



# AIRYHEMMING DAIRY HOUSE

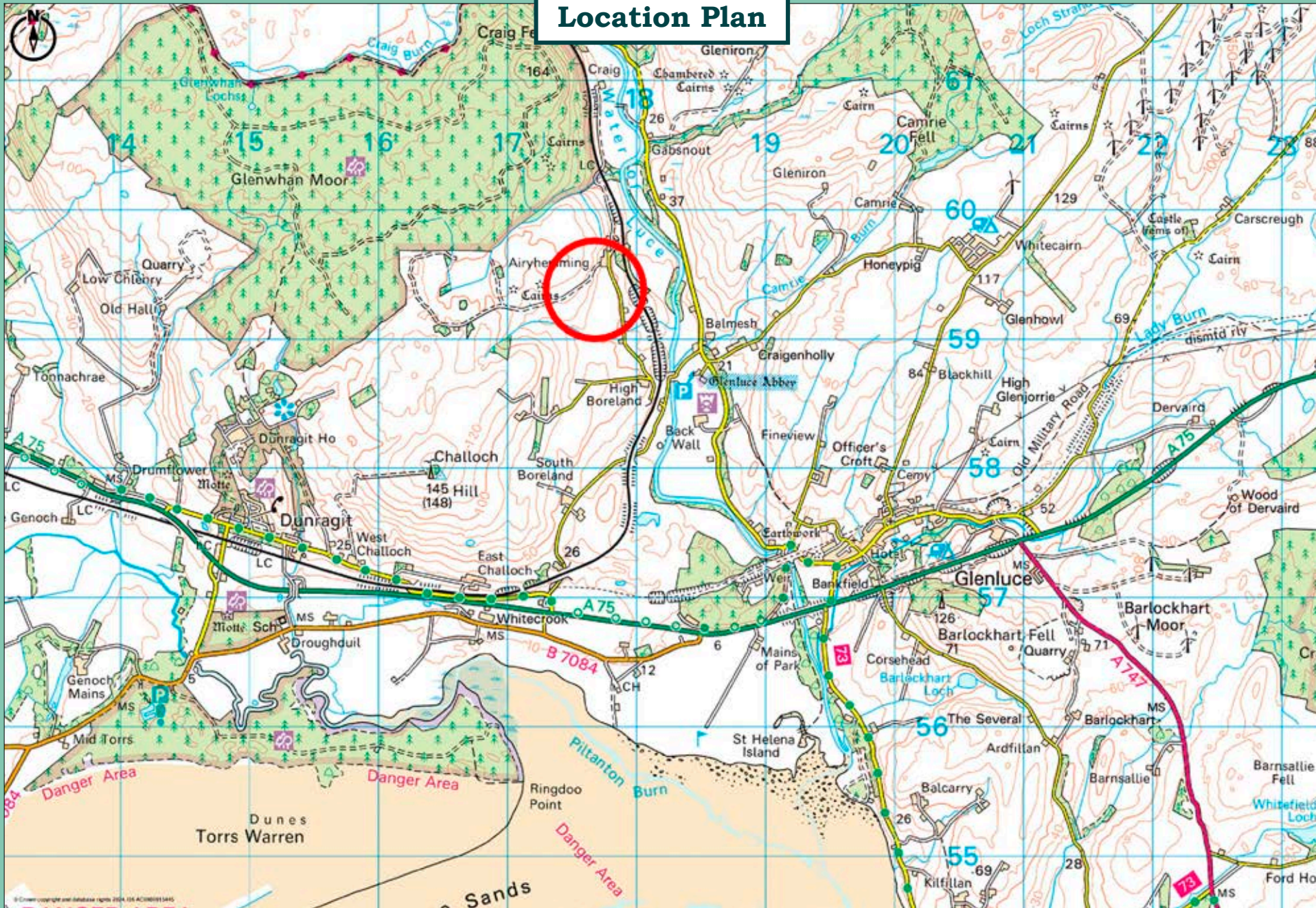
Glenluce, Newton Stewart, Wigtownshire, DG8 0NP



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# AIRYHEMMING DAIRY HOUSE

**Glenluce, Newton Stewart, Wigtownshire, DG8 0NP**

Stranraer 10 Miles, Newton Stewart 23 Miles, Castle Douglas 46 Miles, Carlisle 98 Miles, Glasgow 90 Miles

## A TRADITIONALLY BUILT DAIRY HOUSE SET ON AN ELEVATED SITE WITH WONDERFUL VIEWS ACROSS THE BEAUTIFUL GALLOWAY COUNTRYSIDE

- WELL-PRESENTED THREE BEDROOM FAMILY HOME
- ENCLOSED MATURE GARDEN GROUNDS WITH VIEWS OVER SURROUNDING COUNTRYSIDE
- GRAZING Paddock & RANGE OF OUTBUILDINGS
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- CONVENIENTLY LOCATED CLOSE TO MAJOR ROAD NETWORKS

### VENDORS SOLICITORS

David Hall  
Hall Baird Solicitors  
The Old Exchange  
Castle Douglas  
DG7 1TJ



### 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

Airyhemming Dairy House is a charming traditionally built dwelling set on an elevated site with open views across the surrounding countryside.

The Dairy House is set in a peaceful location within its own generous garden grounds and in addition, there is a grazing paddock of about 2.59 acres. In recent years the property has been utilised as a successful holiday let and at present benefits from a rateable value, however, this well-presented dwelling has huge potential to create a wonderful family home. Airyhemming Dairy House has been well-maintained offering three-bedroom accommodation over a single floor with a games room, which is accessed externally at a lower ground level. The garden grounds to the rear of Airyhemming Dairy House are mainly made up of lawns with a paved patio providing the perfect space for alfresco dining or family and social entertaining. A hot tub is sheltered below a pergola to the side of the dwelling. The hot tub can be made available by separate negotiation. Given the location of the property, a bounty of native wildlife can be enjoyed daily along with countryside pursuits available straight from the doorstep.

In addition, there is a range of outbuildings attached to the main dwelling, which provide useful storage space. With the inclusion of the land, there is huge opportunity for small scale agricultural or equestrian purposes.

A small range of local services by way of primary schooling, village shops, doctors' surgery, etc. are available at Glenluce. The regional centre of Stranraer is located about 10 miles from Airyhemming Dairy and offers all the essential services, comprehensive range of leisure facilities, supermarkets, a retail park, ice rink, sports centre and a modern medical centre. Secondary education is available at the recently refurbished Stranraer Academy.

This area of Southwest Scotland is noted for its spectacular coastline and provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, coarse and sea fishing as well as shooting, sailing, cycling and plenty of opportunities for the equestrian enthusiasts.

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 near Stranraer with the closest international airports of Prestwick and Glasgow being easily accessible.

## DIRECTIONS

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

[What3words: scrolled.shipped.cone](http://What3words:scrolled.shipped.cone)

## METHOD OF SALE

The property is offered for sale by private treaty.

## GUIDE PRICE

Offers for Airyhemming Dairy House are sought **in excess of £280,000**

## 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

### AIRYHEMMING DAIRY

Airyhemming Dairy is of traditional construction set under a slated roof. The property offers spacious living accommodation over a single floor, with a lower ground games room. The property very briefly comprises of:

### GROUND FLOOR

- **Games Room**  
Accessed externally with a window to the rear.



- **Central Hallway**  
With a tiled floor.
- **Bathroom**  
With a shower cubicle, WHB & WC.



- **Dining Room**  
With ample space for family dining and a window overlooking the side of the property.
- **Lounge**  
Through an archway from dining room with a woodburning stove set in a feature fireplace, a window overlooks the garden.



- **Kitchen**  
With a range of modern floor and wall units, built-in electric oven and halogen hob, plumbed for white goods, window to the front.
- **Double Bedroom 1**  
With window to the front.
- **Double Bedroom 2 with Ensuite**  
With window to the side, built in cupboard, ensuite with WHB, WC and shower.
- **Double Bedroom 3**  
With window to the front.



## SERVICES

Water	Drainage	Electricity	Heating	Rateable Value	EPC
Mains	Private	Mains	Oil Fired	£3,150 effective from 01-APR-23	F 24

The property benefits from a rateable value as currently utilised as a successful Airbnb. However, a council tax band can be applied for if reverting to a permanent residence.

## OUTSIDE

Generous mature garden grounds surround the property, with a patio area to the side giving far-reaching views of the countryside with a hot tub perfect for entertaining in the summer months. In addition, a basement room which is currently being utilised as a games room accessed from the front of the property as well as four individual stalls located to the side.

Airyhemming Dairy has the added benefit of additional land of about 2.59 acres which would be perfect for smallscale agriculture or equestrian purposes.







## **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 David Hall, Hall Baird Solicitors for a definitive list of burdens subject to which the property is sold.

## **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**

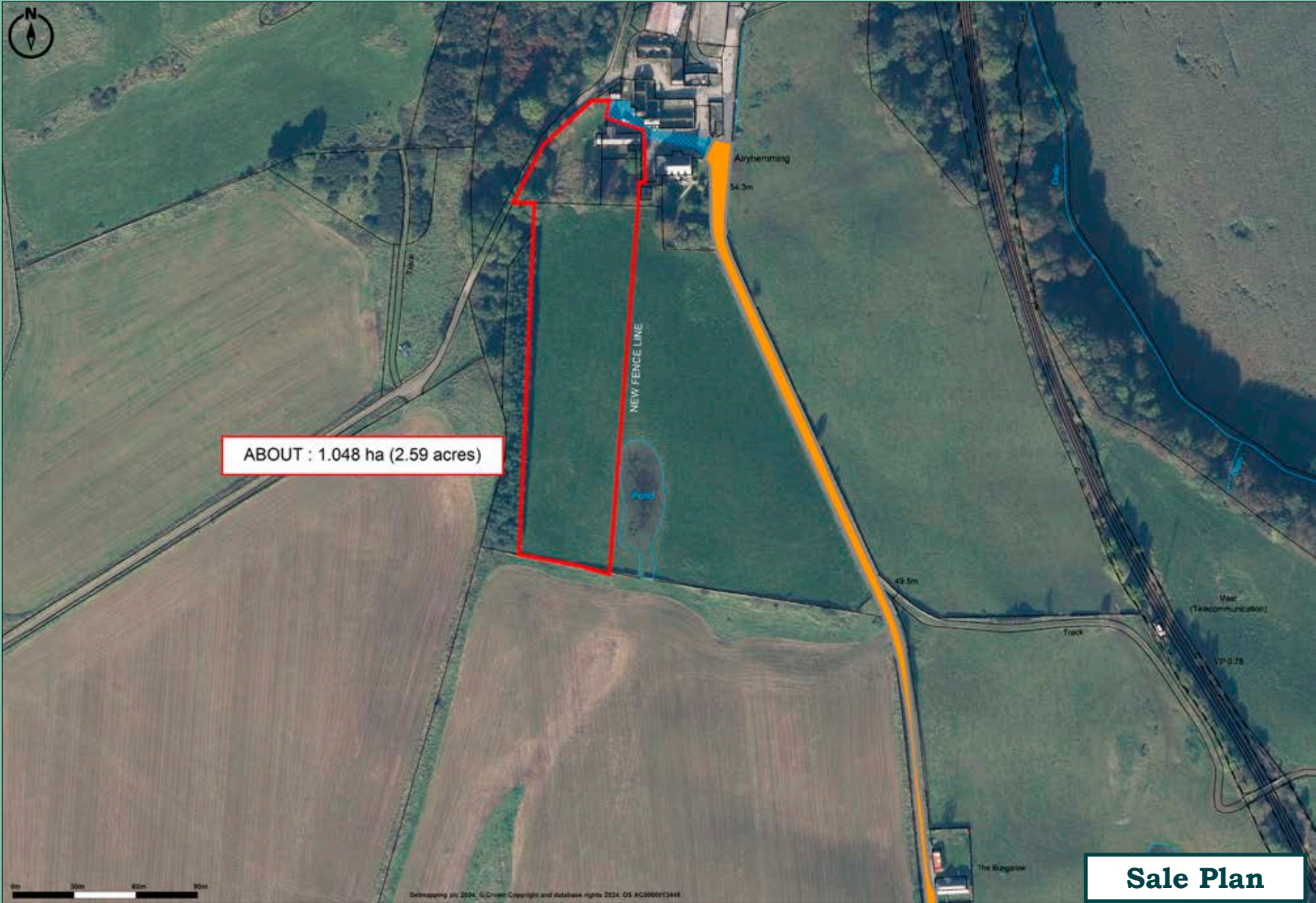
Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

## **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. 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.





ABOUT : 1.048 ha (2.59 acres)

**Sale Plan**



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS