

**FOR SALE**

## CAIRNGARROCH FARM, STONEKIRK, DG9 9EQ



An opportunity to acquire a farm smallholding comprising main house, original outbuildings, modern feeding shed and approximately 2.47 acres. The farmhouse has undergone a programme of renovation to include, damp proofing, new bathroom, new décor and new carpets throughout. Oil fired central heating and uPVC double glazing. Some more land may be available by separate negotiation.

**ENTRANCE PORCH, LOUNGE, DINING ROOM,  
KITCHEN, BATHROOM, 4 BEDROOMS, BOX  
ROOM, RANGE OF OUTBUILDINGS, SILAGE  
CLAMP, APPROX 2.47 ACRES OF LAND**

**GUIDE PRICE: £300,000**



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**Charlotte Street  
Stranraer  
DG9 7ED**

**Tel: 01776 706147  
Fax: 01776 706890**

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## DESCRIPTION:

An opportunity arises to acquire a smallholding comprising a four-bedroom farmhouse, original outbuildings, modern feeding shed, and approximately 2.47 acres of land.

From the property there are splendid views over the surrounding countryside.

The farmhouse has undergone a programme of renovation to include damp proofing, new bathroom, new internal doors, bright décor and new carpets throughout.

Of traditional construction under tile roof, the property also benefits from oil fired central heating, multi-fuel stove and uPVC double glazing.

The property is situated some 10 miles from the town of Stranraer and approximately 2.5 miles from the ever popular village of Sandhead where local amenities include general store/sub post office, doctor's surgery, primary school, Bowling Green, hotel/restaurant and access to wonderful sandy beaches.

All major amenities are to be found in Stranraer itself and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Seldom does the opportunity arise to acquire such a rural development opportunity with such great open views and early viewing is therefore to be thoroughly recommended.

### PORCH: (Approx 2.4m – 1.4m)

The entrance porch is accessed by way of a uPVC storm door and leads to the hallway.

### LOUNGE: (Approx 3.9m - 3.6m)

A lounge to the rear with multi-fuel stove.



### DINING: (Approx 3.9m - 3.6m)

A reception room to the front located off the main lounge.

### Dining room image



### KITCHEN: (Approx 2.34m – 3.88m)

The kitchen has been fitted with a range of cherrywood floor and wall mounted units with ample worktops incorporating a stainless steel sink with mixer. There is a ceramic hob and built-in oven.



### BATHROOM: (Approx 3.4m – 2.1m)

The bathroom has been fitted with a three piece suite in white comprising WHB, WC and shower bath. There is a shower in place over vinyl panelled bath with shower screen.



**BEDROOM 1:** (Approx 4m – 3.4m)  
A ground floor bedroom to the front.



**BEDROOM 4:** (Approx 3.4m – 3.8m)  
A further bedroom with Skylight to the front.



**BEDROOM 2:** (Approx 2.89m – 2.84m)  
A further ground floor bedroom located off bedroom 1.



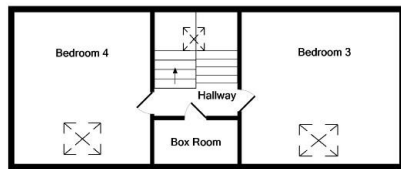
**LANDING:**  
Provides access to further bedroom accommodation and the box room.

**BEDROOM 3:** (Approx 4.6m – 3.8m)  
A bedroom with Skylight to the front.

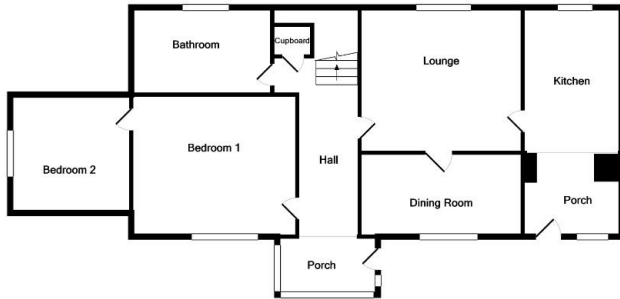


**OUTBUILDINGS:**  
Large shed: (Approx 24.4m – 24.4m)





1st Floor



Ground Floor

Measurements are approximate. Not to scale. Illustrative purposes only.  
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ENTRY: Negotiable

VIEWING: By appt with **S.W.P.C**

DETAILS PREPARED: 31/01/2020

COUNCIL TAX: Band 'B'

#### GENERAL:

All flooring and integrated kitchen appliances are included in the sale price.

#### SERVICES:

Mains electricity and water. Drainage to a septic tank located on the property. Oil fired central heating.

EPC = F

#### OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd, Charlotte Street,  
Stranraer, DG9 7ED.

Telephone (01776) 706147 Fax: (01776) 706890

[www.swpc.co.uk](http://www.swpc.co.uk)

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**