



BARNSHALLOCH

Balmaclellan, Castle Douglas, DG7 3QS



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

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Balmaclellan 4.5 miles, St John's Town of Dalry 6 miles, Castle Douglas 12 miles, Dumfries 26 miles, Ayr 39 miles, Carlisle 59 miles, Glasgow 75 Miles

A THOROUGHLY CHARMING TRADITIONAL FARMHOUSE INCORPORATING A RANGE OF TRADITIONAL AGRICULTURAL BUILDINGS, GRAZING Paddock AND AMENITY WOODLAND ALL SET WITHIN AN IDYLIC RURAL LOCATION

- TRADITIONAL DETACHED FIVE BEDROOM FARMHOUSE
- GENEROUS MATURE GARDEN GROUNDS
- PRIVATE GATED DRIVEWAY WITH AMPLE OFF-ROAD PARKING
- NO IMMEDIATE NEIGHBOURS
- GRAZING Paddock AND AMENITY WOODLAND
- RANGE OF TRADITIONAL AGRICULTURAL BUILDINGS
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

IN ALL ABOUT 12.35 ACRES (5 HECTARES)

VENDORS SOLICITORS

Mr David Hall
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764



THREAVE RURAL
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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

Web: www.threaverural.co.uk





INTRODUCTION

Barnshalloch is situated within a short drive from the village of Balmaclellan on what is known locally as 'The Hidden Road'. This wonderful rural property incorporates a charming traditionally built farmhouse thought to have been built circa 1860, range of traditional farm buildings, grazing paddock and mature amenity woodland.

This whitewashed farmhouse is full of charm and character with many traditional features offering spacious family accommodation over three floors comprising a conservatory, lounge, dining room, kitchen, utility room, five generous sized bedrooms, family bathroom, etc. and double glazing throughout most of the accommodation. Barnshalloch is approached by its own wrought iron gated driveway where there is ample parking available. The garden grounds have been beautifully landscaped offering a plethora of mature trees, shrubs, annual perennials, etc. There is direct access to the **grazing paddock** where a traditional Dutch barn provides useful storage. Given the location of Barnshalloch, a bounty of native wildlife can be enjoyed on a daily basis along with countryside pursuits available straight from the doorstep.

Features of the property are the **grazing paddock and mature amenity woodland**. The grazing paddock is ideal for smallscale agricultural or equestrian purposes with the mature amenity woodland enhancing the privacy and charm of Barnshalloch. In addition, a range of well-maintained **traditional farm buildings** are set just to the east of the farmhouse and have provided a great storage facility, however, they could be utilised for a number of uses or indeed may have development potential.

It should be noted that Threave Rural are also marketing an exceptional smallholding know as **Newstead** and a productive block of agricultural land known at the **Land at Barnshalloch**, both within a short drive of Barnshalloch. The sales details can be downloaded from our website.

The nearest local services can be found at Balmaclellan, which is a thriving friendly community with a variety of village run activities taking place throughout the year. In addition to this, The Old Smiddy, within the village, is a satellite centre of the CatStrand art centre in new Galloway and acts as a multi-purpose Heritage and community hub for the Galloway Glens. Primary schooling can be found in the nearby picturesque village of New Galloway with a further range of local services found in St John's Town of Dalry such as a village shop, post office, hotels, etc. with both primary & secondary schooling available. A more extensive range of services can be found in Castle Douglas (The Food Town). Castle Douglas offers a range of essential services, which include a modern health centre, a wide range of professional services, leisure facilities as well as two national supermarkets. The town is renowned for its niche retailing with a thriving high street boasting a wide range of traditional shops and craft outlets.

This area of the Stewartry attracts tourism and boasts a wealth of wildlife with the nearby Loch Ken having regular inhabitants such as ducks, swans, red kites, etc. A feature of Loch Ken is the tourist industry, which has developed around the east bank. Loch Ken is one of the few lochs in the country which allows water skiing, jet skiing and other speed related sports, given that there has been no imposition of any speed restriction on the waterway. Adjacent to Loch Ken is the RSPB bird reservation, the "Galloway Kite Trail" and the Galloway Forest Park, which offers visitors many opportunities to walk, climb, cycle, bird watch and to experience the UK's first dark sky park.

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 easy reach of the property and the area boasts numerous golf courses, the closest being at New Galloway.

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 Glasgow and Edinburgh are within and easy driving distance.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.
What3words: shifts.half.opposite

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Barnshalloch are sought **in excess of: £580,000**

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
Web: www.threaverural.co.uk



PARTICULARS OF SALE

As mentioned earlier, Barnshalloch Farmhouse is full of charm and character offering five-bedroom accommodation over three floors. The accommodation very briefly comprises:

GROUND FLOOR

- **Conservatory**
This is a wonderful addition to this traditional farmhouse which is fully glazed with views over the private garden grounds.



- **Central Hallway**
With a staircase off to the first floor, under stair cupboard.
- **Lounge**
A spacious family living space with a multi-fuel stove set on a slate hearth, there are double aspect windows enhancing the natural light.



- **Dining Room**
Family dining room with double aspect windows.
- **Kitchen**
A generous kitchen with double aspect windows, a range of floor and wall units, pantry, plumbed for white goods and there is ample space to accommodate a dining table.
- **Rear Hallway**
With a door off to the utility room.
- **Utility Room**
With twin Belfast type sinks, double aspect windows, door off to cloakroom.
- **Cloakroom / Boot Room**
With a WC off.



FIRST FLOOR

- **First Floor Hallway**
With a large built-in storage cupboard and a smaller storage cupboard, which surprisingly houses a wash hand basin, there is a picture window to the side.

- **Principle Bedroom 1**
With full-length built-in wardrobes and a window to the front.

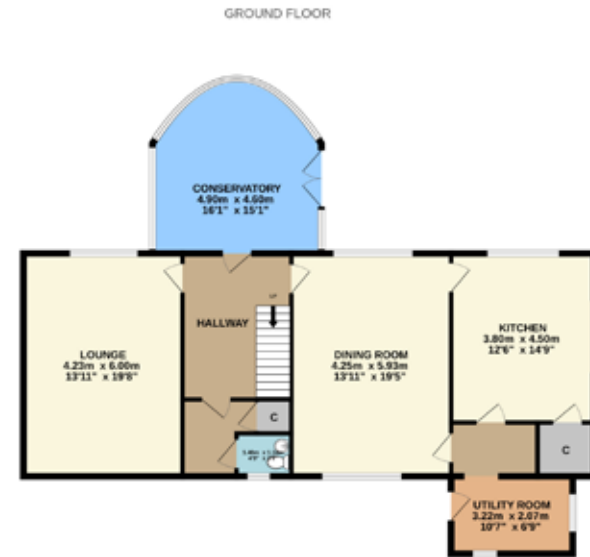


- **Family Bathroom**
With a corner shower cubicle, WC & WHB.
- **Bedroom 2**
With a window to the front.
- **Bedroom 3**
With a window to the front.



SECOND FLOOR

- **Bedroom 4**
With a Velux type window.
- **Bedroom 5**
With a Velux type window.



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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SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Septic Tank	Mains	Multi-Fuel Stove / Electric	E	E 42

OUTSIDE

As mentioned earlier, the property benefits from a gated driveway where there is ample parking available. The beautiful landscaped garden grounds around the farmhouse and are made up of neat lawns with mature trees, shrubs and annual perennials along with a paved areas. There is direct access to the mature amenity woodland and the grazing paddock.

THE GRAZING Paddock

The grazing land can be directly accessed from the garden grounds and could be utilised for a number of smallscale agricultural / horticultural or equestrian purposes.



THE TRADITIONAL FARM BUILDINGS

The traditional farm buildings have been extremely well-maintained and provide useful dry storage. These buildings could be utilised for a number of uses or indeed they could have some development potential for change of use. Any interested party wishing to pursue this would need to make their own enquiries with Dumfries & Galloway Council.



HOME REPORT

There is no requirement to provide a home report for Barnshalloch as it benefits from an agricultural holding number (82/508/0034), however an Energy Performance Certificate is available and can be requested from Threave Rural.

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, **Mr 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

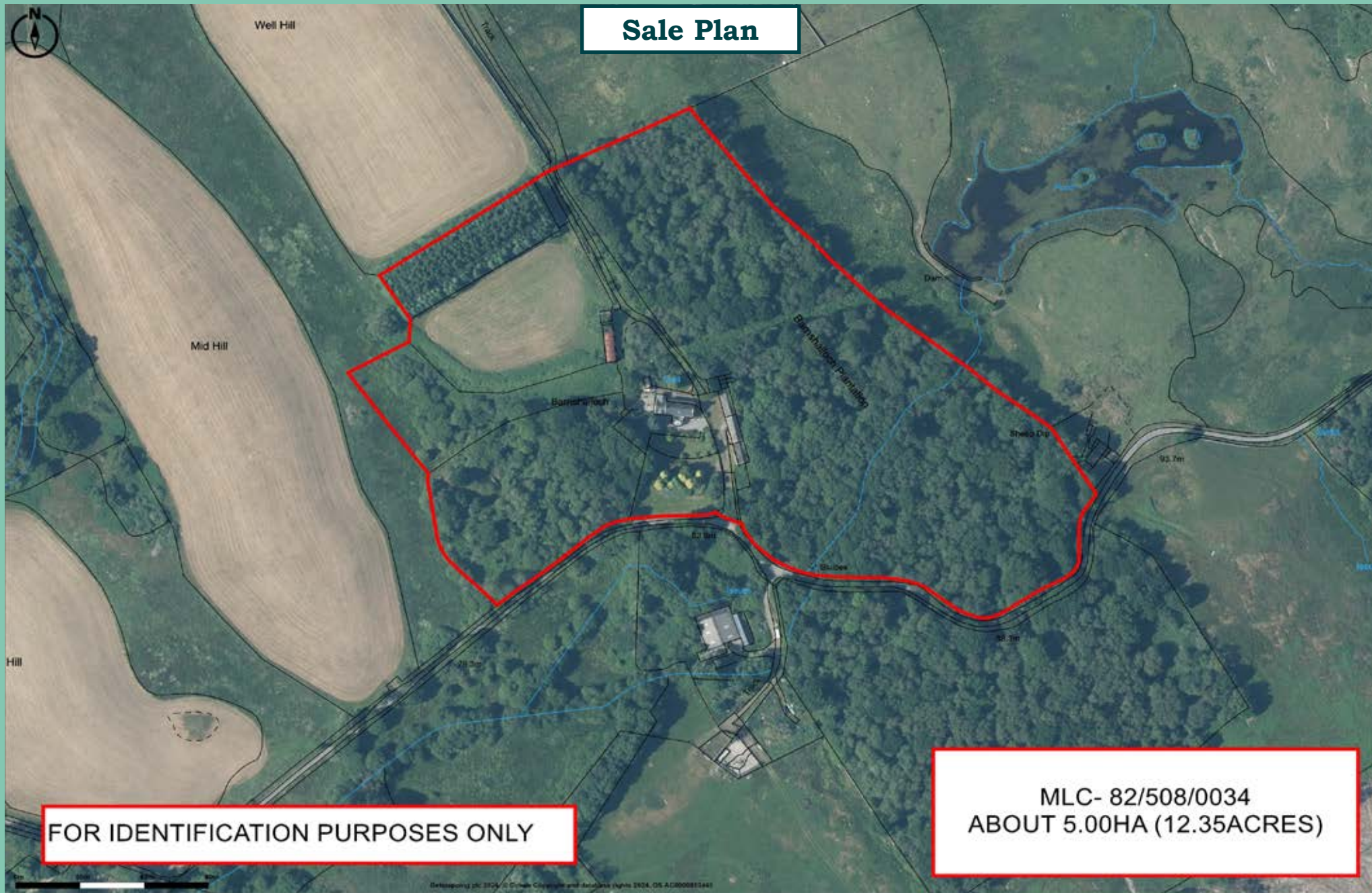
Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

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. 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 November 2024





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