



LAND & ESTATE AGENTS • SURVEYORS & VALUERS
Lakeside, Townfoot, Longtown, Carlisle CA6 5LY

DRUMJIN, RAVENSTONE, WHITHORN, NEWTON STEWART, DUMFRIES & GALLOWAY



An attractive 2 or 3 bedroom detached cottage with buildings and grazing land extending to around 2.96 hectares (7.3 acres) overall. The cottage has been tastefully modernised and provides comfortable accommodation with oil fired central heating, cast iron stoves, PVC double glazing, views to the field and countryside beyond and an application for consent to build an annexe extension has been re-applied for. The accommodation briefly comprises living room, kitchen/dining/family room, utility porch, 2 bedrooms and a study or third single bedroom. The gardens include a rear courtyard or walled garden and former byres providing workshop and storage plus potential for conversion subject to consents. The field provides useful permanent pasture grazing with two ponds and a field shelter which could be converted to two stables. This small holding is in a quiet rural hamlet set well back from the public road with ample off road hacking, much wildlife yet accessible to local towns and the coast. EPC = E.

GUIDE PRICE: £273,000

Whithorn 4 miles, Wigtown 9 miles, Newton Stewart 15 miles, Stranraer 28 miles, Dumfries 62 miles
A74M/North (Moffat) 82 miles, M6/South (Gretna) 86 miles (*All distances approximate*)

Providing a Personal & Professional Service

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Company No. 09714713





LOCATION

Drumjin was originally a farm steading associated with the Ravenstone Castle Estate which is now a hamlet and this small holding is part of a small cluster of three dwellings in a very quiet and rural area, accessed along a stone track off a quiet minor classified road. Ravenstone is around 4 miles from Whithorn in the attractive Whithorn Peninsula which is locally known as The Machers. Whithorn is a small traditional town with interesting historical and archaeological buildings and remains. Nearby is a lovely coastline with many pleasant walks and much wildlife to include excellent sandy beaches at Monreith and a more dramatic rocky coastline at the Isle of Whithorn. Most local facilities are available in Whithorn with a greater range of amenities available in Dumfries, Stranraer, Newton Stewart or Wigtown. Wigtown is also renowned as Scotland's Book Town with an annual literary festival. For **directions** from Wigtown, follow the A746 south towards Whithorn and turn right for Ravenstone. There is a right turning into the former castle grounds by a lodge cottage along a stone surfaced track. When Keeper's Cottage is reached, you bear left and follow the track to Drumjin, as for the Location Plans. For Sat Nav purposes please use DG8 8DS although this will lead you to the Ravenstone Castle and not direct to Drumjin itself.

SERVICES

The property has mains electricity and a private water supply via a spring, pump and filter. Sewerage is to a private sewerage tank and there is an oil fired central heating system to radiators throughout the principal accommodation with under floor heating in the bathroom. The windows are PVC double glazed and there is a well in the rear garden which can be pumped and utilised.

LOCAL AUTHORITY

Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 0303 333 3000.

COUNCIL TAX

Following enquiry to the Assessor's Office website we understand Drumjin is in council tax band D.

POSTAL ADDRESS

Drumjin, Whithorn, Newton Stewart, DG8 8DS.



PLANNING

This property has been greatly improved by the vendors and there is potential for extension as the vendors have in the past obtained consent for a self-contained residential annexe in the rear courtyard and have re-applied for this consent for which further details can be provided when viewing. All enquiries regarding further development for extension or for the byres should be addressed to the local authority planning department.

ACCESS ROAD

The access road is a stone surfaced track around 1km long, over which we understand there are appropriate rights of way and the maintenance responsibility is shared between the various users (see “viewing” below).

SOLICITORS

To be confirmed

SPORTING RIGHTS

We understand the sporting rights are owned.

ENTITLEMENTS

There are no entitlements to the Basic Payment Scheme included in this sale and no claims have historically been made by the vendors for the Basic Payment Scheme or previous schemes.

OFFERS

Offers for the property should be submitted in Scottish Legal Form to C & D Rural, Lakeside, Townfoot, Longtown, Carlisle CA6 5LY. Those parties wishing to be informed of a closing date for offers, should notify the selling agents of their interest, as soon as possible, to ensure they are contacted. The Vendor and selling agents, however, reserve the right to sell privately and without imposing a closing date and do not bind themselves to accept the highest or any offer.

ADDITIONAL ITEMS

The fitted carpets will be included in the sale price and the kitchen electric range is available for sale by further negotiation.

VIEWING

Strictly by appointment only with the agents on 01228 792299. **Important Note;** the access road should be driven with care and is not suitable for cars with low ground clearance.

ACCOMMODATION

The accommodation has undergone a full refurbishment by the vendors and is tastefully and smartly presented retaining much of the original character and making the most of the views over the land and garden to the front where much wildlife can be seen. The accommodation briefly comprises;

Front door to **entrance hall** and;

Bedroom

4.26m x 3.7m. having an attractive stone fire place, radiator and three window seats with views to the field and countryside beyond.



Wet Room

3.01m x 2.11m being smartly fitted with a freestanding bath, W.C., shower, pedestal wash hand basin, linen cupboard and under floor heating.

**Kitchen/Dining Room/
Family Room**

7.49m x 4.36 overall with beamed ceiling, tile floor and cast iron wood burning stove. A smart range of fitted wall and base kitchen units have been installed to include a 1.5 bowl ceramic sink, integrated dishwasher and washing machine. There are two radiators and the electric range is available by further negotiation.





Living Room

4.55m x 4.3m with beamed ceiling, radiator and a cast iron multi fuel stove. There is a pleasant view to the front over the field and garden.



Study/Single Bedroom 3.3m x 1.73m with radiator.

Bedroom 2.46m x 4.19m with radiator.

Utility/ Porch 2.21m x 1.32 max with radiator, plumbing for a washing machine and a PVC double glazed stable door to the rear garden and courtyard.

Outside

To the front there is a **garden** with a parking area adjoining the front door plus further parking available in the rear courtyard. The courtyard is a walled garden with raised beds and a further walled enclosure to the side on which planning consent has been re-applied for. The garden has a wide range of fruits to include apple, plum, pear, blackcurrant and strawberries. There is a good sized traditional building, being former byres and stables providing **workshop** approx 6.9m x 4m with cast iron stove and **storage or tack room** approx. 6.9m x 4m which is part lofted and both having power and light. The **field** is south west facing permanent pasture with two **ponds** and the vendors have improved the drainage and inform us that they can graze all year round. There is a timber **field shelter** approximately 3.45m x 6.19m in an all weather surfaced enclosure. The shelter could be converted back to two stables if desired. There is a right of access shown blue on the Sale plan with more detail available on viewing.

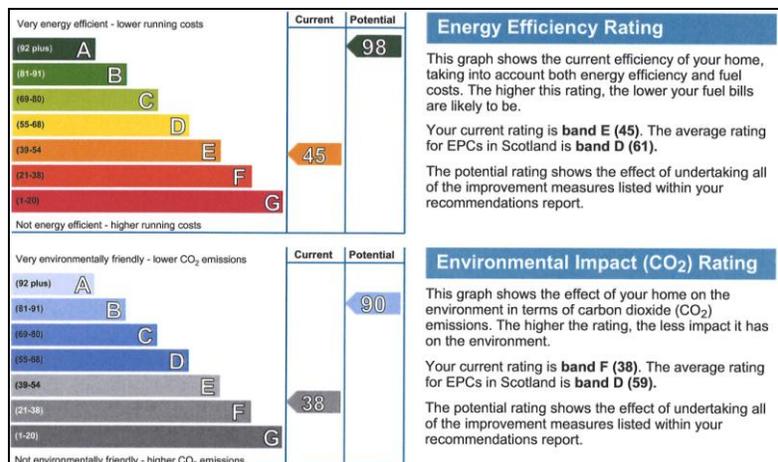






HOME REPORT

A copy of the Home Report is available by email on request or can be downloaded from the websites we use and an extract from the Energy Performance Certificate Graphs is shown below.

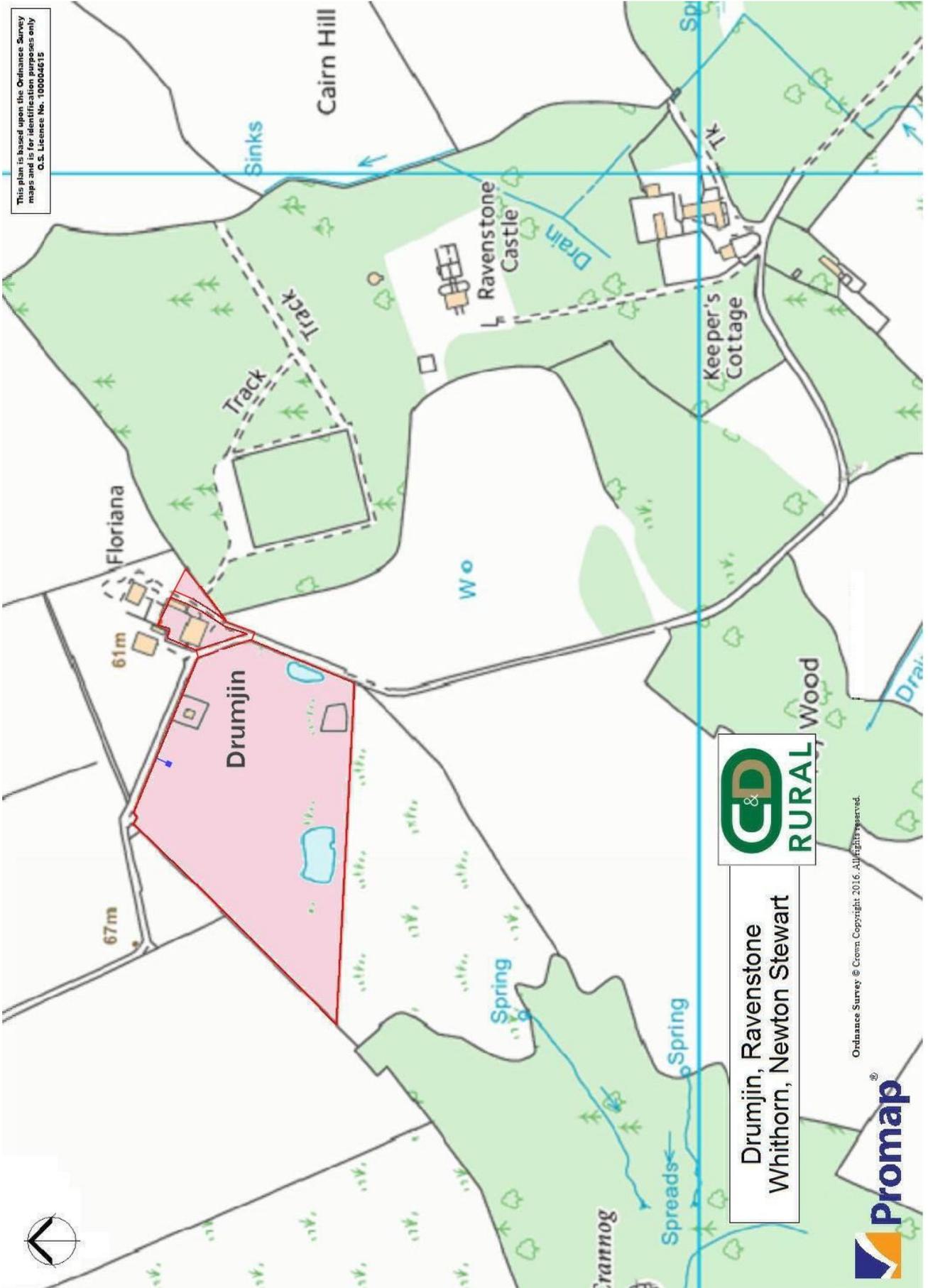


Details Prepared 3rd October 2016 Ref: NPH

Important Notice C & D Rural for themselves and for the Vendors/Lessors of this property, give you notice that:-

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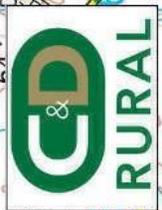


Drumjinn, Ravenstone
Whithorn, Newton Stewart

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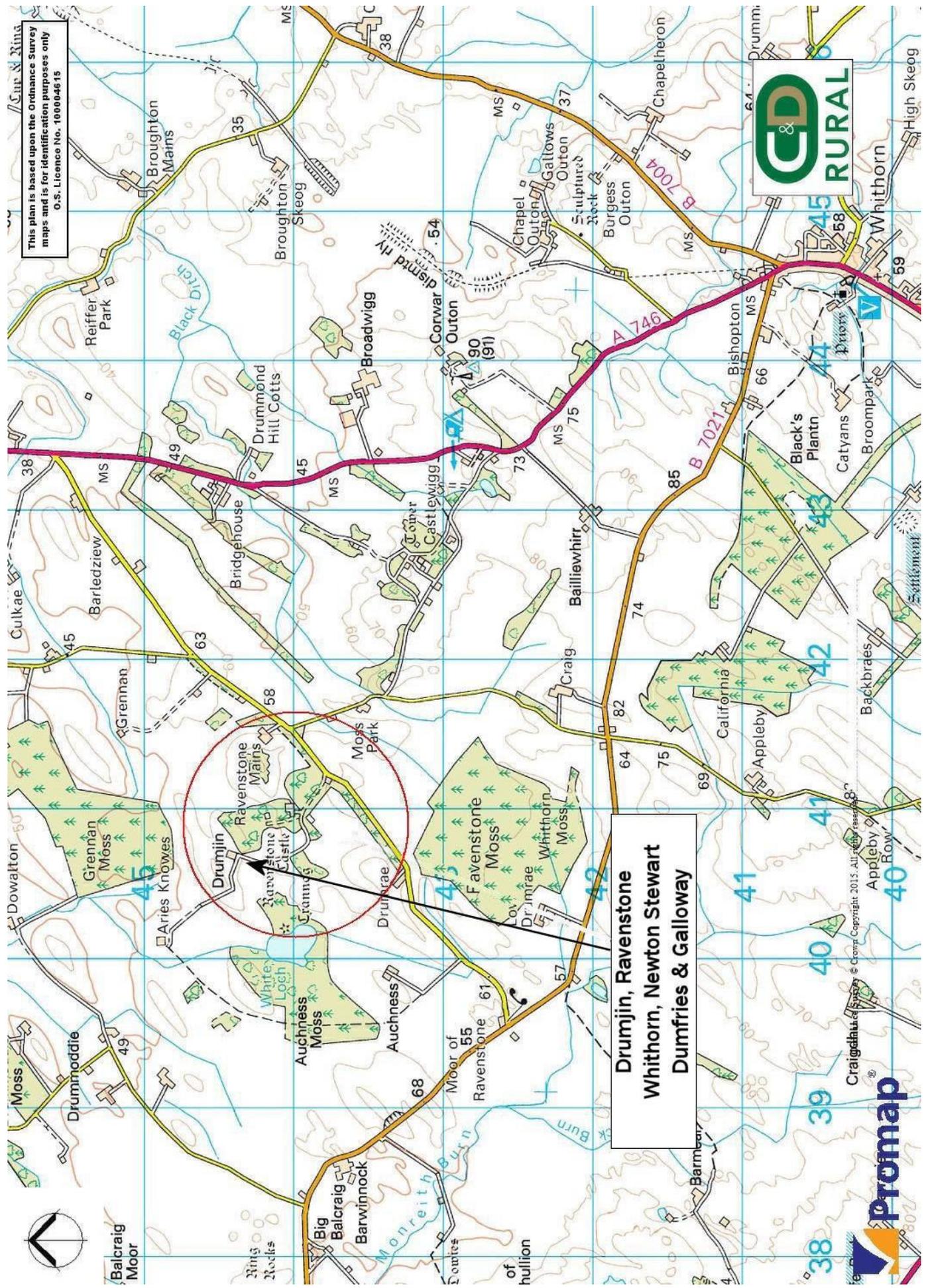


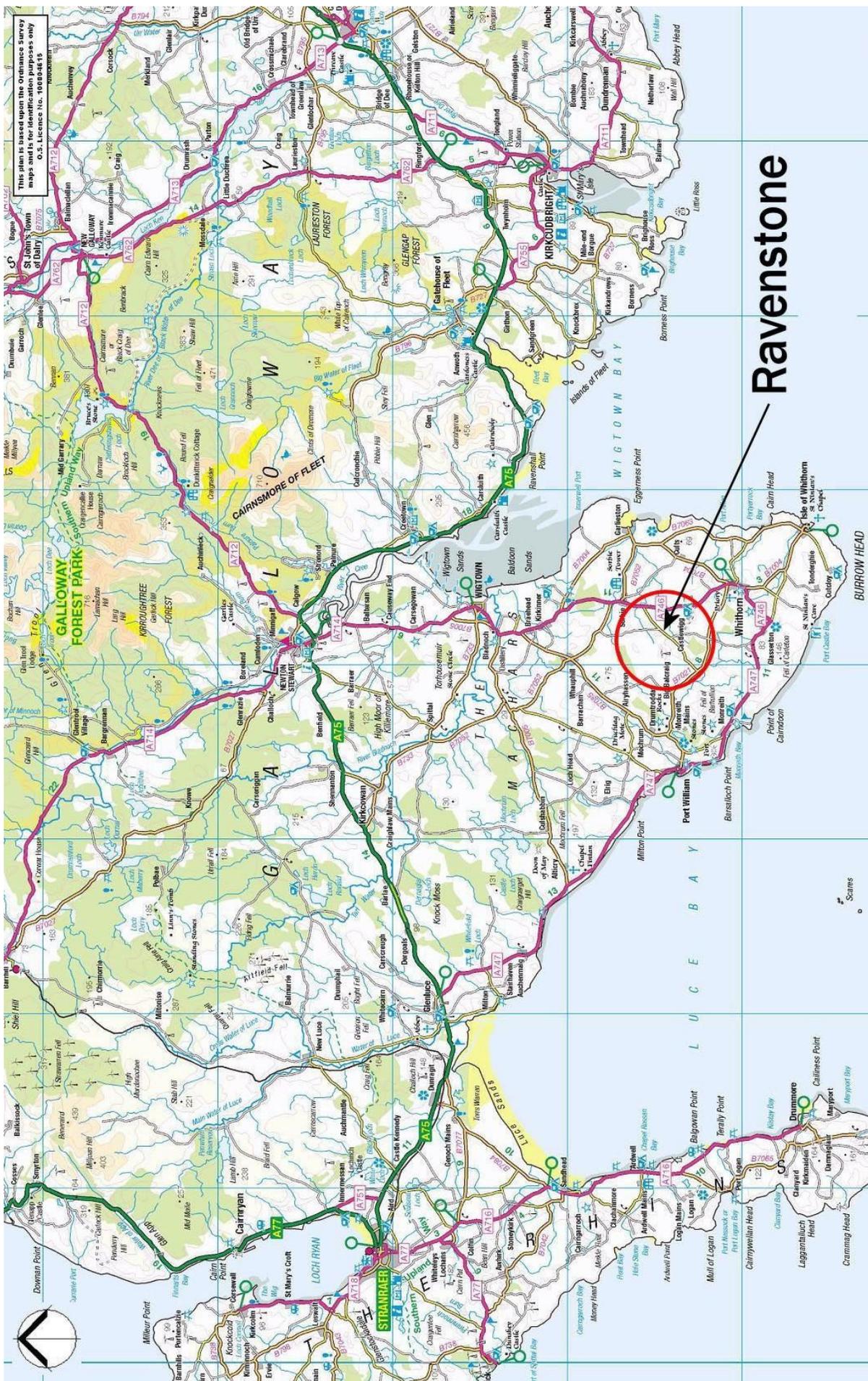
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Dumfries & Galloway**

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Ravenstone

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