

CROWN & ANCHOR
DUNDRENNAN





CROWN & ANCHOR, DUNDRENNAN

A handsome family home, currently run as a bed & breakfast and small tearoom, close to historic abbey ruins.

Kirkcudbright 6.2 miles ■ Castle Douglas 13 miles
Dumfries 26 miles

Offers Over £385,000

- 2 reception rooms. 7 bedrooms
- 2 bedroom detached self- contained annexe
- Large garden to rear with garden room
- Currently run as a B&B and small tearoom
- Business and equipment available by separate negotiation with owners
- Solar Panels



Galbraith

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 OnTheMarket



SITUATION

Crown & Anchor, as the name suggests, was the public house serving the village of Dundrennan, and is now a lovingly restored family home incorporating a bed & breakfast business and small tearoom. Dundrennan is known for the ruins of Dundrennan Abbey – a 12th-century Cistercian monastery where Mary Queen of Scots is said to have spent her last night in Scotland.

Nearby lies the vibrant village of Auchencairn (about 4.5 miles distant), which has its own church, primary school, bowling green, a shop with a Post Office and licenced café which does takeaway, a day crèche, and a car garage. There is a thriving village community with clubs and societies.

The nearest town is Kirkcudbright, which lies about 6 miles east of the property and offers various amenities including schools, shops, art galleries, and museum. Kirkcudbright, Scotland's Artists' Town, is known for its art exhibitions and festival events, as well as being a vibrant fishing town. The larger town of Castle Douglas, known as Dumfries & Galloway's Food Town, offers a wider array of amenities including schools, leisure facilities, large medical practice, dentist, supermarkets and livestock market.

Dumfries is the region's principal town and is home to a large multi-department hospital, an array of high street shops, large supermarkets and retail parks, as well as University of West of Scotland and University of Glasgow campuses at The Crichton Campus.

The area is renowned for its sporting and leisure pursuits including fishing, shooting, golf, hiking, mountain biking and equestrian activities. There is a well-known range of forest mountain bike trails in the Seven Stanes forests throughout the region, and Britain's first Dark Sky Park within the stunning Galloway Forest Park.

Communication to the area is good with mainline railway stations at Dumfries and Lockerbie, access to the M74 and M6 motorway networks and Moffat, Lockerbie and Gretna. Glasgow and Edinburgh airports are around 2 hours by car.

DESCRIPTION

Crown & Anchor is a wonderful family home over three floors, currently incorporating two en-suite letting bedrooms and a small tearoom, popular with locals and visitors alike. The generous accommodation is enhanced by the recent conversion of the former garage into a stylish self-contained two bedroom annexe which will lend itself perfectly to AirBnB, holiday letting or even long term let, but could equally make perfect 'granny' accommodation.

The ground floor is warm and welcoming with the heart of the home being the large dining kitchen, which has plenty of space for a living area too. A solid fuel range keeps the room cosy, provides additional cooking facilities and also powers the adjacent heat store, providing hot water and powering radiators. Solar panels supplement the mains electricity supply and keep energy bills down. Currently one front reception room is used as a small tearoom, with a dedicated kitchen behind it, accessed from both the hallway and reception room. A comfortable sitting room is across the hallway, and has a small hallway leading off to a WC with disabled facilities.

The first floor has two generous en-suite bedrooms to the back, currently used for bed & breakfast letting. Three further bedrooms, one with en-suite WC, and a family bathroom. Moving up to the attic floor, there are a further two bedrooms, with coombed ceilings, an office/workroom, and a WC/Dressing Room.

Crown & Anchor has huge potential as both a spacious family home for multi-generational use, or for use as it is currently – a mix of business and home. It is a great opportunity to own a home in a stunning part of southern Scotland which can also generate its own income.



ACCOMMODATION

Ground Floor: Entrance Hall. Reception Room 1/tearoom. Tearoom kitchen. Sitting Room. Disabled WC. Rear Hallway. Side entrance vestibule. Dining/Living Kitchen. External Store accessed from back door.

First Floor: Two fully ensuite bedrooms. Landing. Family Bathroom. Master Bedroom with ensuite WC. Two further Bedrooms. Stairway hall with stairs to attic floor.

Attic Floor: Bedroom with coombed ceiling. Office/Workroom leading to further Bedroom with coombed ceilings. WC/Dressing Room with coombed ceiling.

Annexe: Entrance hallway. Open plan Living/Dining/Kitchen. Utility Hallway. Shower Room. Main Bedroom with ensuite WC. Further Bedroom.

GARDEN

To the front of the annexe area there is generous parking for several cars, and an area currently in use for picnic tables for alfresco tearoom dining. On-street parking is available on the public road to the front. Leading through from a side gate is a small courtyard with lean-to stores, side entrance to the house and steps up to the garden. The garden is mainly laid to grass, with a decked area for outside entertaining. Two greenhouses provide sheltered growing for keen gardeners. Timber steps lead up to the garden room which has own deck and wonderful views over the surrounding area. A small wood burning stove allows year-round use of this lovely space.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Crown & Anchor	Mains	Mains	Mains	Freehold	Solid fuel & electric	Band C (Tearoom rated for business)	D 67
Annexe	Mains	Mains	Mains		Electric	N/A	N/A

BROADBAND AND MOBILE

There is broadband available at the property, fibre to the cabinet, cable to the house. There is mobile signal.

DIRECTIONS

From the A75 east of Ringford, take the A711 signed Kirkcudbright. Follow the A711 to Kirkcudbright, passing straight through the town and onwards for approximately 6 miles. In Dundrennan, passing the ruins of Dundrennan Abbey on the right, Crown & Anchor is a little way along on the left.

POST CODE

DG6 4QH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: taxed.tickles.bleaker

SOLICITORS

Cavers & Co
40-42 St Mary Street
Kirkcudbright
DG6 4DN





LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in January 2024

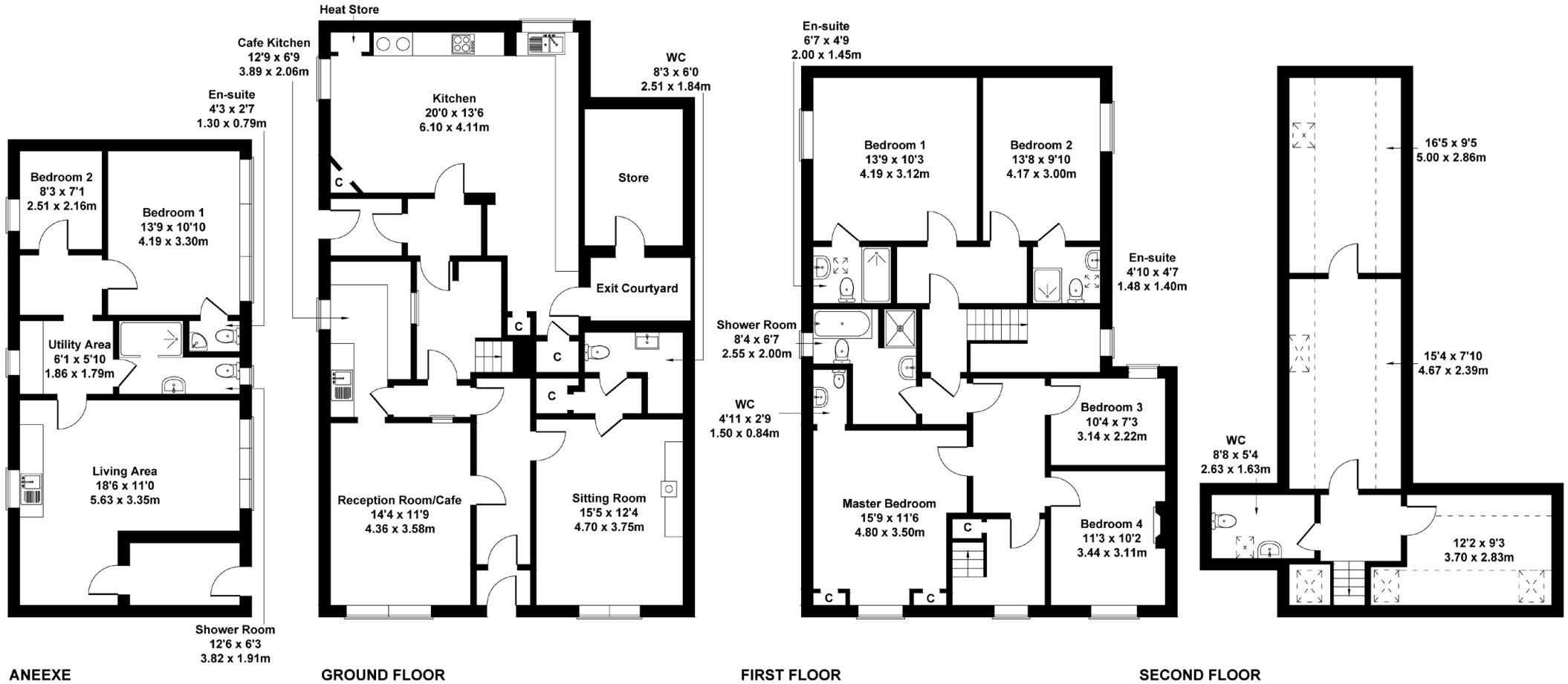






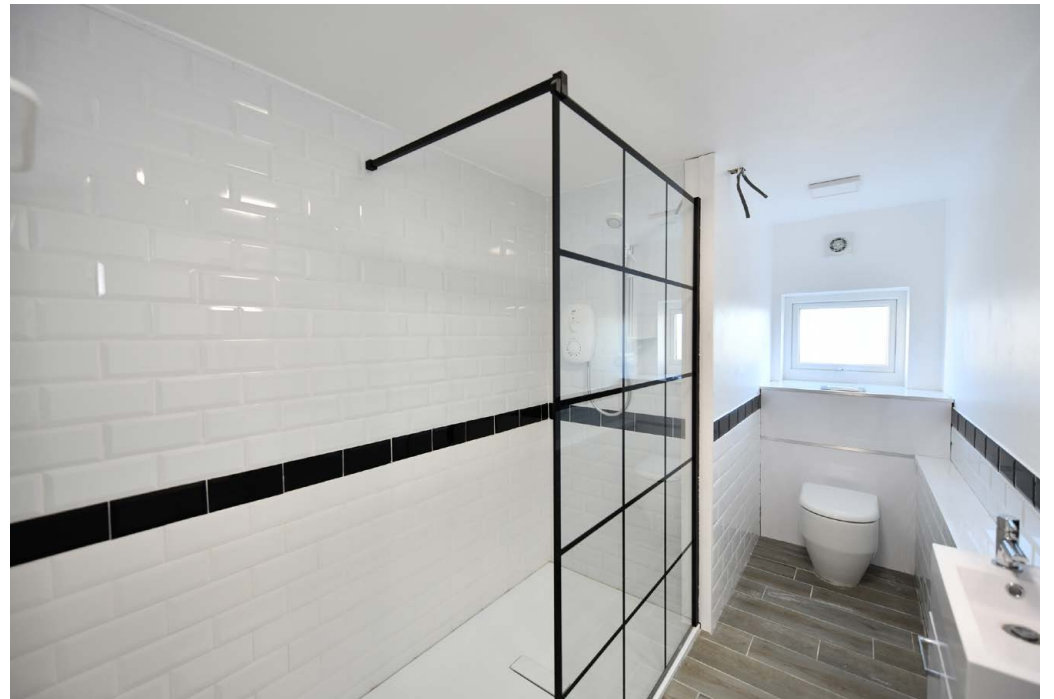
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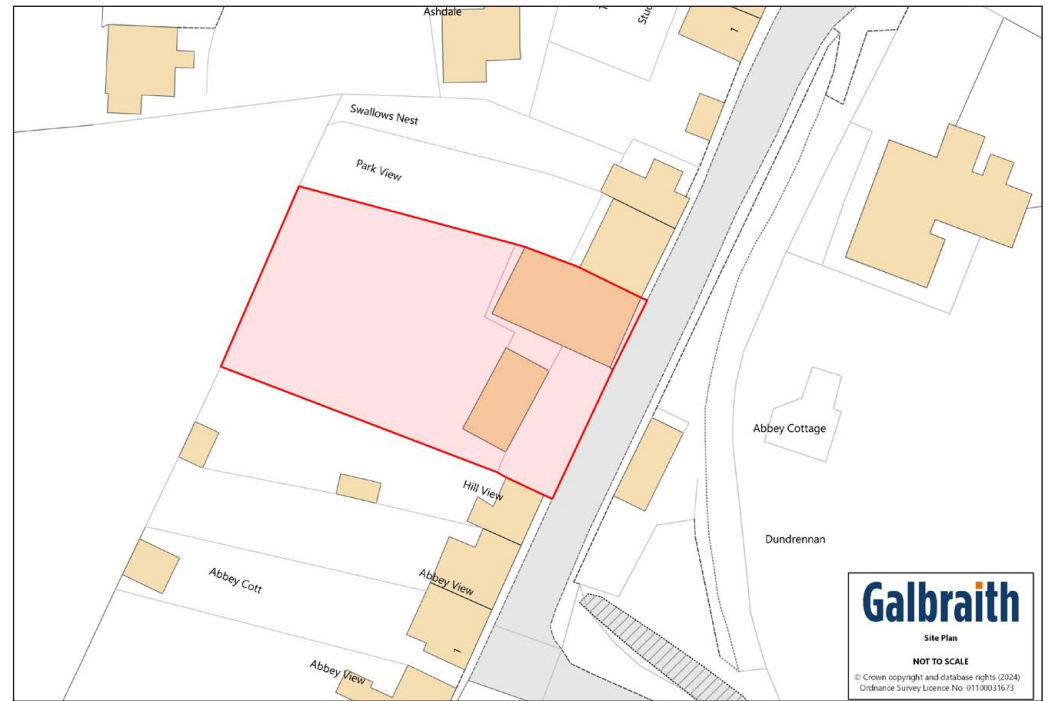
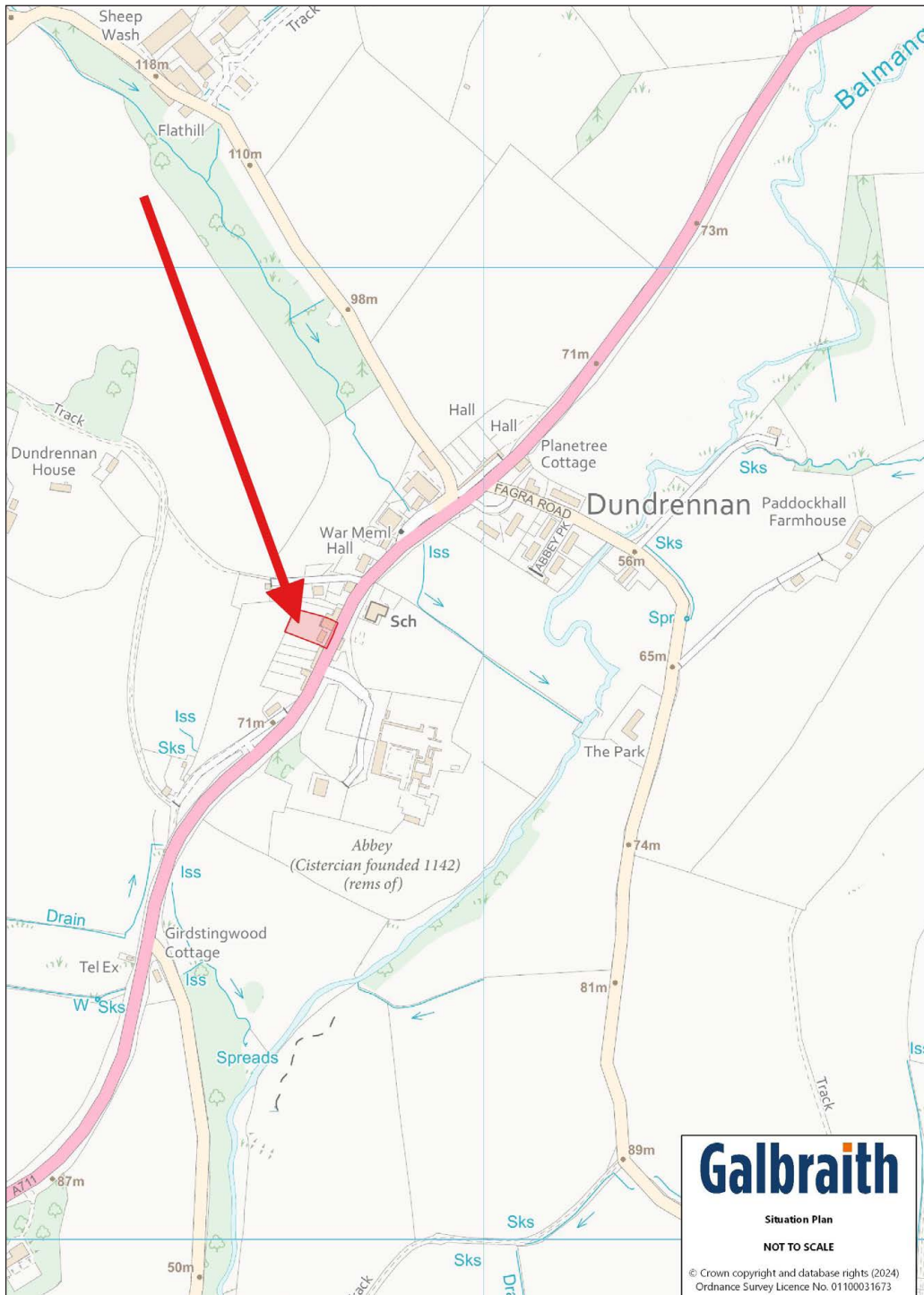
Approximate Gross Internal Area
 Main House = 3100 sq ft - 288 sq m
 Aneexe = 700 sq ft - 65 sq m
 Total = 3800 sq ft - 353 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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