



The Farmhouse and Cottages  
Meikle Richorn | Dalbeattie | Dumfries and Galloway | DG5 4QT

FINE & COUNTRY

# THE FARMHOUSE AND COTTAGES



# KEY FEATURES

The Farmhouse and three cottages at Meikle Richorn offer a superb business and lifestyle opportunity in an unspoilt rural setting, within easy reach of local amenities, major transport routes and the coastal villages and beaches in the surrounding area.

The farmhouse occupies a wonderful site with superb views over the Urr Estuary and is set in a generous garden with a private driveway. Built of granite under a slate roof, this substantial home offers flexible living accommodation and currently comprises four reception rooms, kitchen/breakfast room with Rayburn, 5-6 double bedrooms and two bathrooms. There are also ancillary rooms and ample storage throughout. Most rooms enjoy fantastic views over the Estuary towards Kippford or the surrounding countryside and all rooms boast high ceilings and large windows. The flexible accommodation has previously been subdivided and could easily be reconfigured to provide an annexe.

The three cottages were converted from the original farm steading between 2007 and 2011 and have been designed and finished to a high standard, with separate driveway access, private garden areas, allocated parking and hot tubs. These two bedroom cottages operate as popular self-catering accommodation with excellent turnover and occupancy rates; please enquire for further information.

## Farmhouse

A wide and welcoming reception hall gives direct access to the three main reception rooms and the kitchen. The sitting room is a wonderful, large room with wood burning stove set within a unique hand-carved sandstone mantelpiece and enjoys a dual aspect with views to the Estuary. The dining room is located to the front of the property and the family room is a great, flexible use room that would equally make a great playroom or perhaps even a library and enjoys an open fire and window to the side elevation. The kitchen offers a good range of bespoke solid wood free standing units, with butcher's block, Belfast sink, an oil fired Rayburn, ample room for a dining table, and this room has the most wonderful views to the Estuary via patio doors that lead out to the garden.

To the rear of the property, accessed via the inner hall, is the current office, which is a well-proportioned reception room, and a lean-to garden room/store. In addition, there is access to the utility room, a ground floor WC and the rear porch. A secondary staircase rises from the inner hallway to a landing, off which two double bedrooms and a large bathroom can be found.

From the main reception hall, carpeted stairs lead up to a bright and spacious first floor landing. There are four large double bedrooms, all of which enjoy lovely views, and a family bathroom comprising bath with electric shower over.

Externally, the property sits in well established gardens with lawns, well stocked flower beds and mature shrubs and trees including a small orchard and fruit bushes. There are several areas to sit and enjoy the sunshine and open views.





















## Cottages

**Angus** – modern, open plan kitchen/living/dining room with fitted units, integrated appliances and patio doors to the garden. Two double bedrooms (one with en-suite WC) and a bathroom comprising bath with electric shower over, WC and wash hand basin.



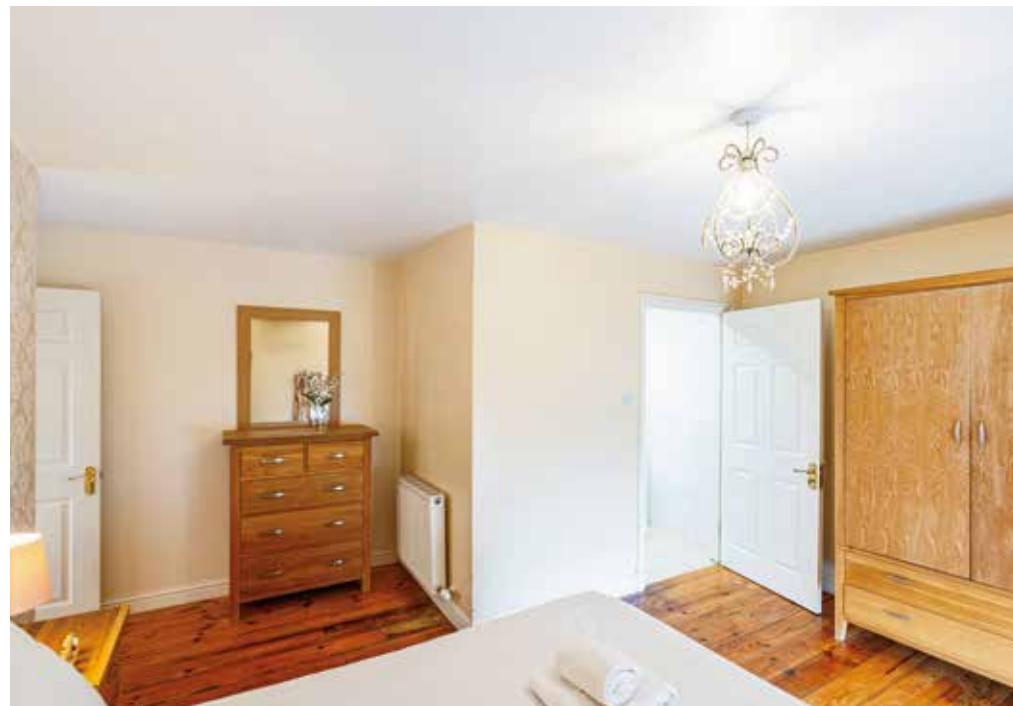
**Shetland** – sitting room with window looking into the courtyard. Separate fitted kitchen with integrated appliances. Two double bedrooms (one with en-suite shower room) and separate bathroom comprising bath, WC and wash hand basin.



**Hereford** – large open plan kitchen/living/dining room with fitted units, integrated appliances and patio doors to the garden. Lovely open views over the surrounding countryside and towards the Estuary from the rear. Two double bedrooms (one with en-suite shower room) and bathroom comprising bath and separate shower cubicle, WC and wash hand basin.

The cottages share separate driveway access and all three cottages have private parking for two vehicles and outside areas with hot tubs.

To summarize, the farmhouse and cottages at Meikle Richorn offer a fantastic business and lifestyle opportunity with excellent established business and repeat bookings year on year. The setting is peaceful and idyllic but enjoys easy access to local amenities and recreational activities.





#### Outside

The property is well set back from the road, and a gated driveway leads up to parking and turning areas in front of the house. The large garden is predominantly to the front of the property and is laid to lawn, flanked by mature trees and bushes to the side.

#### Local Area

The nearby town of Dalbeattie is 2.5 miles away and offers good local amenities and the coastal villages and beaches of Kippford, Sandyhills and Rockcliffe can all be reached in under 15 minutes. 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 with the region boasting no fewer than twenty-nine courses, the closest being within Dalbeattie. Dalbeattie also boasts one of the 7stanes world-class mountain biking centres and the property is also within close proximity to the safe anchorage of Kippford, affectionately known as the 'Scottish Riviera'. The Southwest of Scotland is well known for its mild climate and attractive, unspoilt countryside.

#### Directions

From Dumfries head southwest on the A711 to Dalbeattie. Stay on the road passing through Dalbeattie and just before leaving the town turn left at the traffic lights onto the A710. Continue for just over 2 miles then turn right onto a road marked 'No through road'. Continue straight ahead through the hamlet of houses and the Farmhouse is located up a private driveway at the end of the road.

#### Approximate Mileages

Dumfries 16 miles | M6 Junction 45 – 43 miles | Carlisle 51 miles | Glasgow 91 miles





# INFORMATION

## Meikle Richorn House and Cottages



2.49 acres in all

### Services:

Farmhouse - Mains electricity and water, bio-mass heating and hot water. Oil fired Rayburn (which acts as a secondary heating system if required), private septic tank. Please note the septic tank is registered with SEPA. Double glazed throughout. Fibre broadband due to be installed soon.

Cottages - Mains electricity and water, bio-mass heating and hot water. The three cottages share a septic tank (registered with SEPA). Double glazed throughout. Fibre broadband due to be installed soon.

**EPC:** Farmhouse and three cottages – all rated D

**Council Tax Band:** F

**Local Authority:** Dumfries & Galloway Council – Council Tax Band F (farmhouse). The cottages are business rated.

### Fixtures and Fittings:

Full contents of the cottages are available by separate negotiation.

### Viewings:

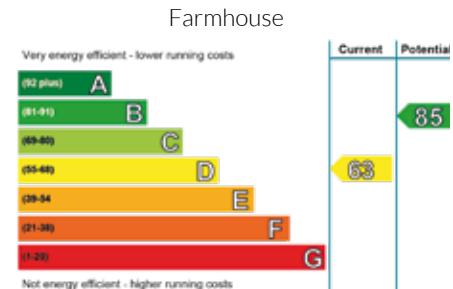
Strictly by appointment with the sole selling agents, Fine & Country South Scotland.

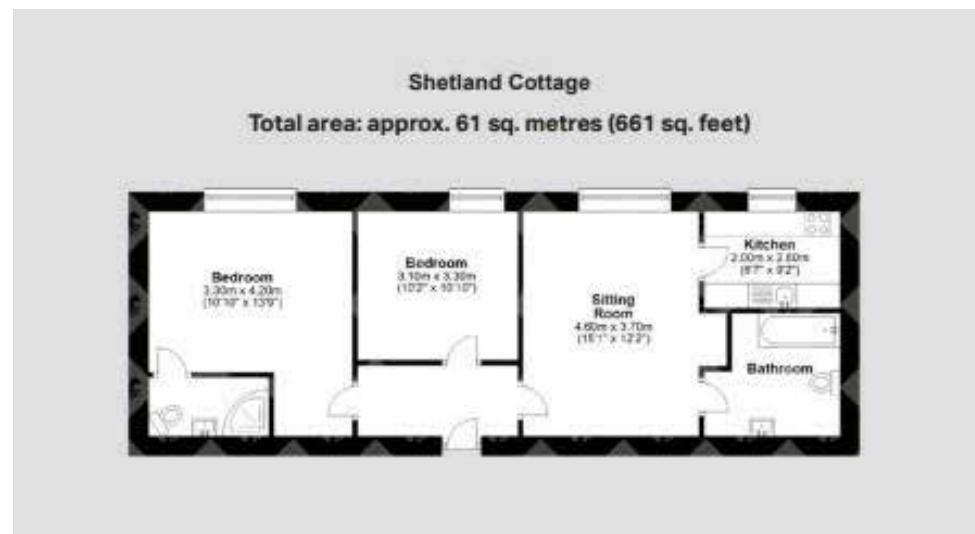
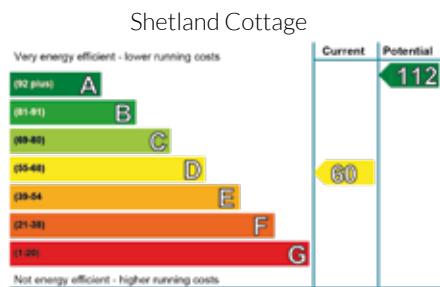
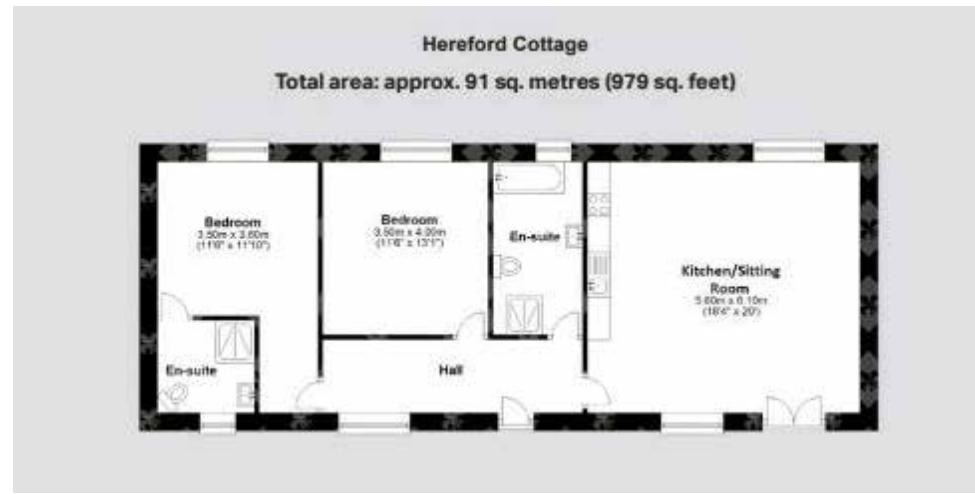
### Offers:

All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to [southscotland@fineandcountry.com](mailto:southscotland@fineandcountry.com)

### Home Report:

A Home Report is not required for this property due to the commercial nature.





Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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FOUNDATION

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