS SOLICITORS

McCormick & Nicholson Solicitors
66 Victoria Street
Newton Stewart
DG8 6DD
Tel: 01671 402813



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

Drumroamin Farm Campsite is a delightful family-owned business which has been vastly improved by the current owners who have been guardians of this idyllic property for over 23 years. Drumroamin incorporates a delightful three-bedroom cottage (owner accommodation), extremely well-kept campsite with 32 electric hookups and about 7.5 acres of grazing land. **The cottage** has three good sized bedrooms benefitting from a fabulous extension which has been fully refurbished and reconfigured throughout offering all comforts for modern day family living.

The campsite has a modern, heated, spacious and well-equipped shower/toilet block, which includes a separate family/disabled shower room, dishwashing area which is equipped with 2 washing machines, a dryer, etc. There is a large outdoor play area adjacent to the main site and also an indoor playroom and sitting area with TV, pool table, etc. The site also benefits full fibre broadband providing excellent mobile phone connectivity. **In addition**, there are a range of farm buildings which are utilised for dry storage, including caravan storage of which provides a useful income stream throughout the year. Sited at Drumroamin are three static caravans, which are in separate private ownership but pay an annual site fee. Drumroamin has its own



dedicated website where further details can be found and the successful buyer will be afforded the opportunity to take over the website at completion of the sale. <https://drumroamin.co.uk/>

Drumroamin is situated amidst rolling hills, lush greenery, local beaches and has stunning panoramic views, creating a tranquil atmosphere. There are a variety of spacious camping pitches offering electric hook-ups and plenty space for awnings, ensuring a hassle-free stay for caravan, campervan and tent owners. Drumroamin offers the opportunity to explore the picturesque surroundings by taking leisurely walks and discovering the local flora and fauna along with a plethora of native wildlife. Nearby rivers and lochs offer excellent angling opportunities for fishing enthusiasts with cyclists having many scenic trails to explore along with the 7Stanes world class biking centres. Drumroamin is situated in an area of Scotland that is renowned for having some of the darkest skies in Europe, making it ideal for star gazing.

Drumroamin offers not only a wonderful family home but a turnkey business with an immediate income stream. That said, Drumroamin is a diverse property which could be utilised for a number of uses such as smallscale agricultural, equestrian or horticultural purposes.

The nearest local services are at Kirkinner which has a community hall, a primary school and a bowling club with a wider range of services professional and retail services available at Newton Stewart.

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 approx. 35 miles away, and the International Airport of Glasgow is approx. 97 miles from the property. 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: ///listed.destroyer.plugs

GUIDE PRICE

Offers for Drumroamin Farm Campsite are sought **in excess of: £625,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk



DRUMROAMIN FARM COTTAGE

This charming cottage offers well-proportioned accommodation set over a single floor, briefly comprising:

- **Utility Room**

With modern base units with a composite sink and rinser tap set in and two large walk-in storage cupboards. There is plumbing below for white goods, and dual aspect windows enhance the natural light within.

- **Kitchen**

Benefitting from a generous range of modern floor and wall units incorporating a five-ring gas oven and hob and an integrated dish washer which is set at eye level for ease of use. LED lights are set within the kick boards.



- **Office / Campsite Reception**

Perfectly placed for visitors to the campsite, there is a part glazed UPVC door to the side and a window to the front.

- **Sunroom / Dining Room**

Flooded with light from two picture windows to the front overlooking Wig-town Bay, glazed sliding doors and a feature is the roof lantern with four large, glazed units. This is a fabulous newer addition which is perfect for enjoying the wonderful views, sunrises and dark skies.



- **Lounge**

A cosy family room with a woodburning stove set into an inglenook type fireplace and a picture window is set to the front.

- **Central Hallway**

With a front door porch set to the front.

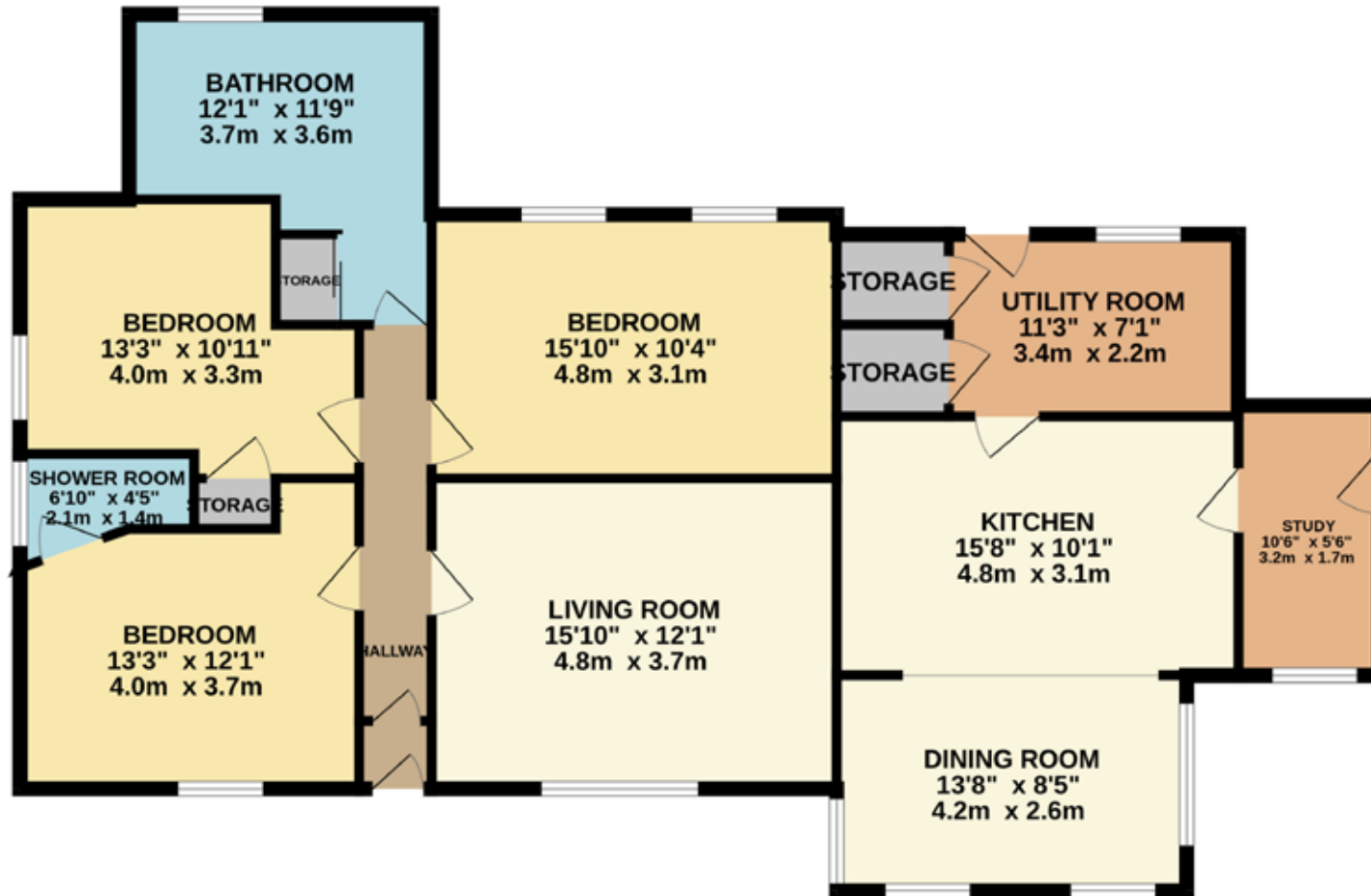
- **Bedroom 1 (Ensuite)**

With a window to the front and a wetroom off which benefits from a shower, WC & WHB.

- **Bedroom 2**

With a window set to the side and built-in wardrobes.

GROUND FLOOR



- **Family Bathroom**

An impressive, stylish family bathroom with a large bath, wall hung WHB, generous shower unit with a drying area off and a window is set to the rear.

- **Bedroom 3**

With two windows to the rear and fitted wardrobes.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil / Wood Burning Stove	C	E (53)

OUTSIDE

To the front of the cottage is an enclosed garden overlooking Wigtown Bay and to the rear there is a large yard with ample parking for several vehicles.

DRUMROAMIN FARM STEADING

The steading at Drumroamin has been extremely well maintained and utilised to assist with the smooth running of the campsite. There is a 60ft x 40ft agricultural shed of steel portal construction which is used for caravan storage with each paying £25pcm. Customers using this facility mainly holiday at Drumroamin and when visiting, the vans are pitched and they then pay the full site charge at £14 per pitch, £4 per adult, £2 per child and £6 for electric. In addition, there is hardstanding uncovered storage to the rear of this building.

A traditional Dutch barn has two lean-tos' off and is used for storage of machinery etc. Again, this building has been very well maintained and could be utilised for a number of uses. In addition, there is a block-built workshop, again, further complementing the smooth running of the site.



THE GRAZING PADDOCKS

Wrapping around the campsite are there are three well-fenced, clearly defined grazing paddocks which not only protect the amenity of the property, but are used for livestock grazing and equestrian purposes. The paddocks amount to about 7.5 acres.



HOME REPORT

There is no home report for Drumroamin as it is of mixed use and therefore there is no requirement to provide one.

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, **McCormick & Nicholson**, 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 October 2026



About: 5.034 ha (12.44 acres)

Sale Plan



