



CRAIGENVEOCH FARM

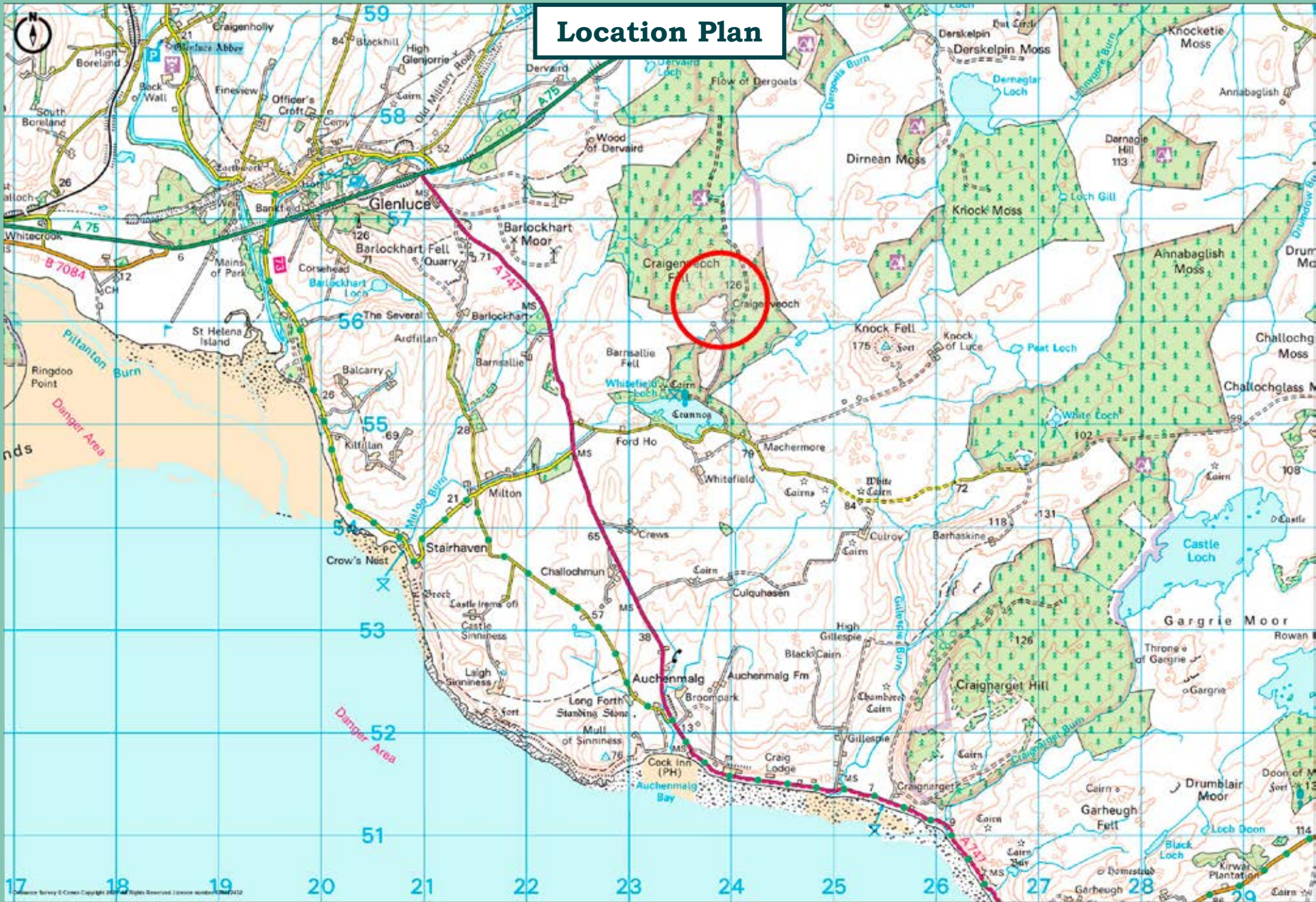
Glenluce, Newton Stewart, DG8 0LD



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



CRAIGENVEOCH FARM

Glenluce, Newton Stewart, DG8 0LD

Stranraer 13 miles, Newton Stewart 17 miles, Dumfries 65 miles, Glasgow 97 miles.

A THOROUGHLY CHARMING OFF-GRID SMALLHOLDING SET WITHIN BEAUTIFUL ROLLING COUNTRYSIDE WITH FAR REACHING VIEWS TOWARDS LUCE BAY AND THE SOUTH RHINNS

- TRADITIONAL SYMPATHETICALLY MODERNISED FOUR BEDROOM FARMHOUSE
- VERY WELL-MAINTAINED TRADITIONAL COURTYARD BUILDINGS
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- ABOUT 4 ACRES OF GRAZING LAND
- EPC RATING – E50

IN TOTAL ABOUT 4.67 ACRES (1.89 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Mr W Sneddon
Sneddons Solicitors
47 / 49 West Main Street
Armadale
West Lothian
Tel: 01501 733200



THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk





INTRODUCTION

Craigenvoch Farm is situated in a secluded yet accessible rural location approximately 17 miles west of Newton Stewart and about 13 miles east of Stranraer.

Craigenvoch Farm offers stunning views across the surrounding countryside towards Luce Bay and the South Rhinns. The property is located in a quiet area of outstanding natural beauty, which abounds with wildlife. Craigenvoch is well suited for small-scale agricultural usage and enormous potential exists to create an equestrian or other sporting / tourism orientated enterprise. Craigenvoch Farm benefits from an extremely well-presented four-bedroom farmhouse which has been sympathetically modernised to a really high standard, along with a traditional courtyard steading (development potential) and about 4 acres of grazing land. The garden grounds are southwest facing and have a separate walled orchard boasting a plethora of fruit trees and the like. Lying at the foot of the access road to Craigenvoch is the tranquil Whitefield, loch which we are informed that fishing tickets can be purchased.

The property is quite unique given that it is completely off-grid, with exception of the telephone line. The seller has provided this fantastic write-up to describe the property and power systems in place:

COMPREHENSIVE DETAILS FROM THE SELLER

Craigenvoch is today the remnants of what was once a much larger farm, 480 acres in 1851 and dating back on parish records to the 1600's, a lot of the surrounding land was once part of Craigenvoch but is now mostly owned by Forest and Land Scotland and was at one time (late 1800's) home the noted Artist James Faed, the adjoining farm land was managed as an Environmentally Sensitive Area from the mid 90's until recently in order to allow plants and wildlife to thrive. Consequently, you may experience such things as Ringed Dragonfly, Tawny Owls, Cinnabar Moth and their Caterpillars, Gold Finch, Willow Tit, Reed Bunting, Yellowhammer, Bull Finch, Siskin, Barn Owls, Greater Spotted Woodpeckers, Jays, Pine Marten, Wild Orchids, Red & Roe Deer, Badgers, Foxes and Buzzards now and again on Craigenvoch.

ENERGY

At Craigenvoch we have tried to minimise our use of energy and attempt to use more carbon neutral sources. Craigenvoch is not and never has been connected to the electrical mains and electricity has in the past come from a 3500-Watt diesel generator, located in one of the steading buildings, which self-started whenever an electric appliance was switched on, this was fairly wasteful in diesel consumption, using nearly as much diesel when powering 1 bed side light as running at full load.

WIND & SOLAR POWER

Today the system operates differently with a 2.5kW Proven wind generator, 1kWp of Kyocera solar panels and an Outback 60Ah charge controller feeding a large set of (24V 670Ah) batteries (new in early 2019), the (230VAC 6000W) supply to Craigenvoch comes from those batteries via a pair of Outback 3000w inverters (6Kw total), with the 13kW Cummins diesel generator (new in Nov 2020) only automatically running when there has been little or no wind or sun; it will run for approx 4 hrs to recharge the batteries which usually run the house for 24-36 hours dependant on consumption. Except in periods of very low or no sun or wind the wind generator and solar panels will provide the needs of Craigenvoch, as well as powering some electrical immersion heater dump loads & a storage heater during windy or sunny periods of lower consumption, this will mean that most of the electricity used will be from a renewable source. Because the house is off mains it has a much smaller supply than a normal house, therefore some thought should be given to not using high consumption appliances simultaneously.

HEATING

Heating for the house comes from a "wet" central heating system with radiators in every room, central to the system is a McDonald Engineers 310l thermal store (new Oct 2020) which is connected to Dowling (25-30kW) multi fuel stove in the living room which runs on waste wood briquettes or wood, immersion heaters powered from excess wind and solar electricity, an oil fired AGA in the kitchen and a Grant 26kW external oil boiler (Oct 2020). Household hot water is from a coil in the thermal store. The Thermal store is also fitted with a "wet" solar coil so in future a set of "wet" solar panels could be connected.

COOKING

Cooking is either by the oil AGA or gas cooker which is connected to two 47kg cylinders with auto switch over between cylinders. Oil supplies are provided from two 1000l bunded tanks supplying heating oil for the Aga and oil boiler and separately "red" diesel for the generator.

WATER & SEWAGE

All the water for Craigenvoch comes from a private well (inside the fence up the hill behind the steading) this water is pumped from the well to storage tanks in the house loft automatically. The cold supply to the kitchen tap is the only one which has any sort of treatment. There is a disused Ultraviolet light treatment tube and filter below the sink which may require recommissioning. Craigenvoch is not on mains sewage & all wastewater from toilets & sinks, etc. goes to a private septic tank.

THE NEAREST LOCAL SERVICES

The village of Glenluce offers the nearest local services, which is set in a beautiful valley, a key attraction is the 12th century Glenluce Abbey which also features the Museum of Monastic Life. The Water of Luce flows by the village and offers excellent salmon and sea trout fishing. Glenluce & the surrounding area has a good variety of shops, hotels, and other services and is a great base for touring the Rhinns of Galloway where Logan Botanic Gardens are situated and the Machars area where there are many interesting attractions including good golf courses and coastal walks. This region of Scotland is noted for its spectacular coastline, magnificent hills and forests. For the outdoor enthusiast the area provides a vast range of leisure opportunities including game, coarse & sea fishing, shooting, sailing, cycling, golfing, wonderful walking and a wealth of beautiful gardens to visit.

Communications to the region are much improved with the A75 trunk road providing quick access from the South via the M6 and M74. The nearby port of Cairnryan has direct links to Northern Ireland via the Stenna and P & O Ferries. Prestwick Airport is about 63 miles away, with Glasgow International Airport some 100 miles distant.

DIRECTIONS

As indicated on the Location Plan that forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Craigenveoch Farm are sought in excess of £370,000

VIEWING

By appointment with the sole selling agents:

Threave Rural

The Rockcliffe Suite

The Old Exchange

Castle Douglas, DG7 1TJ

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

CRAIGENVEOCH FARMHOUSE

Occupying an elevated site and offering superb open views over spectacular countryside, Luce Bay and the South Rhinns, this traditionally built farmhouse is deceptively spacious and provides comfortable family accommodation over two floors, as follows:

GROUND FLOOR

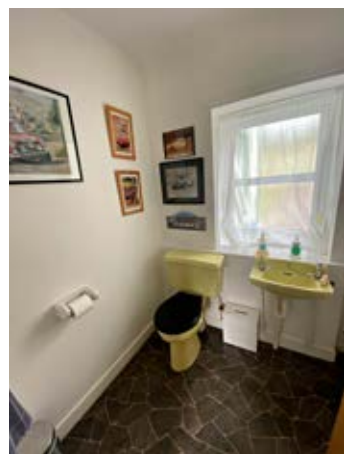
- **Kitchen / Diner**

A lovely bright and roomy kitchen / diner with windows to three sides, part glazed UPVC door to outside. The kitchen boasts a range of lovely floor and wall units, oil fired AGA range, gas cooker (bottled gas), sink & drainer. This living space provides ample room for family dining and social entertaining.



- **Sitting Room**

Another bright spacious room with windows to three sides, Dowling multi-fuel stove, built-in cupboards & shelving, understair storage, stairs off to first floor.



- **Garden Door Porch**
Part glazed UPVC door to the garden.
- **Yard Door Porch**
With part glazed UPVC to the courtyard.

- **Cloakroom**
With WC & WHB.
- **Office / Bedroom 1**
With window overlooking the courtyard.

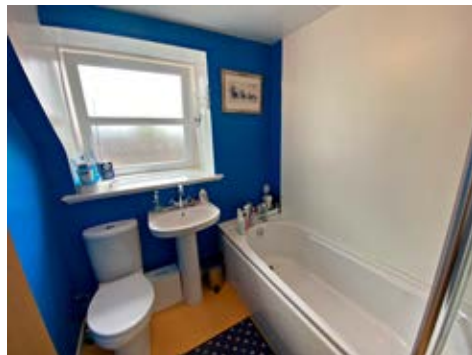


FIRST FLOOR

- **Upper Landing**
With large built-in storage cupboard.



- **Master Bedroom**
With double aspect windows providing stunning views across Luce Bay, two built-in cupboards, one housing the thermal store, WHB.



- **Double Bedroom 3**
Again, with views over to Luce Bay and a large built-in storage cupboard.



- **Double Bedroom 4**
With window overlooking the courtyard.
- **Family Bathroom**
Large bath with shower over, WC & WHB

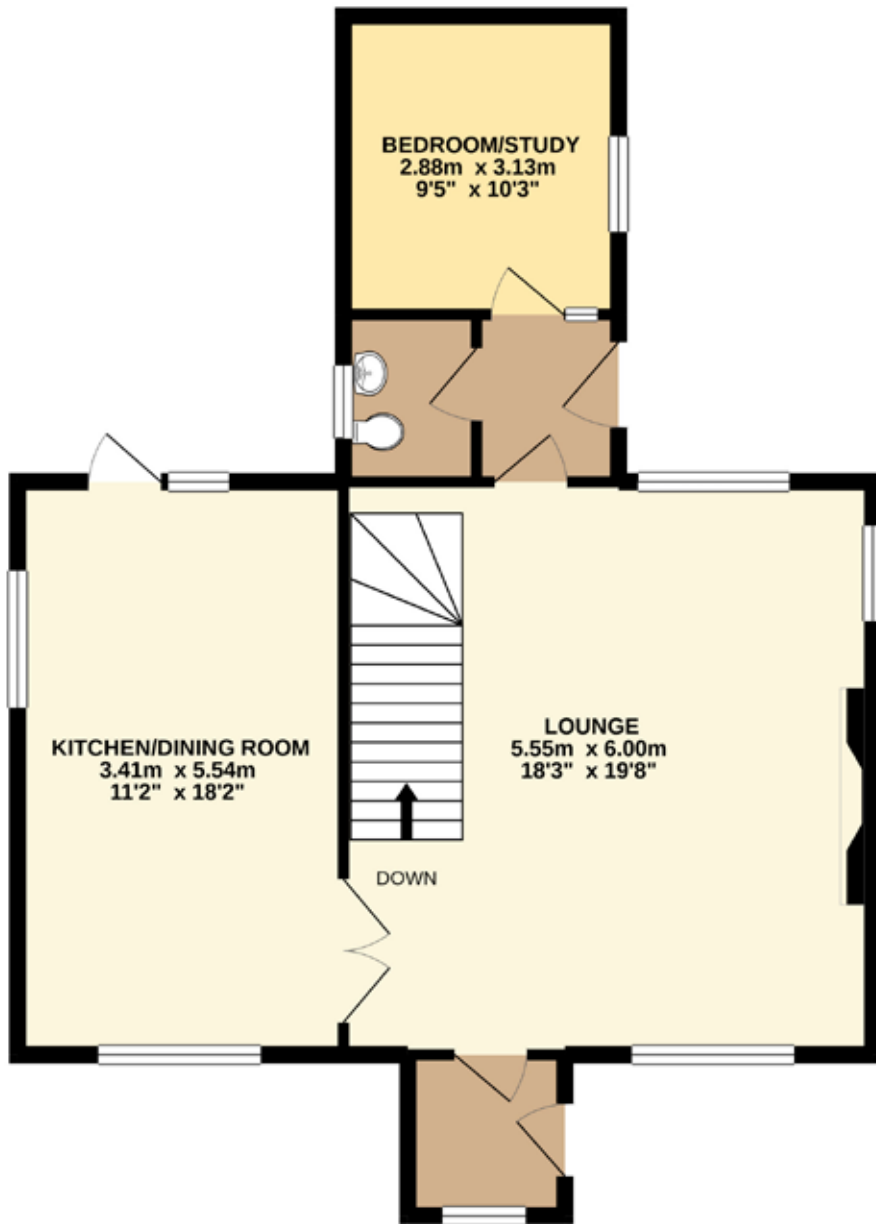


SERVICES

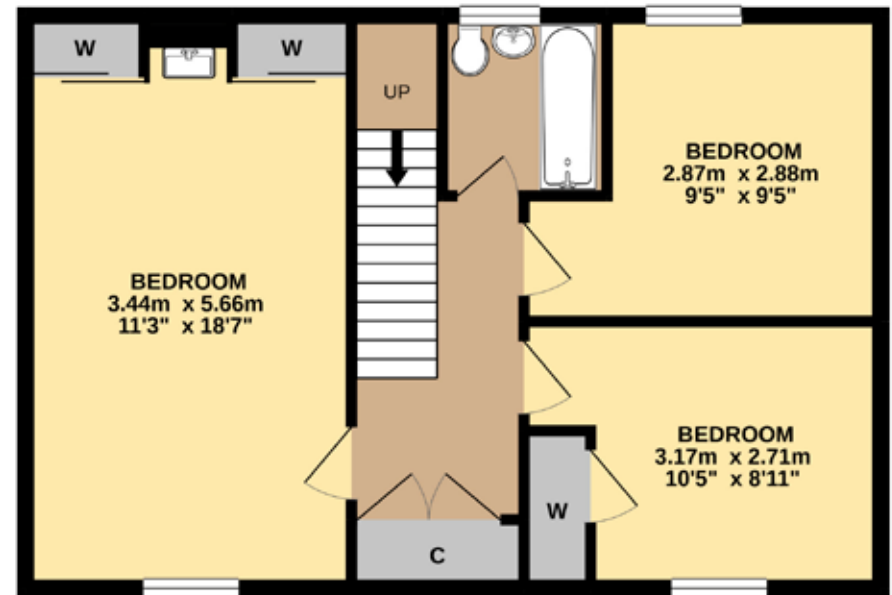
All services have been detailed by the seller within the introduction and there is a connected telephone line and internet is by an EE 4G wireless router.

GROUND FLOOR

Floor Plan



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.
Made with Metropix ©2021

THE TRADITIONAL COURTYARD BUILDINGS

Enclosing the farmhouse is a range of traditional vernacular farm buildings set within a classic courtyard shape. These buildings have been maintained to an extremely high standard and comprise of a mixture of barns, byres and former stables. At present these buildings are utilised for general storage, workshop with one housing the inverters for the wind turbine. The cart sheds provide great space for car parking.



THE LAND

The land at Craigenveoch Farm extends in total to about 4.67 acres (1.89 hectares) including the areas occupied by the farmhouse, steading, hard standing, access tracks, etc. The land would be suitable for any smallscale agricultural, equestrian or tourist-based enterprises and has indeed got huge potential for self-sufficient living



These traditional buildings could well have residential development potential, given that the conversion of traditional farm buildings to residential dwellings (change of use) is consistent with Dumfries & Galloway Council's present local plan. Prospective purchaser(s) are advised to make their own enquiries in this respect.







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). Purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Sneddons Solicitors** for a definitive list of burdens subject to which the property is sold. However, it should be noted that:

1. The successors of Craigenveoch will be entitled to a 50% uplift from land sold separately from the holding, should this be utilised for any use other than agriculture within 15 years of 2021.
2. Given that the land offered with the property forms part of a larger field, the seller will arrange for a new fence to be erected to a stockproof standard along the line contained within the land certificate.

COUNCIL TAX

For Council Tax purposes Craigenveoch Farmhouse is Band 'E'.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge. The sporting rights are in hand.

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, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. 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 legal 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 neither 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 whatsoever 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 prospective purchasers.
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 are 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. Intending purchasers must satisfy themselves by inspection or otherwise in these respects.
7. These particulars have been prepared in good faith and in accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to prospective purchasers' interest in the property then further, specific information/verification should be sought from Threave Rural. Prospective purchasers should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as statements of fact.

Particulars prepared August 2021



Sale Plan

Cairn

Craigenveoch

Craigenveoch Cottage

FOR IDENTIFICATION PURPOSES ONLY NOT TO SCALE

Nearby Whitefield Loch

