



***The Old Church,
14 Cowgate, Garlieston,
DG8 8BW***

EPC = G

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

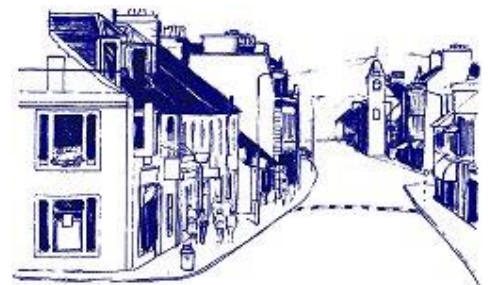
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- **Former church premises situated close to the harbour**
- **The property previously traded as a Tea Room with seating for 30 people and owners accommodation with two bedrooms.**
- **The Tea-room could easily be converted back to residential accommodation with the appropriate consents**
- **A third phase of the project also with planning permission will provide a self-contained two bedroomed property suitable for letting**
- **Offers in the region of £120,000**





THE OLD CHURCH, 14 COWGATE, GARLIESTON

Unique opportunity to purchase this property which previously traded as a Tea Room with separate owner's accommodation in the busy harbour village of Garlieston. The property was originally a church and planning permission was granted to convert the property to provide two self-contained dwellings and commercial premises. The conversion has been partially completed to provide a Tea Room with two bedroom owner's accommodation. The final part of the conversion will provide a two bedroomed property for use as rental accommodation.

Accommodation comprises:- Ground Floor - Hall. Kitchen. Lounge. Shower Room. First Floor - 2 Bedrooms (1 En-suite).

Tea Room - Kitchen. Disabled Toilet. Tea Room.

The pretty harbour village of Garlieston became famous for the sea trials of the structures for the floating Mulberry Harbours, used off Normandy immediately after D-Day. Garlieston was chosen as a secret location for its trials because the tides were similar to that of Normandy. The remains of two wrecked "beetles" on Eggerness rocks, the remains of the "hippo" at Rigg Bay can be seen. Today, Garlieston is popular with tourists, with sandy beaches and stunning coastal and cliff top walks. Some 7 miles away is Wigtown, which was officially designated "Scotland's National Book Town" in 1998 and is home to a wide range of bookshops and cafes. The Galloway Forest Park is also located nearby and is an ideal centre for a large range of outdoor activities including walking and mountain biking, world famous 7 stanes cycling routes, fishing and enjoying the countryside.

GROUND FLOOR ACCOMMODATION

Hall **4.07m x 1.92m**

Hardwood door with glass panel. Stairs leading to first floor accommodation with understairs storage cupboard housing the hot water boiler. Storage heater.

Kitchen **2.45m x 2.06m**

Fitted with a range of floor and wall units with worktop, tiled splashbacks and inset single drainer stainless steel sink. Space and plumbing for washing machine. Ceramic tiled floor.

Lounge **3.73m x 3.46m**

East facing window. Storage heater.

Shower Room **2.44m x 1.77m**

Fitted with tiled shower cubicle with mixer shower, WC and wash hand basin. Storage heater and tiled floor.

FIRST FLOOR ACCOMMODATION

Bedroom 1 (En-suite) **3.98m x 2.50m**

Velux window to rear. Panel heater.

En-suite Shower Room **2.39m x 2.00m**

Tiled shower cubicle with mixer shower, WC and wash hand basin.



Bedroom 2

3.84m x 3.36m

Velux window to front. Panel heater.

Garden

Small courtyard to the rear of the property and pedestrian access from Cowgate.

COMMERCIAL PREMISES

Tea Room

7.88m x 4.00m

Seating for up to 30 people with feature stone wall and wood burning stove and feature open wooden beams above. There is direct access from Cowgate.

Kitchen

5.77m x 2.00m

Fitted kitchen to the rear of the Tea Room with a range of open shelved units, ample worktops, tiled splashbacks and inset single bowl stainless steel sink. Space and plumbing for dishwasher and space for slot-in cooker with extractor fan above.

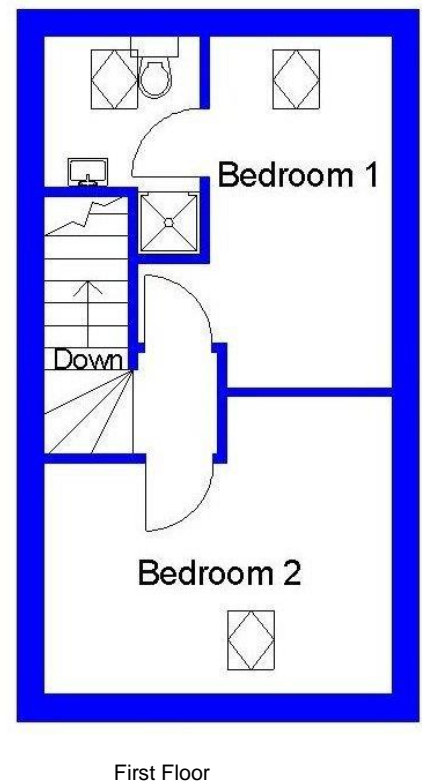
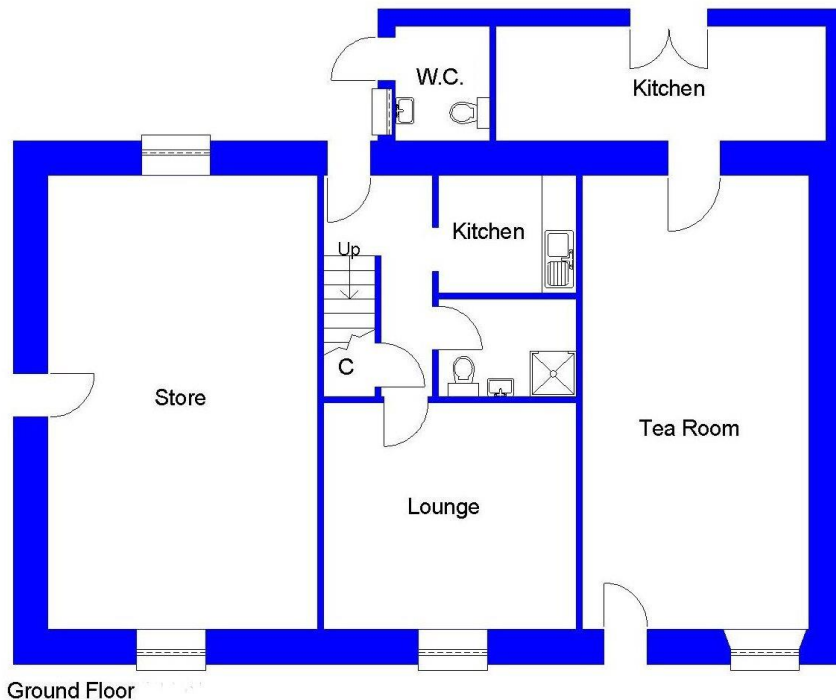
Toilet

2.00m x 1.65m

Access to the disabled toilet to the rear of the Tea Room with wash hand basin.

SIDE UNIT

This is currently being used as a large storing area with plumbing and electricity laid on and could be converted to provide a two bedroom accommodation.



SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. The tea-room could easily be converted back to residential accommodation with the appropriate consents. EPC = G.

VIEWING

By arrangement with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £120,000 are anticipated and should be made to the Selling Agents.



Garlieston Harbour

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.