



# KIRKLAUHLINE FARM

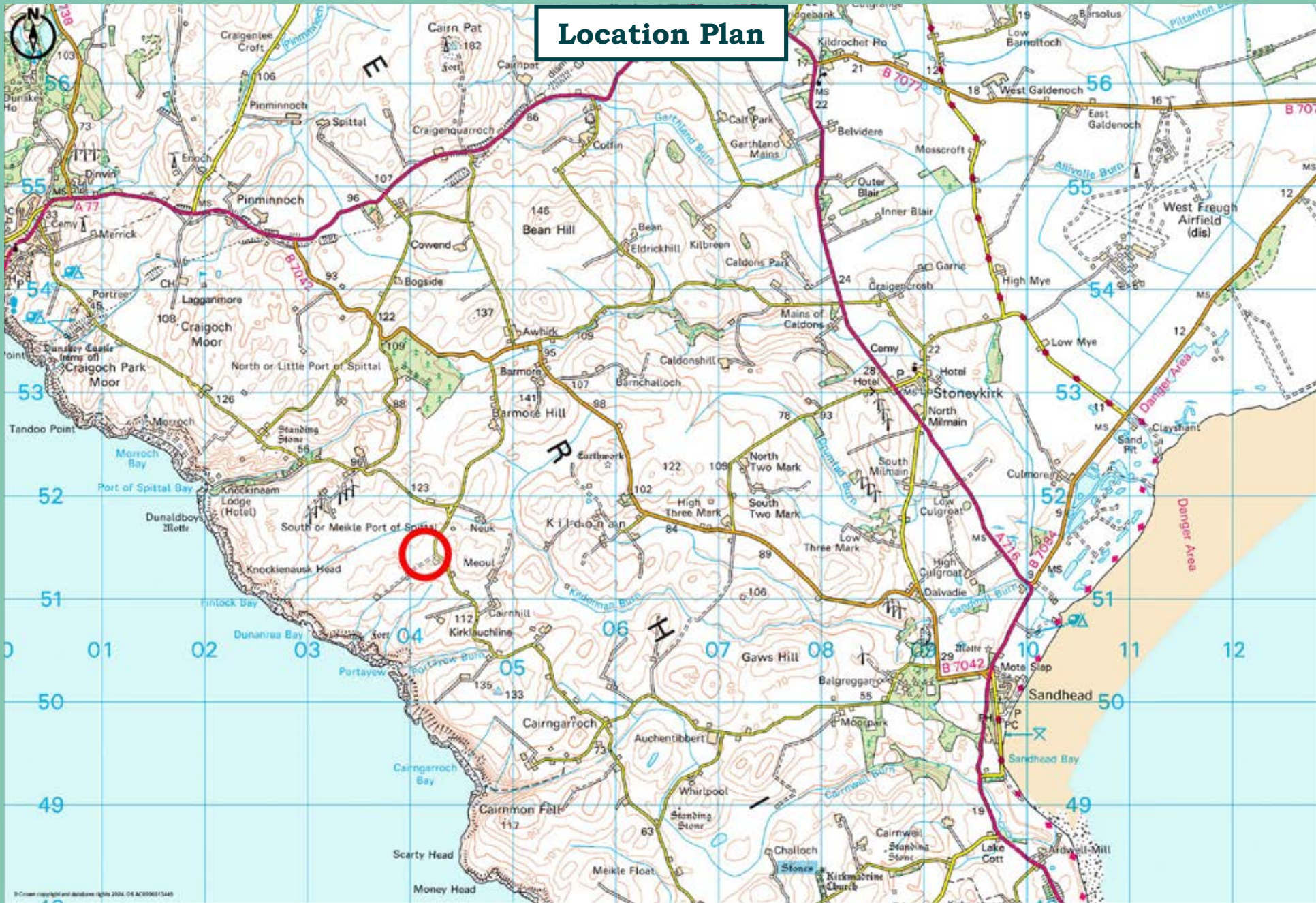
Stoneykirk, Stranraer, DG9 9EE



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# KIRKLAUCHLINE FARM

**Stoneykirk, Stranraer, DG9 9EE**

**Stranraer 7 miles, Newton Stewart 28 miles, Dumfries 75 miles, Carlisle 109 miles**

## **A FABULOUS COASTAL SMALLHOLDING BENEFITTING FROM A TRADITIONAL GALLOWAY COTTAGE, GRAZING LAND AND TWO PERFECTLY SITED DETACHED GLAMPING PODS**

- TRADITIONAL ONE AND HALF STOREY FARMHOUSE WITH PARTIAL SEA VIEWS
- TWO DETACHED GLAMPING PODS WITH FANTASTIC OPEN SEA VIEWS
- TRADITIONAL FARM STEADING (DEVELOPMENT POTENTIAL)
- NO IMMEDIATE NEIGHBOURS
- WITHIN AN EASY DRIVE TO MAJOR COMMUTING NETWORKS

**IN ALL ABOUT 48.36 ACRES 19.57 HECTARES**

### **VENDORS SOLICITORS**

Gillespie Gifford & Brown LLP  
33 High Street  
Dalbeattie  
DG5 4AD  
Tel- 01556 611247



**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](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)





## INTRODUCTION

Kirklauchline Farm 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.

Kirklauchline Farm benefits from a traditional Galloway cottage set on an elevated site and in recent years, the owners have added two fantastic glamping pods with fabulous open sea views, which are set away from the farmhouse protecting the privacy of both. In addition, there is a traditional farm steading, which could have development potential and about 48 acres of grazing land which is home to the owners' flock of sheep and pet goats.

Kirklauchline Farmhouse benefits from partial views across the sea to Ireland, the Mountains of Mourne, the South Rhins coastline and the Isle of Man can be seen on a clear day. The popular tourist destination of Portpatrick, a pretty coastal fishing village, is located only 3½ 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 nearby tourist destination of Sandhead offers a beautiful stretch of unspoilt sandy beach, a shop and an award-winning restaurant, The Tigh Na Mara. The area also boasts Scotland's most exotic garden, Logan Botanic, only a short drive away from Kirklauchline Farm. 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 7½ miles north of Kirklauchline and offers all the essential services and a comprehensive range of leisure facilities to include Secondary Schooling, supermarkets, a retail park, ice rink, sports centre and a modern medical centre.

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, game, coarse and sea fishing as well as shooting, sailing 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 and the international airports of Prestwick and Glasgow are within an easy drive from the property.

This small agricultural / lifestyle property offers the successful purchaser to live in an area of outstanding natural beauty and to develop the smallholding to either accommodate small scale agricultural / equestrian or indeed any other tourist based enterprise and given the diversity of the vernacular buildings, there may exist the opportunity develop further residential accommodation, subject to the normal planning regulations.

## DIRECTIONS

As indicated on the Location Plan, which forms part of these particulars.

*What3Words: tens.inflame.cubed*

## METHOD OF SALE

The property is offered for sale by private treaty as a whole.

## GUIDE PRICE

Offers for Kirklauchline Farm are sought **in excess of £440,000.**

## 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](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

### KIRKLAUCHLINE FARMHOUSE

A traditional 1½ storey southwest facing farmhouse under a tiled roof with a flat roofed rear extension occupying an elevated site within its own garden grounds. The accommodation is set over two floors, very briefly comprising:

### GROUND FLOOR

- **Kitchen**  
With floor and wall units, double oven, halogen hob, plumbed for white goods, double aspect windows.



- **Lounge**  
With multi-fuel stove set in a feature fireplace, windows to the front and rear.
- **Central Hallway**  
With stairs off to the first floor, understair cupboard and door to the sunroom.
- **Sun Room**  
Glazed to three sides, southwest facing with partial sea views.
- **Office / Bedroom 1**  
Open fire set in a feature fireplace.
- **Family Bathroom**  
With a bath, WC, WHB, window to the rear.



#### FIRST FLOOR

- **Double Bedroom 2**  
With a Velux windows and built-in wardrobe
- **Double Bedroom 3**  
With a Velux windows and built-in wardrobe.



### OUTSIDE

Kirklauchline Farm is approached by its own private driveway where there is ample parking available. The property is surrounded by its own generous garden grounds which are made up of mature trees, shrubs and annual perennials.



### THE GLAMPING PODS

Within the current ownership the owners have sited two fantastic glamping pods with fabulous open views across the surrounding countryside and across the sea. The pods sleep four with open plan living and a shower room. Both pods benefit from a shred septic tank, electricity and water. I should be noted that the pods have their own electricity supply and WIFI connection with the water fed from Kirklauchline farmhouse.

These pods provide a superb opportunity to establish a tourist-based enterprise offering a haven of tranquillity where you can unwind, visit some of the popular coastal villages and take in the rugged beauty of the Scottish countryside, where rolling hills, pristine lochs and dramatic coastline create a breathtaking backdrop.





**SERVICES**

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil	E	F 35

**THE TRADITIONAL STEADING**

To the rear of the farmhouse is a range of traditional farm buildings which at present are utilised for storage. We are of the view that some of the traditional stone buildings could well have residential development potential given that the conversion of traditional farm buildings to residential dwellings (change of use), is consistent with Dumfries & Galloway Councils present structure and local plans. Prospective purchasers are advised to make their own enquiries in this respect.



**THE LAND**

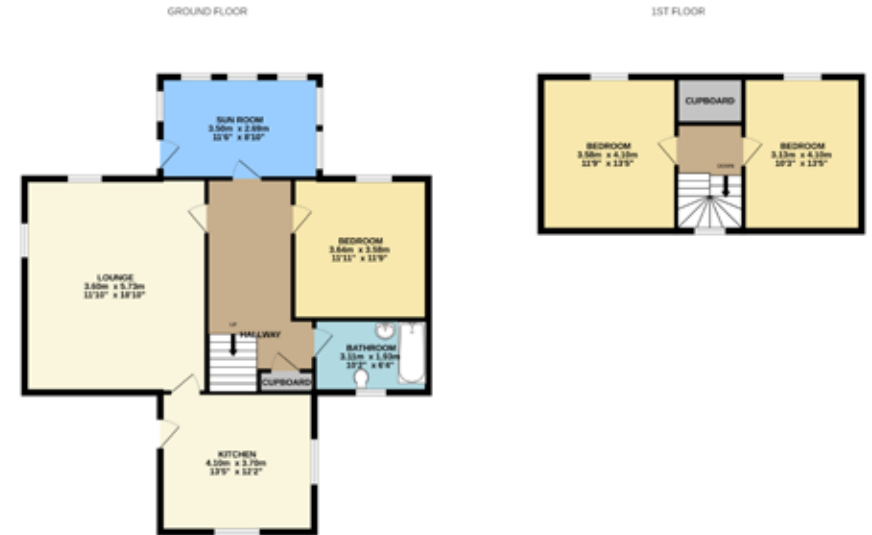
The lands of Kirklauchline extend in total to about 48.36 acres (19.57 hectares), to include the areas occupied by the farmhouse, steading, glamping pods, access roads, etc. The agricultural land lies within a ring fence and is classified as LFASS and is suitable for agricultural / equestrian purposes.





## HOME REPORT

Given that the property has an agricultural holding number and with the addition of the glamping pods, there is no requirement to provide a home report as seen as mixed use.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the given date.  
Mapcell Version 10/2014

## 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, **Gillespie Gifford & Brown LLP** for a definitive list of burdens subject to which the property is sold. We would however draw your attention to the following matters:

## 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 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.



### **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 June 2024***

# Sale Plan

