



KELLBROOK

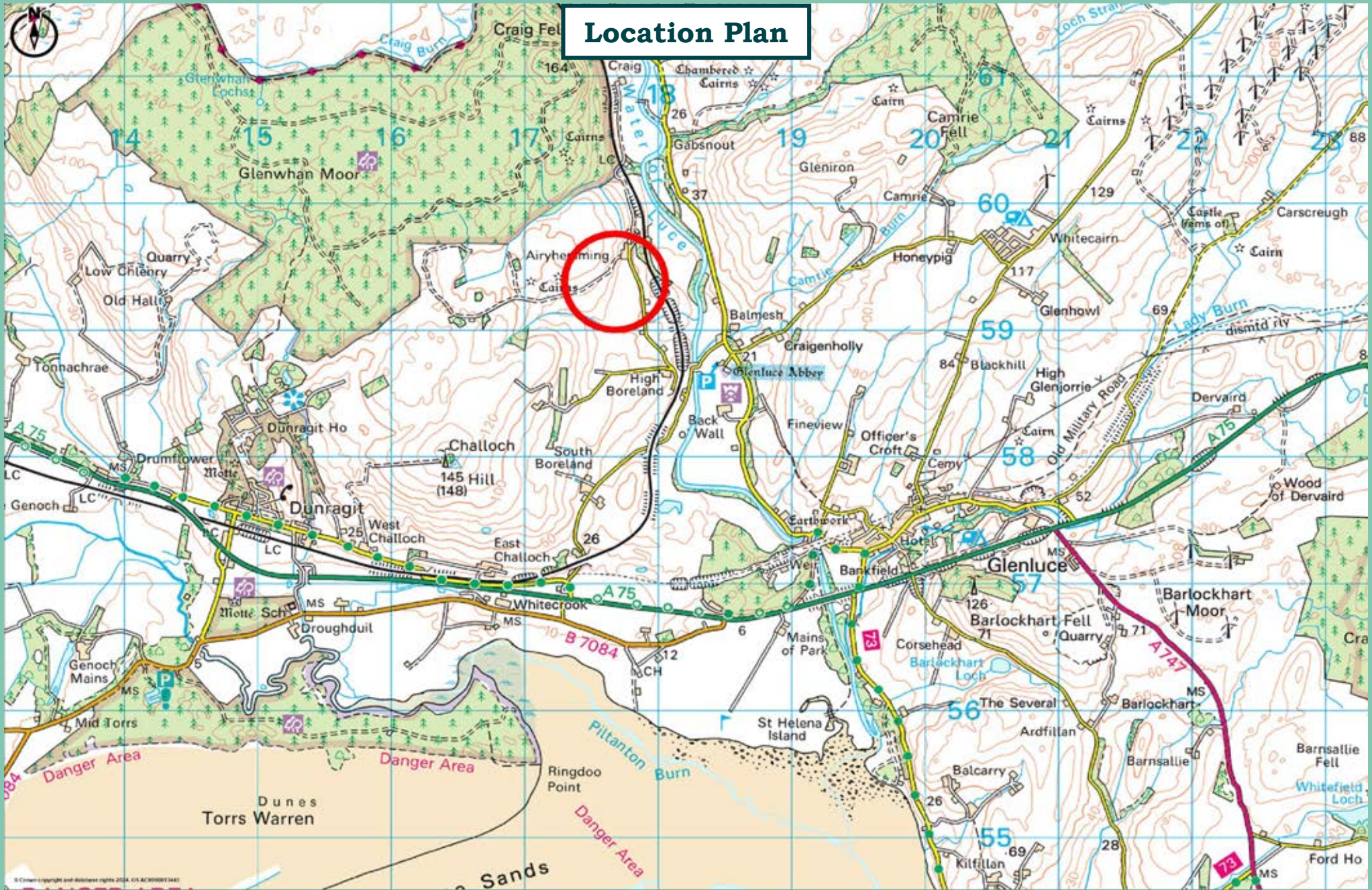
Glenluce, Newton Stewart, Wigtownshire, DG8 ONP



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



KELLBROOK

Glenluce, Newton Stewart, Wigtownshire, DG8 ONP

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

A DIVERSE, SPACIOUS FAMILY HOME SET IN A PEACEFUL LOCATION WITH OPEN FAR-REACHING VIEWS OF THE GALLOWAY COUNTRYSIDE

- WELL-PRESENTED FOUR BEDROOM FAMILY HOME
- ENCLOSED MATURE GARDEN GROUNDS WITH GENEROUS PATIO AREA
- GRAZING Paddock OF ABOUT 3.199 ACRES AVAILABLE BY SEPARATE NEGOTIATION
- NO IMMEDIATE NEIGHBOURS
- 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

Kellbrook is a charming conversion, originally two former farm cottages converted into one spacious property. The house is set within the scenic Galloway countryside, in a peaceful surrounding with its own woodland and grazing paddock.

The farmhouse conversion has been run as a successful holiday let for several years but would make a wonderful family home. The house has been sympathetically decorated and keeps some features of the original properties. Kellbrook has twin staircases either side of the main reception rooms which offers parallel access to accommodation on 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 Kellbrook which are made up of lawns with a paved patio providing the perfect space for alfresco dining or family and social entertaining. A hot tub is also situated within the garden, which can be made available by separate negotiation. . 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.

In addition, a grazing paddock of about 3.199 acres along with an area of amenity woodland and a wildlife pond are **available by separate negotiation**. With the inclusion of this 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 Kellbrook 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: butchers.forum.snuck

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Kellbrook are sought **in excess of: £325,000**

Offers for the Grazing Paddock are sought **in excess of: £30,000**

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

KELLBROOK

Kellbrook is of traditional construction and as mentioned earlier, formerly two farm cottages now presented as a spacious and diverse family home with far-reaching views over the beautiful surrounding countryside. The property offers spacious living accommodation over two floors briefly comprising of:

GROUND FLOOR

- **Entrance Hall**
With staircase leading to left side of first floor, to the left kitchen and to the right through to dining room.
- **Kitchen**
A bright spacious room with a mixture of wall and base kitchen units, freestanding range cooker, fridge/freezer, plumbed for dishwasher. Windows overlooking the front and rear of the property.
- **Cloakroom**
With WHB, WC, heated towel rail and window to rear of property.



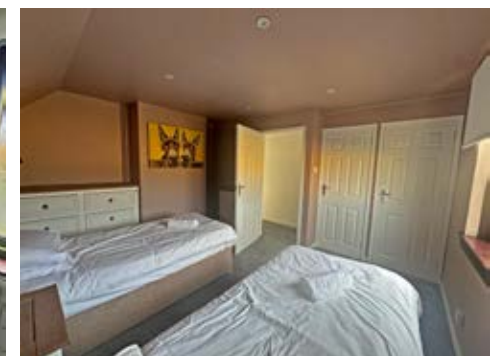
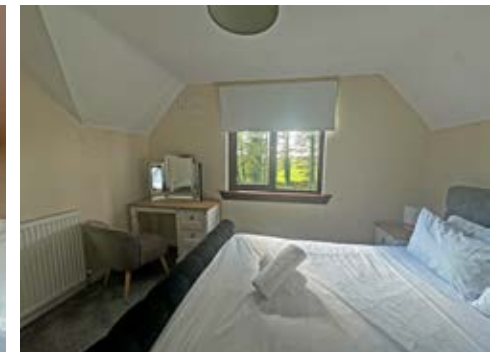
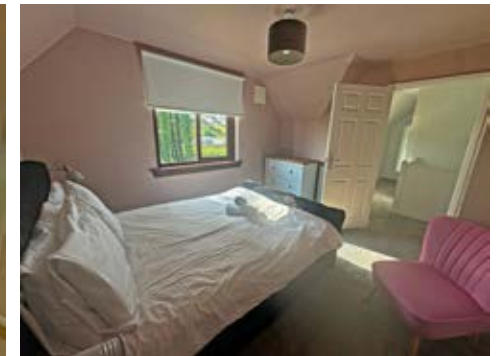
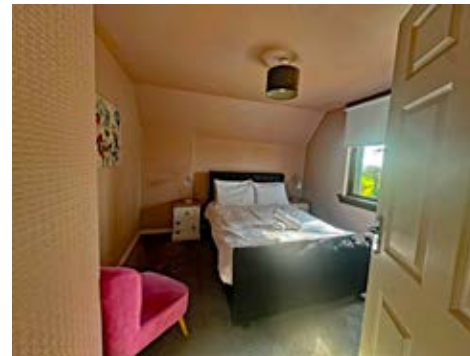
- **Dining Room**
To the right of the main entrance through archway, a spacious room with windows overlooking the front and rear of the property.
- **Living Room**
Through an archway from dining room with a feature open fire fireplace, with window facing over the garden and parallel window to the rear of the property.
- **Utility room**
Window to the rear, boiler and plumbed for washing machine
- **Games Room**
With dual aspect views, and full height French doors leading out to patio area with views of the surrounding area.





FIRST FLOOR

- **Double Bedroom 1**
With window to the front.
- **Double Bedroom 2**
With built in cupboards and window to the side.
- **Bathroom 1**
With WHB, WC, bath with shower, heated towel rail and window to rear.
- **Double Bedroom 3**
With window to the front.
- **Double Bedroom 4**
With built in cupboards and window to the side.
- **Bathroom 2**
With WHB, WC, shower, heated towel rail and window to rear.

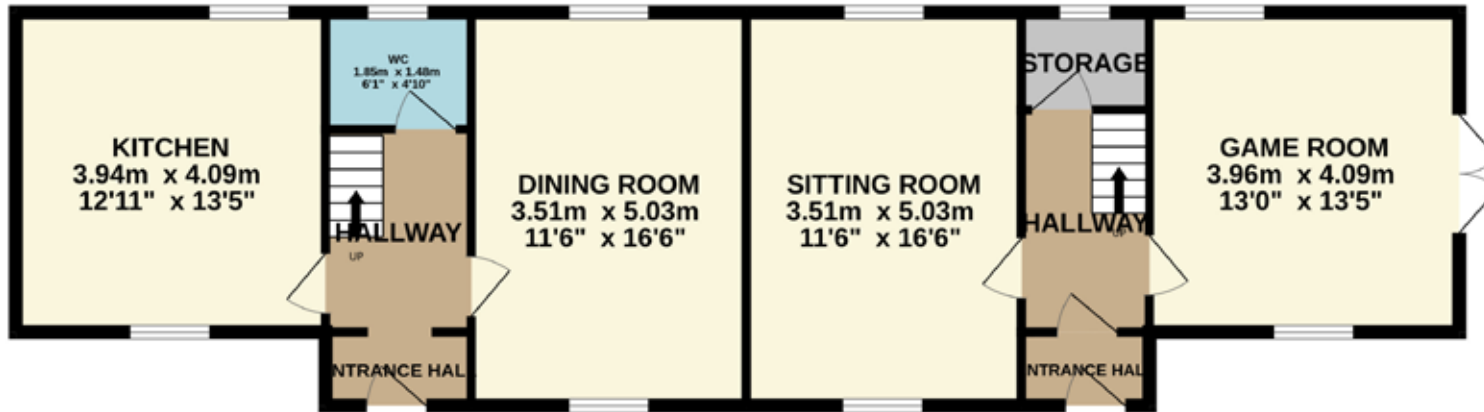


SERVICES

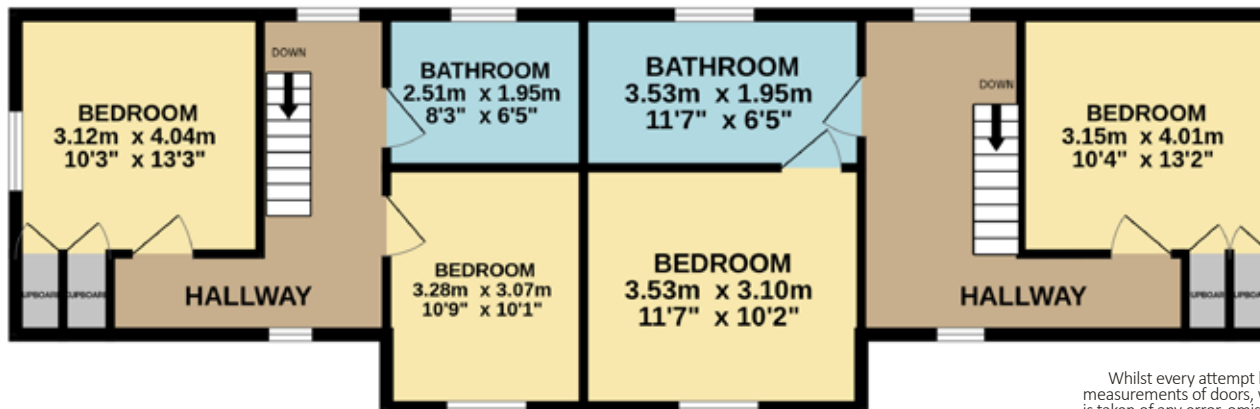
Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil Fired	£3,950 effective from 01-APR-23	E 49

Floor Plan

GROUND FLOOR



1ST FLOOR



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.



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 side giving far-reaching views of the countryside with a hot tub and summer house perfect for entertaining and enjoying alfresco dining in the summer months. There is also a small woodland area to the front of the property providing some privacy to the garden. In addition, a log store and a workshop are located within the garden.

As mentioned earlier, grazing paddock, amenity woodland and a wildlife pond at Kellbrook are available by **separate negotiation**. The land amounts to about 3.199 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

Sale Plan





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