



CRAIGANCE

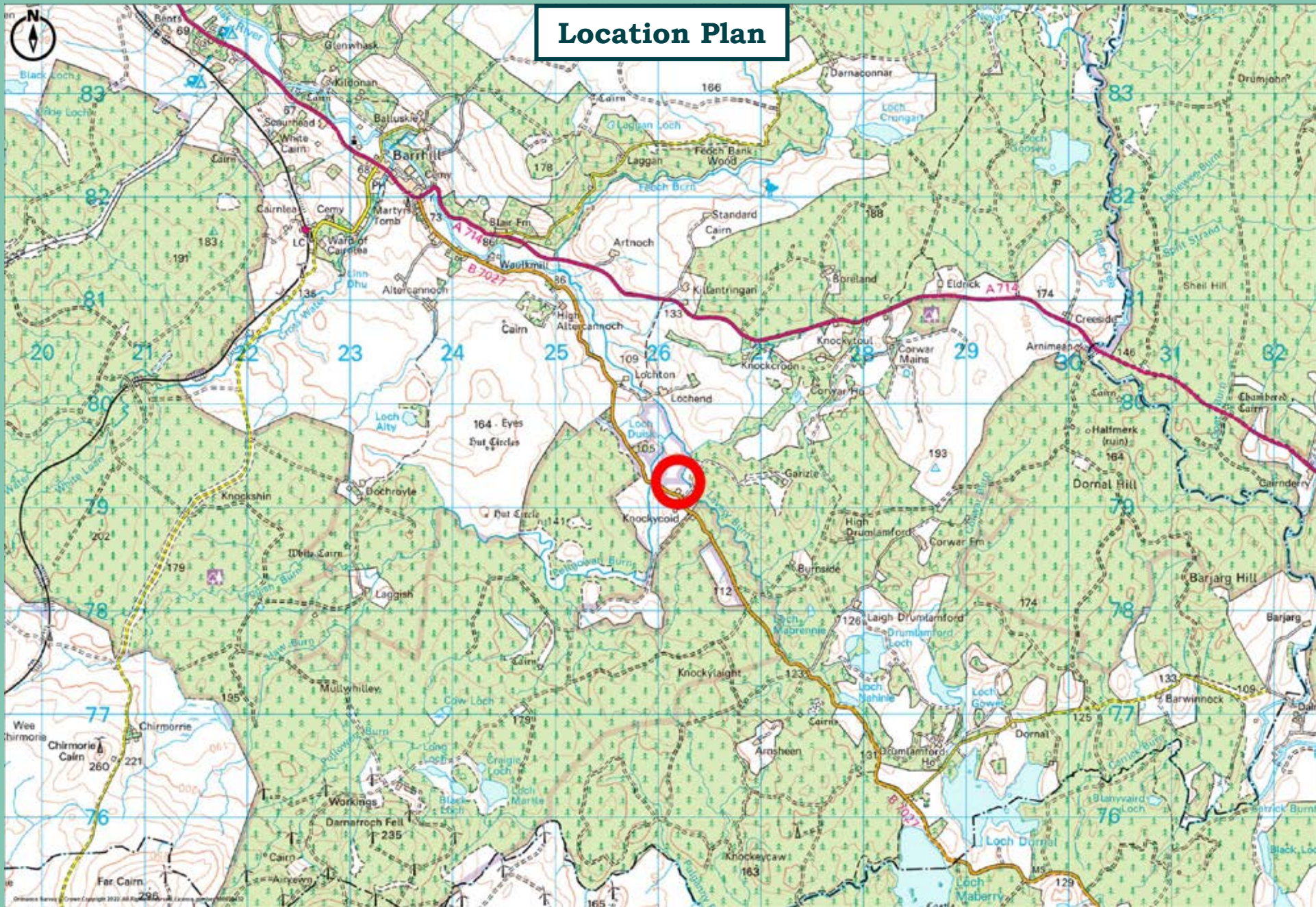
Knockycoid, Barrhill, Grivan, KA26 0QY



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



CRAIGANCE

Knockycoid, Barrhill, Grivan, KA26 0QY

Barrhill 3 miles, Girvan 15 miles, Ayr 35 miles, Glasgow 72 miles, Carlisle 97 miles

A CHARMING RURAL RESIDENTIAL SMALLHOLDING SITUATED ON AN ELEVATED SITE WITH STUNNING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE

- SPACIOUS DETACHED THREE BEDROOM BUNGALOW
- SOLAR PANELS WITH FEED-IN TARIFF
- OUTBUILDINGS WITH STANDALONE SOLAR PLANT
- ABOUT 4.5 ACRES OF GRAZING LAND
- HUGE POTENTIAL FOR SMALLSCALE AGRICULTURE / EQUESTRIAN OR TOURISM
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- RURAL BUT ACCESSIBLE LOCATION
- EPC – C (74)

IN ALL ABOUT 4.76 ACRES (1.93 HECTARES)

VENDORS SOLICITORS

The McKinstry Company
39 Sandgate
Ayr
KA7 1BE
Tel: 02192 281711



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

Craigance is a charming residential small holding situated in a lovely rural setting, with no immediate neighbours, about 3 miles from the village of Barrhill.

Craigance provides the perfect opportunity for those seeking a rural lifestyle with the opportunity to have a degree of self-sufficient living. The property is approached by its own gated driveway providing ample parking and benefits from a spacious detached bungalow, grazing paddocks, box profile shed, animal shelters etc. with the whole property sitting in about 4.76 acres. Craigance incorporates a number of cost saving green features including solar power with an advantageous feed-in tariff, multi-fuel stoves supplementing the heating systems and a standalone solar plant for the steel portal outbuilding. All this combines to provide an easily managed economic holding.

Although delightfully rural the locality affords easy access to many of the attractions within the district which include: a variety of attractive hill and coastal walks and cycle trails (including the Barr trails), Loch Doon, the National Trusts Culzean Castle and Country Park; Galloway Forest Park which was awarded the prestigious designation as the first dark sky park in the UK and excellent golf courses at Girvan and Turnberry. There are of course the usual field sports, rivers for fishing and some delightful lochs within close proximity.

The principal town serving the immediate district is Girvan and here can be found secondary school, general hospital, a variety of shops both independent and multiple retailers, ASDA supermarket and an attractive seafront with promenade and working harbour with moorings for pleasure craft and a leisure centre, The Quay Zone, comprising state of the art gym, swimming pool and soft play area. Girvan, about 8 miles, has a train station which provides connections north to Ayr, Prestwick Airport and Glasgow and south to Stranraer. Barrhill has a primary school as well as a community village store, bowling green, enhanced children's play park and medical centre. Various societies operate from the village community centre and events are held from time to time

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.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses.

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 Craigance are sought **in excess of: £320,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

The Rockcliffe Suite

The Old Exchange

Castle Douglas, DG7 1TJ

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

CRAIGANCE BUNGALOW

Craigance is of modern construction offering bright and spacious family accommodation over a single floor, briefly comprising:

- **Front Entrance Hallway**
With Built-in cupboards.
- **Lounge**
With a wood burning stove which can be utilised for the central heating via a simple switch from oil to stove. There is a picture window to the front providing views across the surrounding countryside.



- **Dining Room**
With a multi-fuel stove and picture window to the rear.
- **Kitchen**
With a range of floor and wall units, electric oven and hob with cooker hood further complimented by a double electric oven set in a tall cabinet, integrated dishwasher & fridge freezer.



- **Rear Hallway**
With glazed UPVC door to the rear, cloakroom off.
- **Utility Room**
Plumbed for automatic washing machine.
- **Integrated Garage**
With loft above.
- **Master Bedroom 1 (En-Suite)**
With two picture windows to the rear, built-in wardrobes and en-suite off.

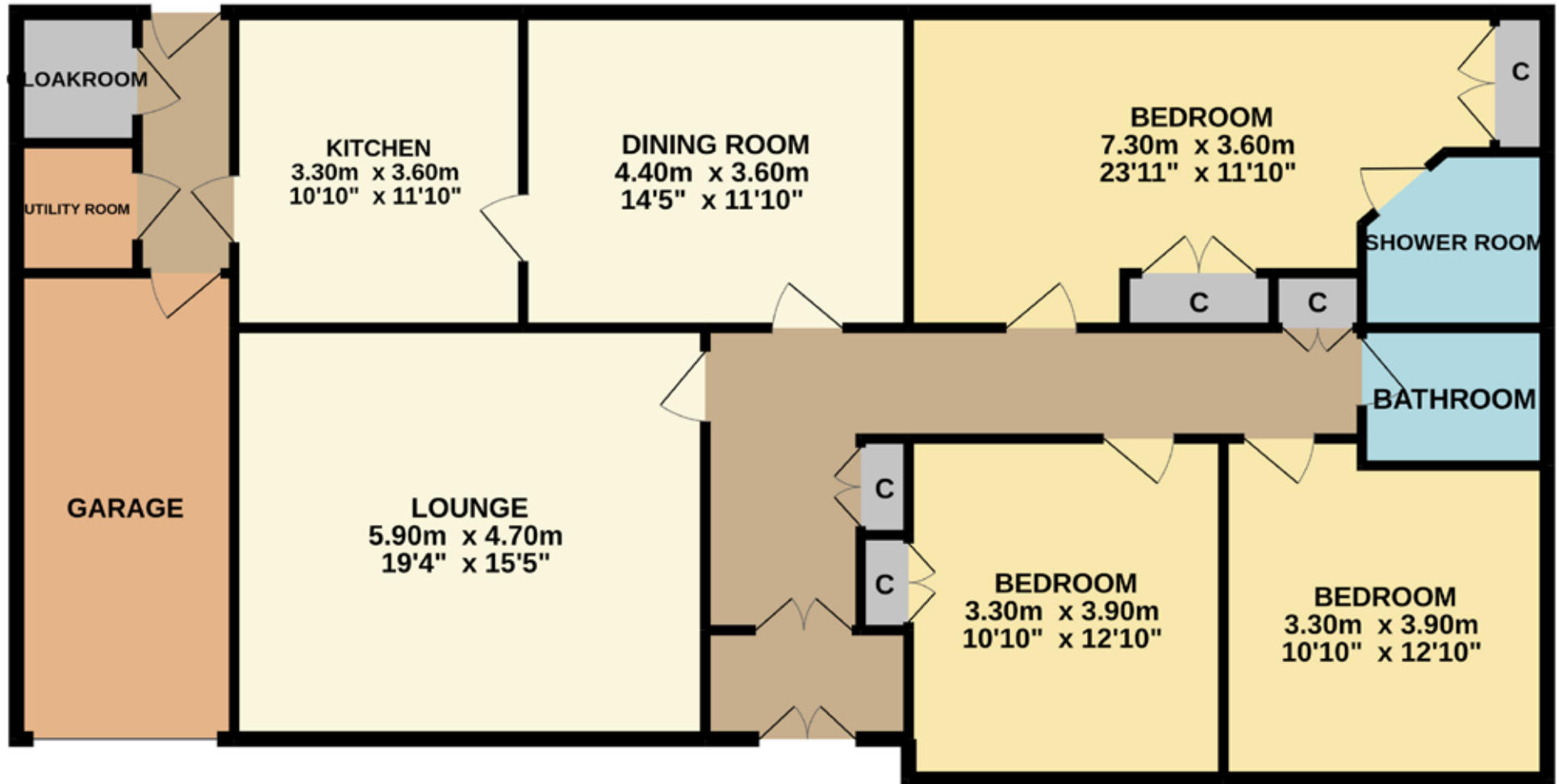


- **Family Bathroom**
With WHB, WC, bath with shower over.
- **Double Bedroom 2**
With window to the front.
- **Double Bedroom 3**
With window to the front and built-in cupboards.



Floor Plan

GROUND FLOOR
149.2 sq.m. (1606 sq.ft.) approx.



TOTAL FLOOR AREA: 149.2 sq.m (1606 sq.ft.) approx.

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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OUTSIDE

The property sits in its own enclosed private plot with gated frontage where there is ample parking. Craigance bungalow is bound by a drystone dyke with raised flowering borders, mature shrubs, lawns and paved patio offering the perfect area for family and social entertaining.

THE LAND & BUILDINGS

There are seven clearly defined fenced enclosures with three housing the current owners small animals and the other four utilised for the growing of fruit and vegetables. There are animal shelters, along with a polytunnel and a very useful box profile shed of about 6m x 8m which benefits from electricity laid in and a lean-to log store off. The grazing land extends in total to about 4.5 acres. Craigance is registered with the Agricultural Food & Rural Communities – Rural Payments & Inspections Division, with a main location code of: 69/195/0105



SERVICES

- Private water supply
- Mains electricity
- Private drainage
- Oil fired central heating system
- Wood burning stoves with back boiler
- The telephone is installed subject to the normal BT regulations.



COUNCIL TAX

Band E

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' solicitors, **The McKinstry Company**, for a definitive list of burdens subject to which the property is sold.

HOME REPORT

It should be noted that the property is an agricultural holding, which benefits from an agricultural holding number 69/195/0105 and therefore there is no requirement for the sellers to provide a Home Report, as it is classed as mixed use. **For the avoidance of doubt, it should be noted that the dwellinghouse and grazing land are being sold as a whole and cannot purchased separately.**



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 August 2022



Sale Plan

107m

Drain

Pond

Craigance

112m

Knockycoid



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