



AIRYHEMMING FARMHOUSE

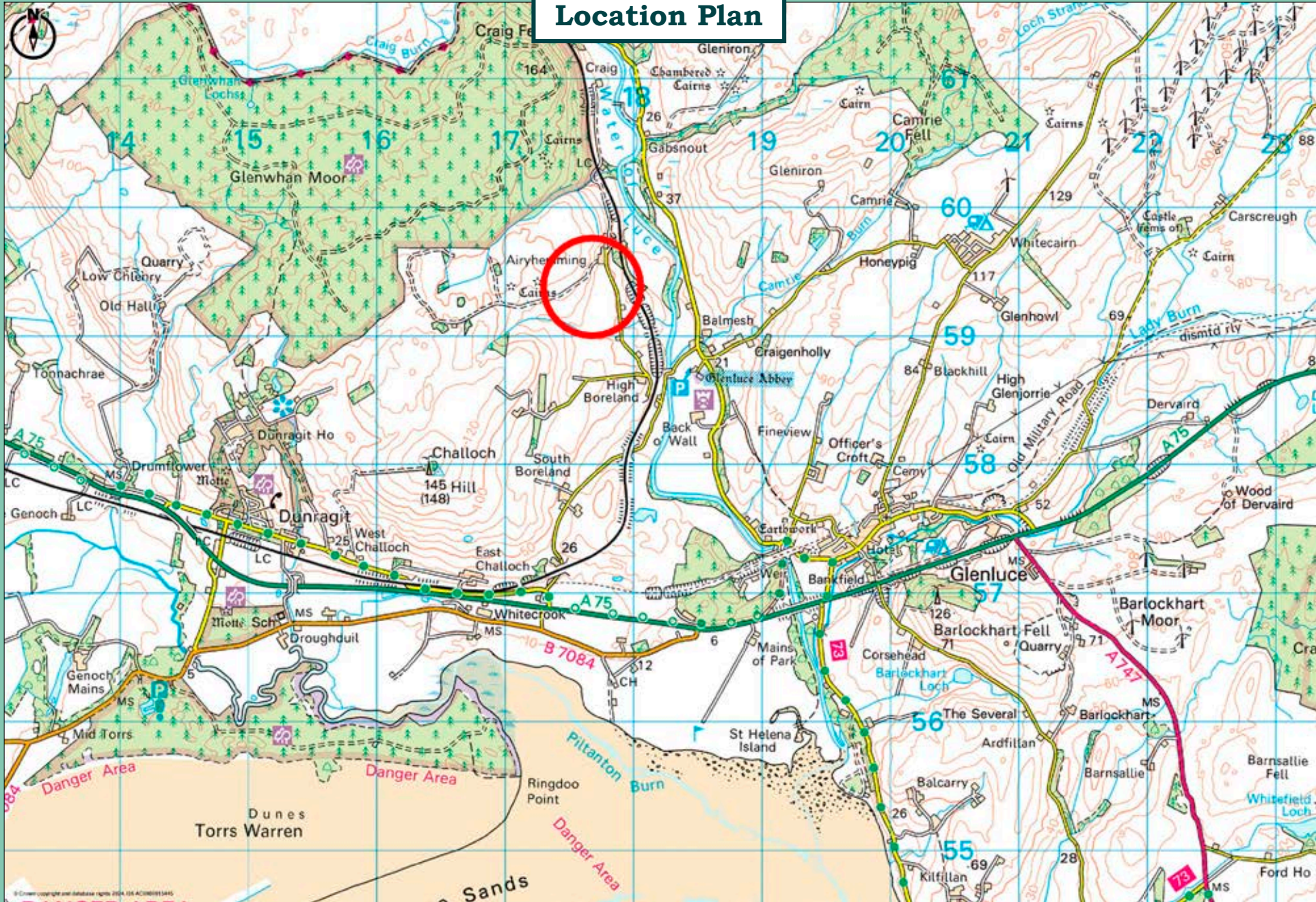
Glenluce, Newton Stewart, Wigtownshire, DG8 ONP



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



AIRYHEMMING FARMHOUSE

Glenluce, Newton Stewart, Wigtownshire, DG8 ONP

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

A GENEROUS LIGHT AND SPACIOUS FAMILY HOME SET IN A PEACEFUL LOCATION ON THE OUTSKIRTS OF GLENLUCE, WIGTOWNSHIRE

- WELL-PRESENTED FIVE BEDROOM FAMILY HOME
- ENCLOSED MATURE GARDEN GROUNDS WITH GENEROUS PATIO AREA
- GRAZING Paddock OF ABOUT 3.913 ACRES
- 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
Web: www.threaverural.co.uk



INTRODUCTION

Airyhemming Farmhouse is a spacious light filled family home, spanning over two floors with elevated views over the surrounding area. The house is set within the scenic Galloway countryside.

The Farmhouse has been run as a successful holiday let for several years but would make a beautiful family home. The farmhouse has been sympathetically decorated and has a generous front hall with original tiled flooring, leading up to a traditional staircase taking you up to the first floor. The house benefits from wonderful views across the surrounding countryside offering spacious family accommodation over two floors. There are generous garden grounds surrounding Airyhemming Farmhouse providing the perfect space for family and pets. A hot tub is also situated within the garden, which can be made available by separate negotiation.

In addition, Airyhemming Farmhouse benefits from about 3.913 acres of grazing land. With the inclusion of this land, there is huge opportunity for small scale agricultural or equestrian purposes. Given the location of the property, a bounty of native wildlife can be enjoyed on a daily basis along with countryside pursuits available straight from the doorstep.

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 the Farmhouse 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: [working.duplicity.firebird](#)

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Airyhemming Farmhouse 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
Web: www.threaverural.co.uk



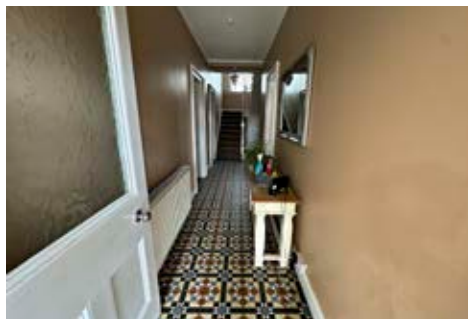
PARTICULARS OF SALE

AIRYHEMMING FARMHOUSE

The Farmhouse is of traditional construction presenting a spacious and diverse family home with far-reaching views over the beautiful surrounding countryside. The property offers light filled living accommodation over two floors briefly comprising of:

GROUND FLOOR

- **Entrance Hall**
With a window to the rear, shower room and utility room off.
- **Shower Room**
With a large walk-in shower cubicle, WC, WHB, Velux window.
- **Kitchen**
A spacious farmhouse kitchen with a range of floor and wall units, built-in cupboards, electric oven and halogen hob, Alpha range and double aspect windows.
- **Central Hallway**
A spacious hallway with a staircase off to the first floor, understair cupboard and tiled flooring.
- **Double Bedroom 1**
A generous room with a window to the side.



- **Lounge**
With double aspect windows enhancing the natural light. A wood burning stove is set in a feature fireplace.
- **Sitting Room**
With multi-fuel stove set in a feature fireplace, glazed sliding doors give access to a sunroom.



- **Sunroom**

With a large picture window overlooking the garden grounds to the front.



FIRST FLOOR

- **Double Bedroom 2**

With window to the rear.

- **Double Bedroom 3**

With a window to the front affording lovely, elevated views.

- **Family Bathroom**

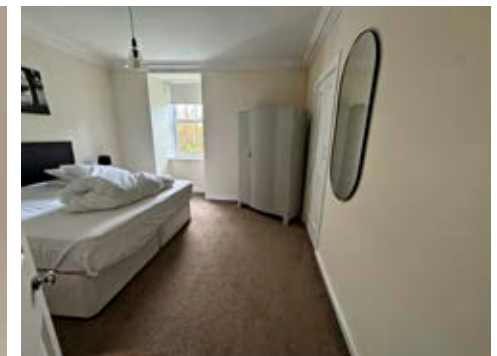
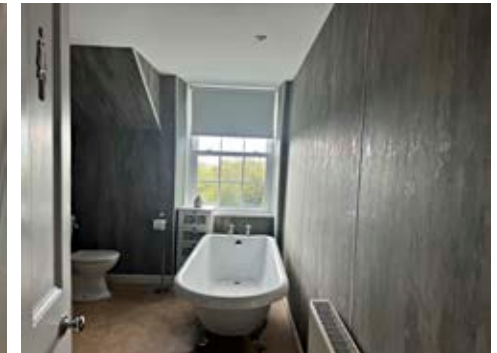
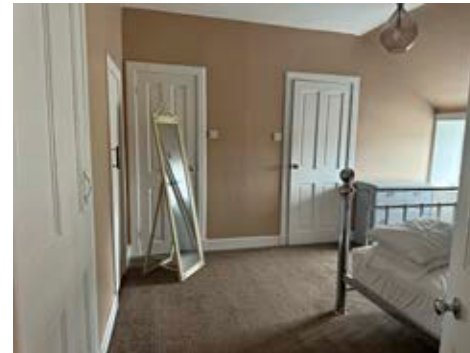
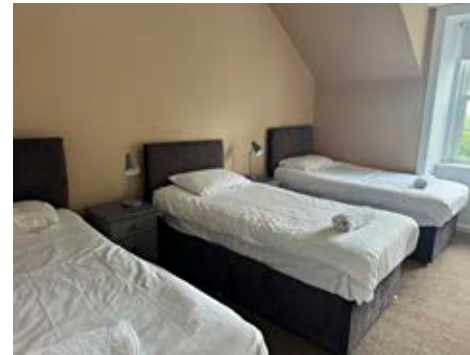
With a freestanding bath, WC, WHB.

- **Double Bedroom 4**

With wall to wall fitted wardrobes, window to the front.

- **Double Bedroom 5 (Ensuite)**

With built in cupboards and window to the front. The ensuite benefits from a shower, WC & WHB.



Water	Drainage	Electricity	Heating	Rateable Value	EPC
Mains	Private	Mains	Biomass	£5,200 effective from 01-Apr-23	F33

SERVICES

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 back to a permanent residence.

OUTSIDE

Generous mature garden grounds surround the property, with an elevated paved patio area to the front giving far-reaching views of the countryside with a hot tub (available by separate negotiation) perfect for entertaining and enjoying alfresco dining in the summer months.

Airyhemming Farmhouse has the added benefit of additional land of about 3.913 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

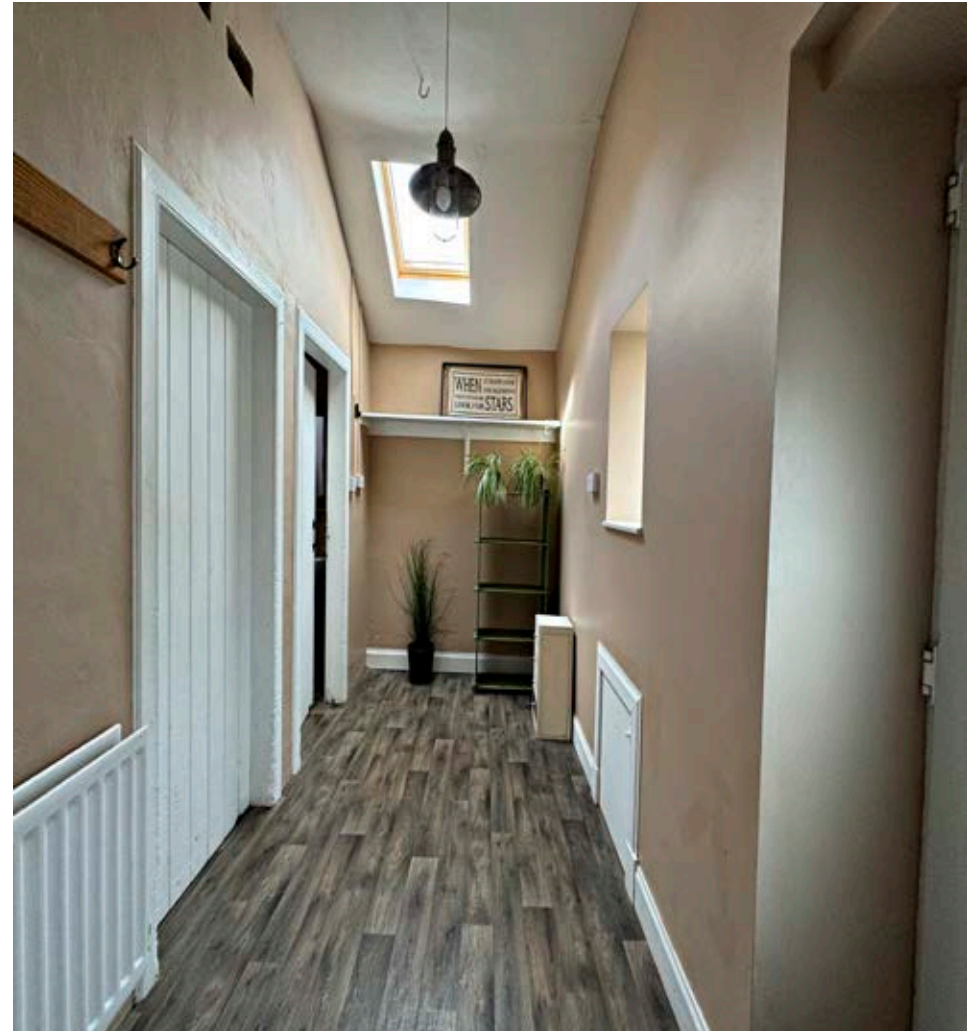
Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.



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. 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 September 2024





FOR IDENTIFICATION PURPOSES ONLY

0m 30m 60m 90m

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Sale Plan



THREAVE RURAL

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