

BARCLYE
NEWTON STEWART



BARCLYE, NEWTON STEWART

An idyllic rural smallholding in a picturesque setting, suitable for both livestock and equestrian use.

Newton Stewart 3 miles ■ Wigtown 10 miles ■ Stranraer 28 miles
Ayr 41 Miles ■ Dumfries 50 miles

Acreage 13.52 acres (5.47 hectares)

Offers Over £530,000

- 2 reception rooms, 4 bedrooms
- A range of agricultural buildings
- Grazing & woodland
- Livestock handling facilities
- Solar panels supplying house and grid
- Double garage
- Well maintained garden

FOR SALE AS A WHOLE

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 **OnTheMarket**





SITUATION

Barclye is situated at the heart of the RSPB Wood of Cree Nature Reserve, the largest area of ancient woodland in southern Scotland, looking down towards the River Cree. This idyllic property sits in an elevated position, enhancing the breath-taking views.

Newton Stewart, just 3 miles from Barclye, is known as the Gateway to the Galloway Hills, it has a number of primary schools, the Douglas Ewart High School, a museum, leisure centre, three supermarkets, bank and a post office which offers all postal and banking services, a cinema, and a wide range of shops, offices, businesses, hotels and restaurants. The area is well known for outdoor pursuits and sports. Kirroughtree Visitor Centre is situated approximately 6 miles from Barclye and is part of the Seven Stanes range of mountain biking trails. Fishing, shooting, golf and equestrian facilities are all readily available throughout the area. In addition Newton Stewart has an excellent rugby team, based in Bladnoch, and a number of local football teams both in Newton Stewart in the surrounding villages.

Wigtown, Scotland's Book Town, approximately ten miles from Barclye holds the annual Wigtown Book Festival, and is home to many bookshops and cafes, with the famous Bladnoch Distillery located just outside the town.

Trains to Ayr and Glasgow are available at Stranraer, about 28 miles from Barclye, and ferries to Northern Ireland sail from nearby Cairnryan. Trains also run from the regional centre of Dumfries, 50 miles to the east. Domestic and international flights are available at Prestwick Airport, 48 miles north, and Glasgow and Edinburgh Airports, 81 and 115 miles respectively. Motorway links and trains are available at Lockerbie, 64 miles east, and Kilmarnock, 57 miles north.



DESCRIPTION

Barclye is an idyllic rural smallholding, well maintained throughout with a fine balance of land and outbuildings providing an array of opportunities for the new buyer to pursue a change of lifestyle unique to their specific needs. The spacious four bedroom property opens directly in to an open plan kitchen/dining room with French doors opening to the patio, providing the heart of this family home and ideal for entertaining both family and friends. Cooking facilities are provided by a new electric Rangemaster Toledo, with a five ring induction hob, and there is an integrated fridge/freezer and newly installed dishwasher. The white fitted floor and wall units are complimented by a black solid granite worktop. A separate entrance opens in to the utility room with where both the gas central heating boiler and water tank are housed and there is additional cupboard space for four outdoor boots and clothing. The hall opens through to the study/music room, which could be utilised as a fifth bedroom, and the living room and sitting room. A second set of French doors open out from the living room to the garden, and a wood burning stove adds additional heat when required. The double aspect sitting room has a bay window, which frames the view over the garden towards the River Cree, and double doors between both rooms can be opened creating spacious living area with spectacular views along the full length of the property.

The master bedroom has mirrored fitted wardrobes with bi-fold doors and an en-suite shower room with a wet room style shower. There are three additional bedrooms on the first floor, all with an abundance of storage space, and a shower room, and additional storage space in the eaves.

Sitting Room



Sitting Room



Sitting Room



Barclye has a private water supply which has been recently tested, and a pump enhances pressure to the first floor shower room when required. The area of woodland which extends to 3.59 acres provides ample wood for the wood burning stove, and excess wood could be sold to generate extra income.

Fibre broadband is presently being connected to the property, making working from home at Barclye a viable option.

This property forms a wonderful package offering many attributes which are of continued appeal to buyers in the current market.

The accommodation over two floors comprises:

Ground Floor: Dining Room, Kitchen, Utility Room, Bathroom, Study, Master Bedroom en-suite, Living Room, Sitting Room

First Floor: Bedrooms 2, 3 & 4 & Shower Room.

The garden lies to the front of Barclye with a number designated areas to enjoy the sunshine throughout the day with the sound of the babbling burn and a variety of garden birds, all adjacent to the RSPB Wood of Cree Reserve. Rhododendrons flourish at Barclye alongside well-manicured borders and lawn. An area has been sectioned off below the garage for the LPG gas tank and a number of raised vegetable beds allow an element of self-sufficiency.

Right of Access

There is a right of access from the public road to Barclye Cottage, and the RSPB have a right of access up the farm track, these are both outlined in the site plan. There is no public access through Barclye. The RSPB also have a separate access, which eliminates the need to use the farm track.

Double Garage (10m x 3m)

With pedestrian entrance and up and over garage door and two windows.

Farm Buildings

The buildings sit behind the farmhouse, separated by a small area of garden, with a yard and three wooden pens adjacent to the cattle handling area.

The farm buildings comprise:



Living Room



Living Room

Dutch Barn (27m x 6.4m)

Steel portal frame with corrugated tin and earth floor.

General Purpose Shed (27m x 8.6m)

Of brick construction under a corrugated tin roof, with concrete floor and a single breeze block stable.

Feed Store (4.62m x 3.5m)

A former byre of stone construction with a granite entrance, sliding door & concrete floor. This shed houses the meter recording generation by the solar panels.

Holding Pen (3.5 m x 3.5m)

Opens directly to the yard and from the side in to the crush.

Wooden Shed/Workshop (4m x 3.14m)

Concrete floor, power, workbench and storage for tools and equipment.

The Land

Barclye extends to approximately 13.52 acres (5.47ha) in total, with fields either side of the public road, and the entrance from the road leads directly to the farmhouse and buildings. The permanent pasture extends to approximately 7.36 acres (2.98 hectares) and is classified as Grade 3(2) and 5(2) by the James Hutton Institute and is suitable for grazing horses or livestock. There is approximately 3.59 acres of mixed woodland which is home to an abundance of wildlife.

There is a willingness from the neighbouring farmer to purchase a proportion of land and the steading if, following the purchase, they are surplus to the requirements of the new vendor.

Renewable Energy

Solar Panels

Two rows of 16 ground mounted solar panels generate electricity supplying both the farmhouse and steading resulting in greatly reduced electricity bills. One row of solar panels has a 3.6kw capacity and the second row has a 3.92kw capacity.

Any power generated beyond Barclye's use goes into the grid via a Feed-in-Tariff which is paid quarterly and will continue on the current contract for twelve years and thirteen years respectively. The payments received are index linked, they have increased in the past 12 months and will increase again by a further 8.7% on 1st April 2024.

The burn which travels through Barclye to join the River Cree also provides the potential for hydropower, the relevant consents and permissions would need to be sought.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Barclye	Private Supply	Septic Tank	Mains Supplied by Solar Panels	Gas Central Heating	Band E	Freehold	B85

IACS

All the farmland is registered for IACS purposes.

NITRATE VULNERABLE ZONE (NVZ)

The land at Barclye is not included within a Nitrate Vulnerable Zone.

Study



Bathroom



Master Bedroom

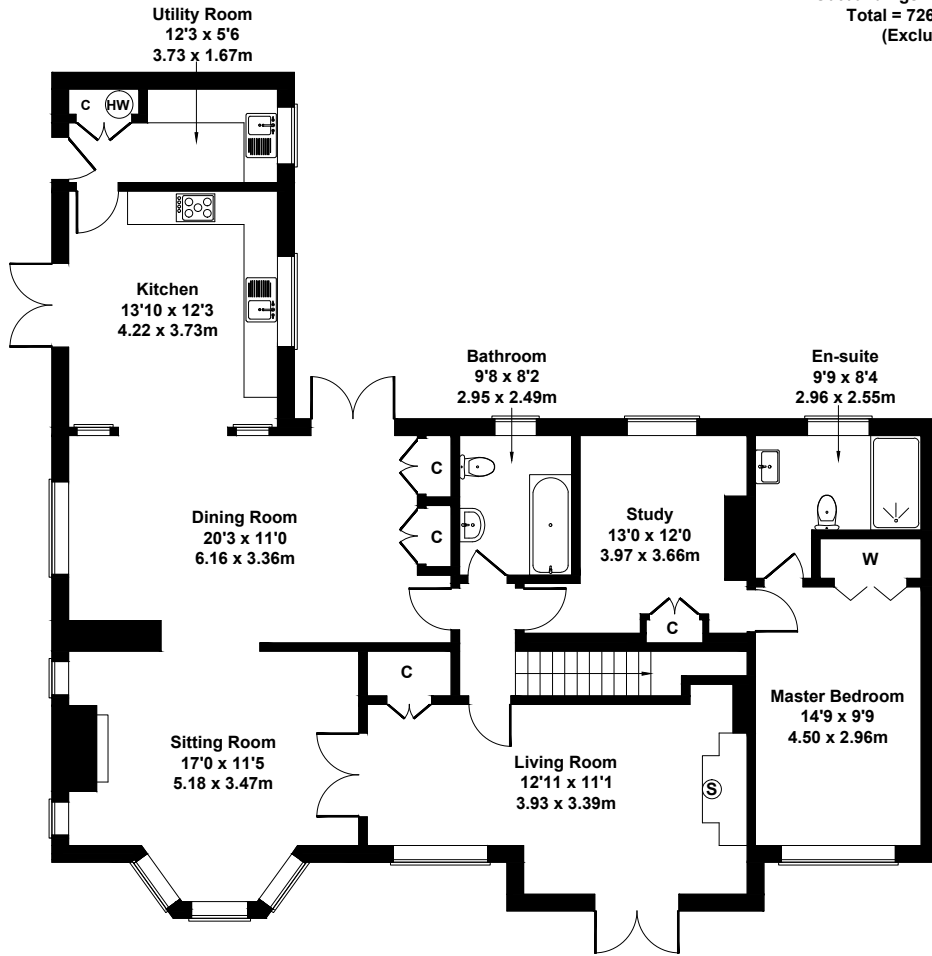


En Suite

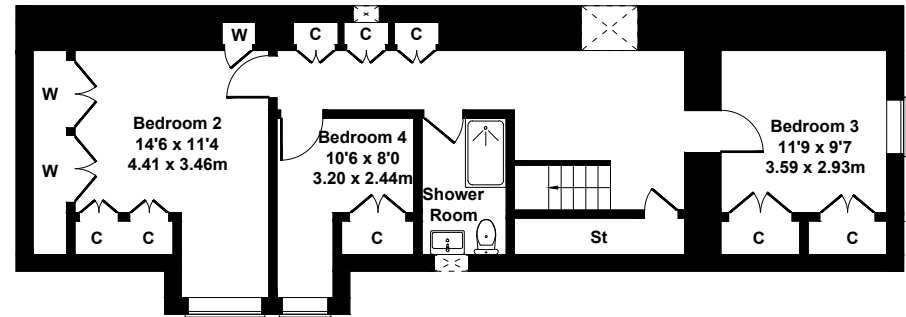


Barclye

Approximate Gross Internal Area
 House = 2131 sq ft - 198 sq m
 Outbuildings = 5134 sq ft - 477 sq m
 Total = 7265 sq ft - 675 sq m
 (Excluding Garage)



GROUND FLOOR



FIRST FLOOR

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.

Produced by Potterplans Ltd. 2023

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. Photographs taken in April 2023.

Bedroom 2



Bedroom 3



Bedroom 4

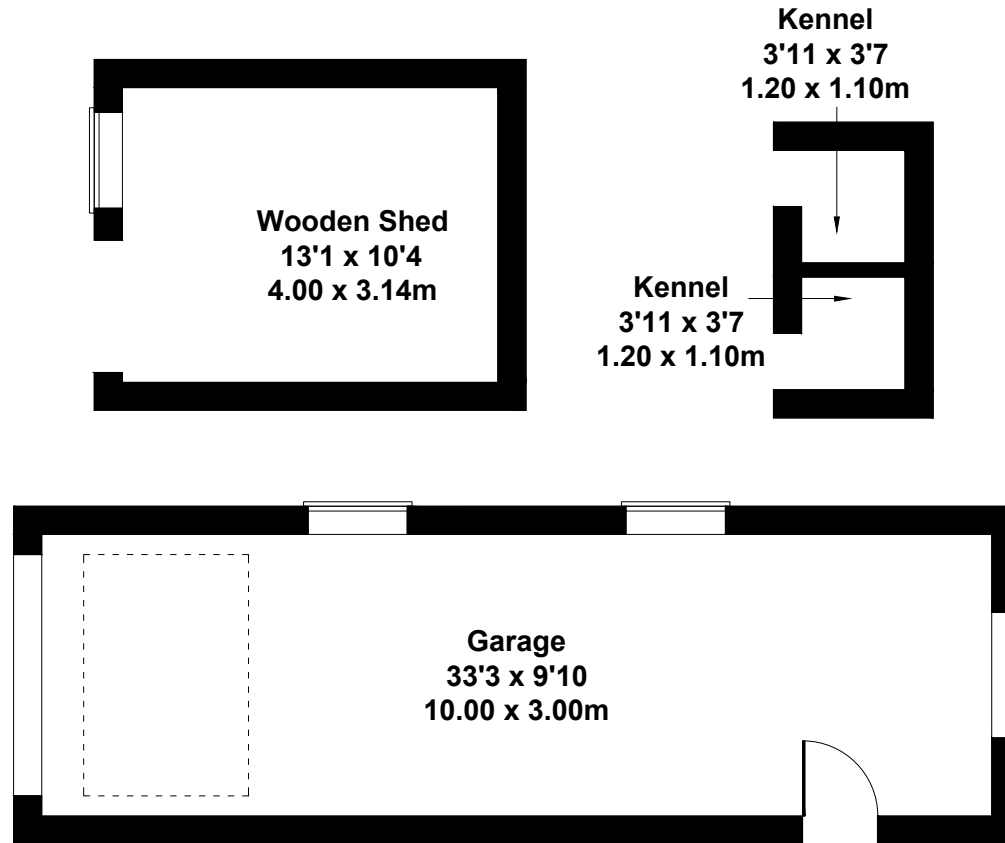


Shower Room



Barclye

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GARAGE

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BASIC PAYMENT SCHEME (BPS) 2023

There are no Basic Payment Entitlements available for sale with Barclye.

LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less-Favoured Area.

LOCAL AUTHORITY

Dumfries & Galloway Council
Carruthers House,
English Street,
Dumfries DG1 2DD
T: 0303 333 3000

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID Dumfries
161 Brooms Road
Dumfries
DG1 3ES

MINERALS

The mineral rights are included.

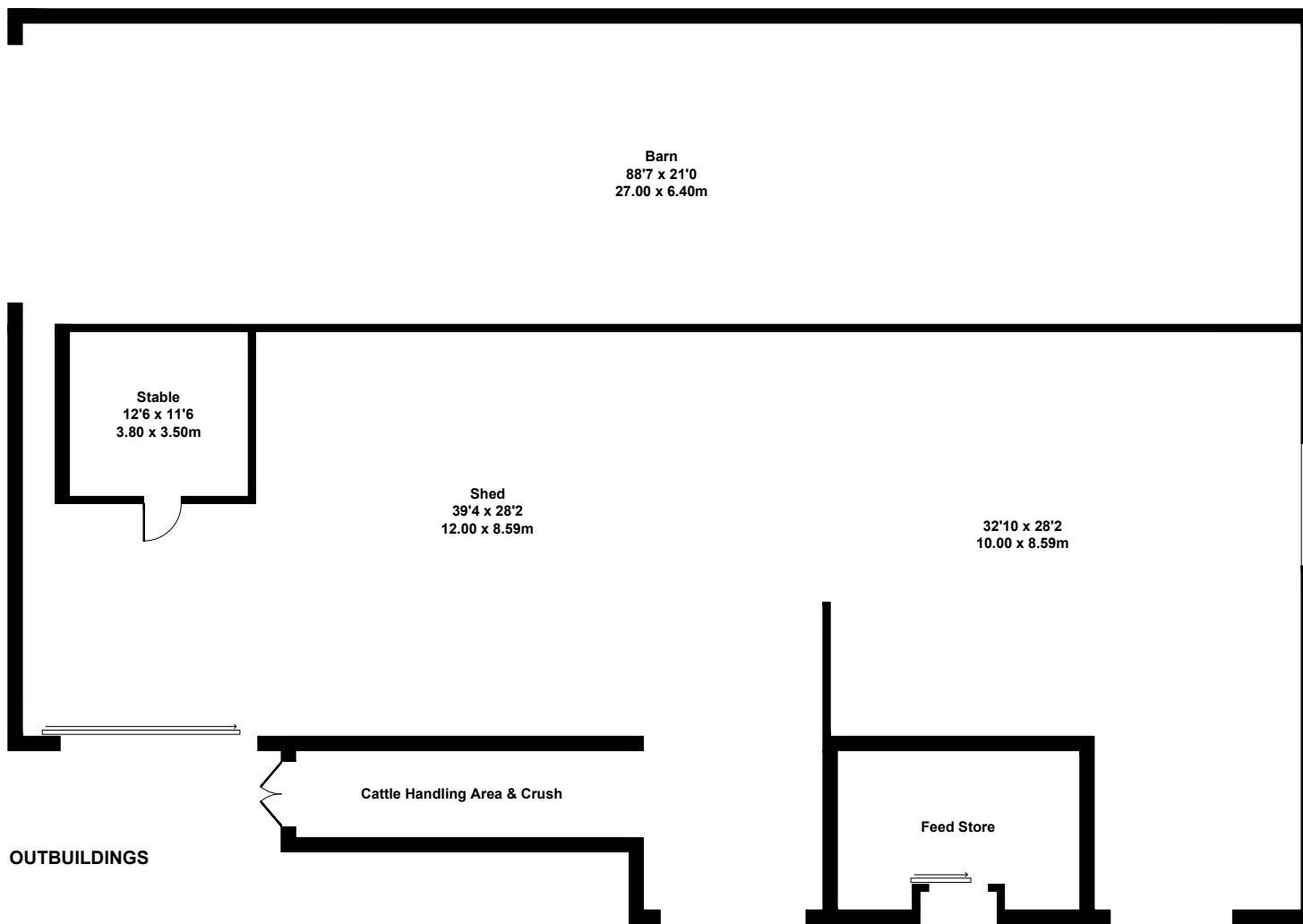
TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.



Barclye

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Solar Panels



Hay Barn





Feed Shed



Yard and Pens

FIXTURES AND FITTINGS

All fixture and fittings are included in the sale price. No other items are included unless mentioned in the sales particulars.

DIRECTIONS

Follow Arthur Street down through Newton Stewart then continue round to the right on to the B7079, over the bridge, then take first left at the crossroads then left again on to Millcroft Road and continue on to Cumlodan Road for 0.1 miles. Turn left where signposted for the RSPB Wood of Cree Reserve and follow the road for approximately 2.3 miles. Barclye is situated on your right adjacent to the road.

POST CODE

DG8 6SN

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: compacts.flinches.graced

SOLICITORS

AB & A Matthews
37 Albert Street
Newton Stewart
DG8 6EG

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser.

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.

HEALTH & SAFETY

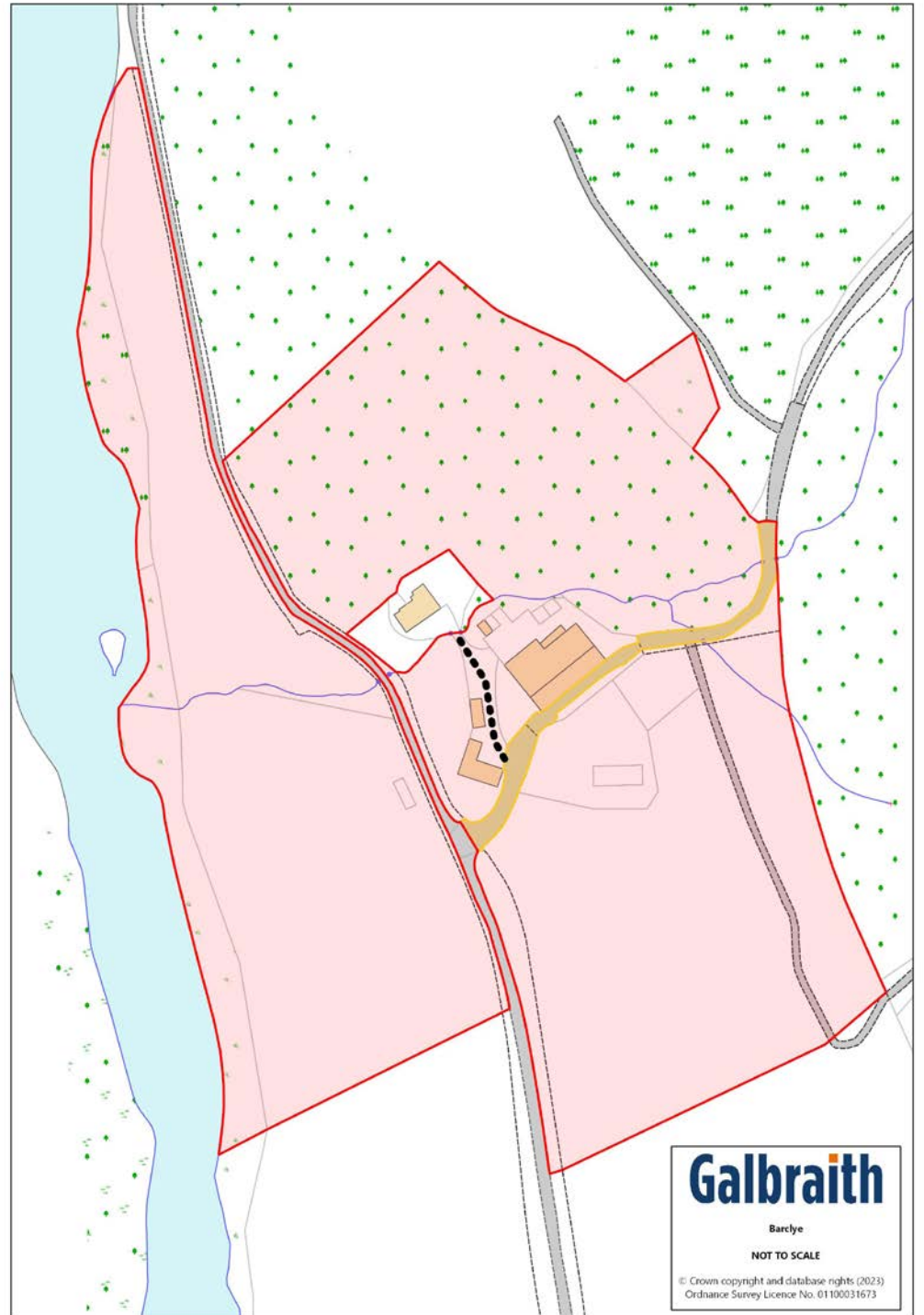
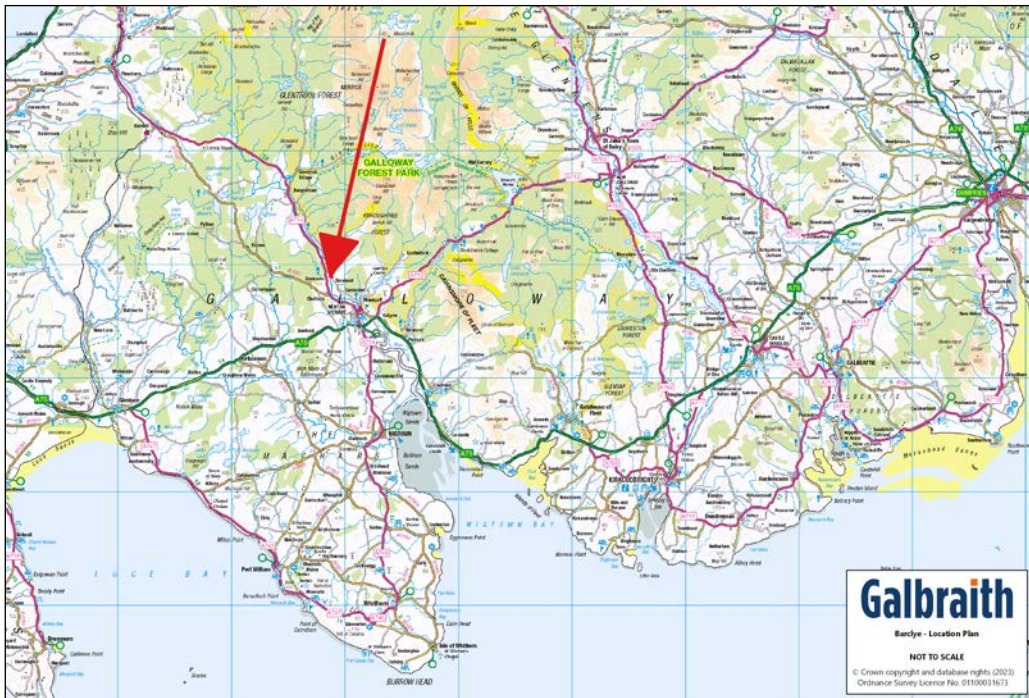
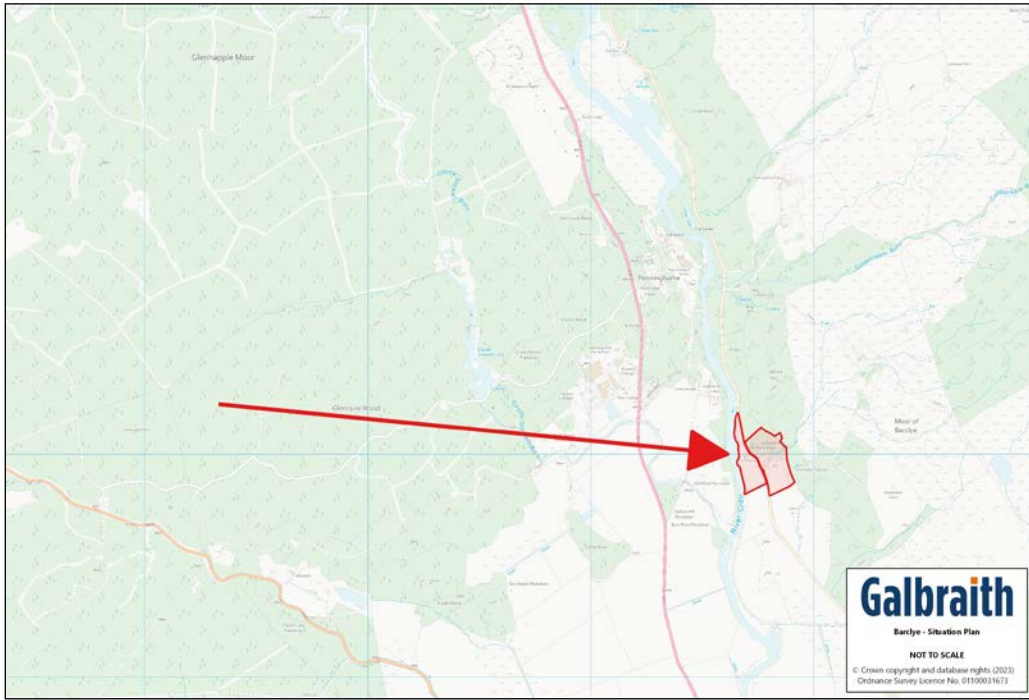
The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

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 as satisfied themselves in respect thereof.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Rose Nash AMC agent in our Galbraith Castle Douglas office on 01556 505346 Email: rose.nash@galbraithgroup.com





Galbraith



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