



BALGOWAN FARMHOUSE & STEADING

ARDWELL, STRANRAER



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A commanding farmhouse and traditional steading in a picturesque rural area on the Rhins of Galloway peninsula, between Luce Bay and the North Channel.

Ardwell 2 miles ■ Port Logan 2.4 miles
Mull of Galloway 9.9 miles ■ Stranraer 12.3 miles
Ayr 62 miles ■ Dumfries 76.2 miles

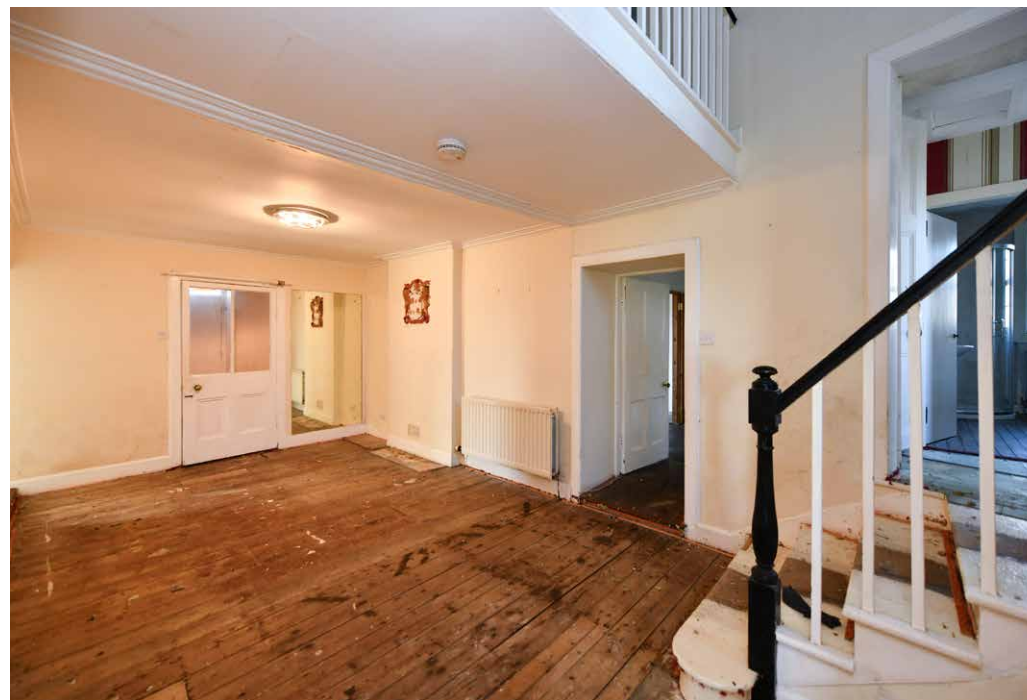
Acreage 3.39 Acres (1.37 hectares)

Offers Over £325,000

- 2 reception rooms. 5 bedrooms
- Unique architectural intrigue with curved frontage
- Within walking distance of Luce Bay
- Traditional steading and outbuildings
- Far reaching countryside and coastal views

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com





SITUATION

Balgowan Farmhouse and Steading is situated in the west of the region, in the centre of the Rhins of Galloway Peninsula, with Luce Bay less than half a mile to the east and the North Channel a few miles to the west. The property is surrounded by open farmland with stunning views and numerous beaches close by.

Ardwell is the nearest small village approximately 2 miles north of Balgowan Farmhouse, and Port Logan approximately 2.4 miles west is a peaceful hamlet set in a stunning coastal location with a beach, picturesque harbour, and the world's oldest Marine Life Centre, Logan Fish Pond. Logan Botanic Gardens, Scotland's most exotic garden is less than 2 miles from Balgowan Farmhouse, where a variety of tropical plants flourish in the warmer climate, a result of the Gulf Stream being prevalent in this part of the region.

Primary schools, village shops, and GP's surgeries are all available in the nearby villages of Drummole and Sandhead. The Mull of Galloway, Scotland's southernmost point, is approximately 9.8 miles south of Balgowan. At the Mull of Galloway you can climb the Lighthouse, visit the Exhibition of Lighthouse History, walk around the RSPB Scotland nature reserve and enjoy food and drink at Scotland's most southerly coffee house, Gallie Craig. The nearest town, Stranraer, has a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and a train station. Trains to Ayr and Glasgow are available at Stranraer, trains also run from the regional centre of Dumfries, 76 miles to the east. Domestic and international flights are available at Prestwick Airport, 66 miles north, and Glasgow and Edinburgh Airports, 103 and 136 miles respectively. Motorway links and trains are available at Lockerbie, 89 miles east, and Kilmarnock, 77 miles north.

DESCRIPTION

Balgowan Farmhouse and Steading sits in a slightly elevated position with uninterrupted views over the surrounding countryside, Luce Bay and the coast beyond. The striking curved architecture with conical roof to the front sets this property apart from more traditional farmhouses in the region. Balgowan Farmhouse provides a blank canvas in its current condition and is in need of updating and renovation throughout, however it has the potential to be a stunning country home within walking distance of the beach.

The front door opens to the entrance vestibule, which leads through to a spacious hallway with doors opening to the sitting room, kitchen and rear hall. The sitting room benefits from a bay window which floods the room with natural light but also frames the view, and an open fire. The kitchen adjacent, has quarry tiled floor and the original servant's bells are still on the wall, there are also some more modern features including a breakfast bar and electric range cooker. A few steps lead down from the kitchen to the utility room where the boiler for the central heating is housed, together with a double Belfast sink. The utility room can also be accessed from outside the property.

Double doors open from the rear hall in to bedroom 5, a room filled with natural light from the front facing bay window. Steps from the hall lead to a former bar, an area previously used for socialising. The bar has painted stone walls and a lean-to roof and is open plan through to the store and former games room adjacent. Both these rooms could be adapted to fit the requirements and needs of the new owners, subject to the relevant consents.

The main bathroom is situated on a half landing as the perfectly curved staircase rises to the first floor, and there is both a spacious shower and bath. There are four bedrooms on the first floor and a bathroom, the grey painted walls of bedroom 3 showcase the curved architecture.

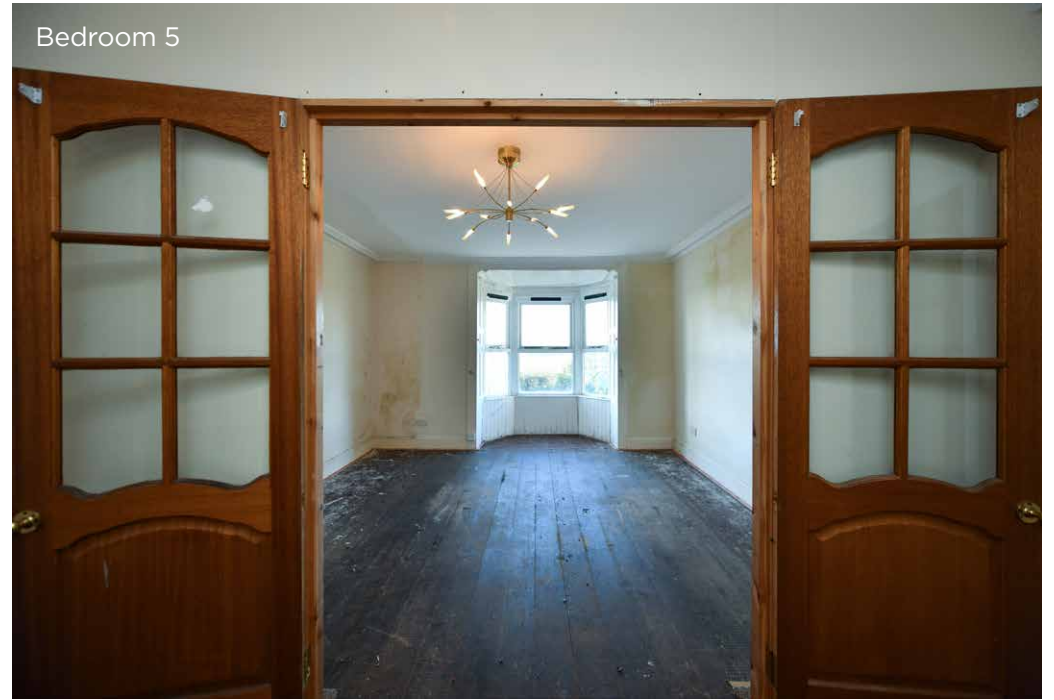
Balgowan Steading

The traditional steading is approximately 90m from the farmhouse and has a range of stone outbuildings with corrugated pitched roofs, a former byre and a feed storage bin. The steading has not been actively used for an extended period of time, with some buildings being in a dilapidated condition.

Sitting Room



Bedroom 5



Former Home Bar

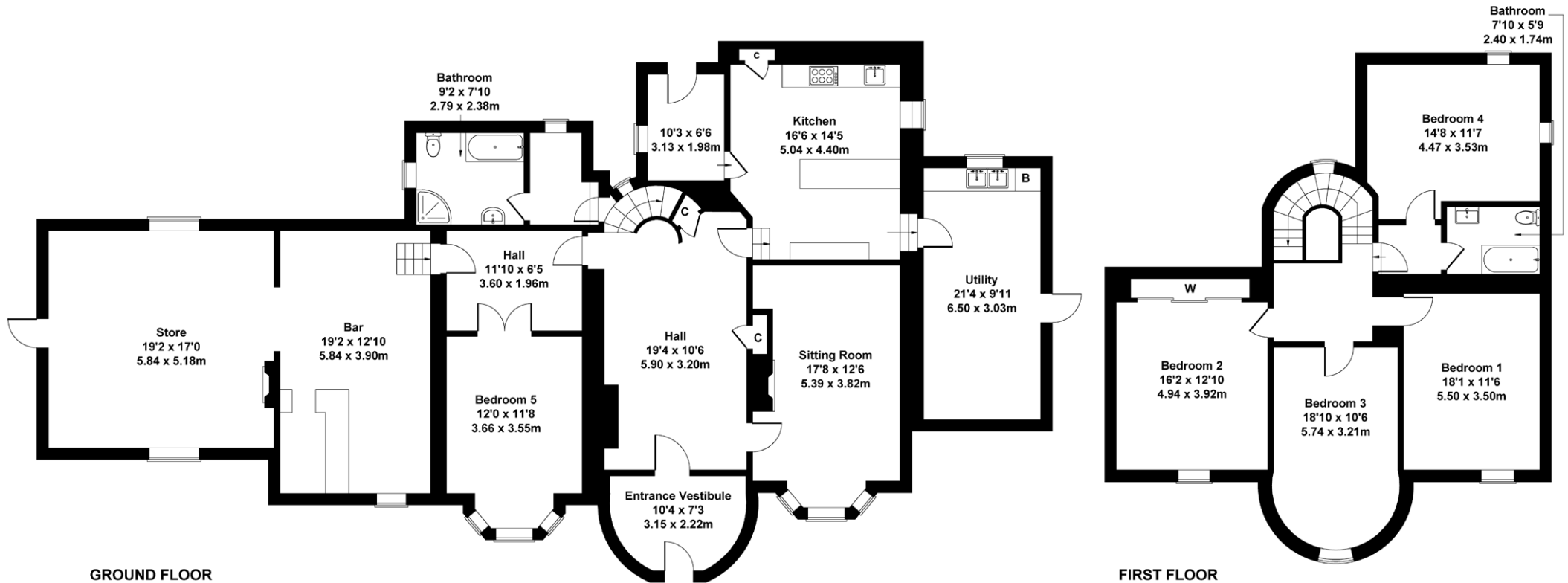


Store



Balgowan Farmhouse

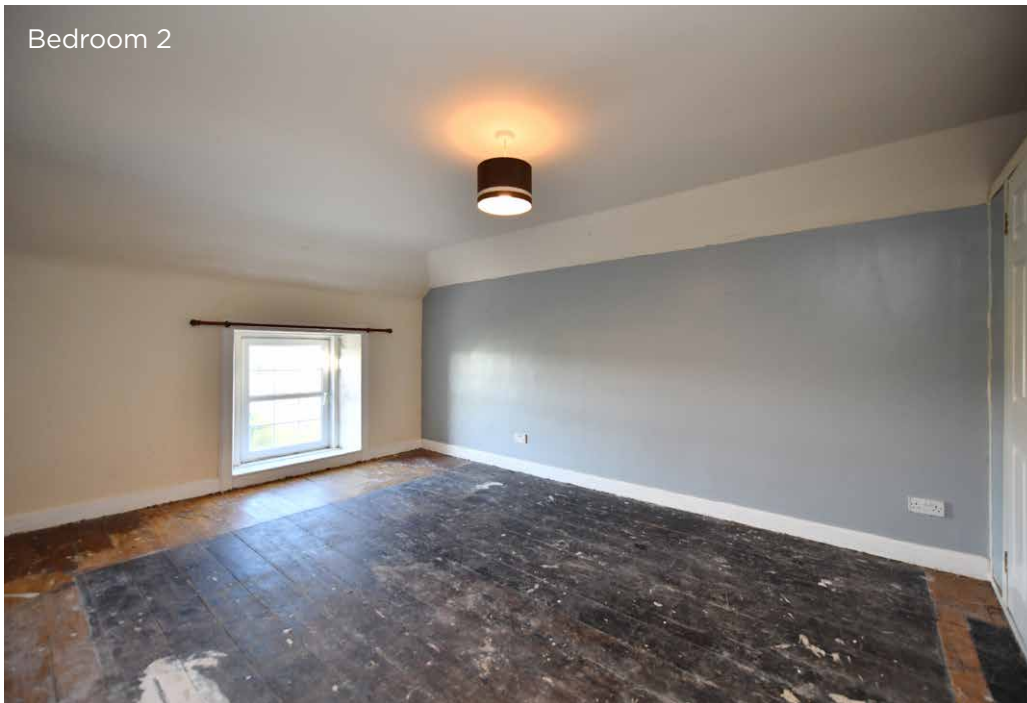
Approximate Gross Internal Area
3283 sq ft - 305 sq m



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.

Produced by Potterplans Ltd. 2023



Bedroom 1

Bedroom 2

Other buildings are currently used for storage. Balgowan Steading has potential to be converted for residential or commercial use, subject to the necessary consents. The traditional courtyard layout could host a range of unique proprieties in walking distance to the shore.

Balgowan Farmhouse and Steading provides many desirable attributes: with the site extending in total to 1.37 hectares (3.39 acres), stunning location and far reaching views of both land and sea. Balgowan Farmhouse requires full renovation but with such huge potential to make a truly unique family home in desirable rural coastal location.

ACCOMMODATION

Ground Floor: Entrance Vestibule, Hall, Living Room, Kitchen, Utility Room, Bedroom 5, Bathroom, Reception Room/Bar, Store

First Floor: Bedroom 1, Bedroom 2, Bedroom 3, Bathroom, Bedroom 4

WATER

The property has a mains water private supply which is sub metered off the neighbouring farm supply and payable to them.

GROUNDS

A gravel courtyard in front of Balgowan Farmhouse is edged by a variety of mature shrubs and trees and provides ample parking space for a number of vehicles. The distinctive single palm tree at the front door is confirmation that Balgowan Farmhouse is in an area with an extremely mild climate, within two miles of Scotland's most tropical gardens.

In addition there are two lawns, a small woodland extending to 0.3 hectares (0.74 acres), and an area of rough pasture, which could be fenced and made into a small grazing paddock.

The single lane track to Balgowan Farmhouse continues past the steading to two cottages, 1 & 2 Balgowan Cottages, nearer the shore. These cottages are available to purchase separately. The track is for sale with Balgowan Farmhouse and Steading up to the end of the steading. This is marked in red on the site plan enclosed. The track beyond Balgowan Steading is being sold with 1 & 2 Balgowan Cottages. The whole track is subject to an existing servitude Right of Access granted to the neighbouring property, Balgowan Lodge.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Balgowan Farmhouse	Mains water through a private sub-metered supply.	Mains	Septic tank	Freehold	Oil fired	Band E	E40

DIRECTIONS

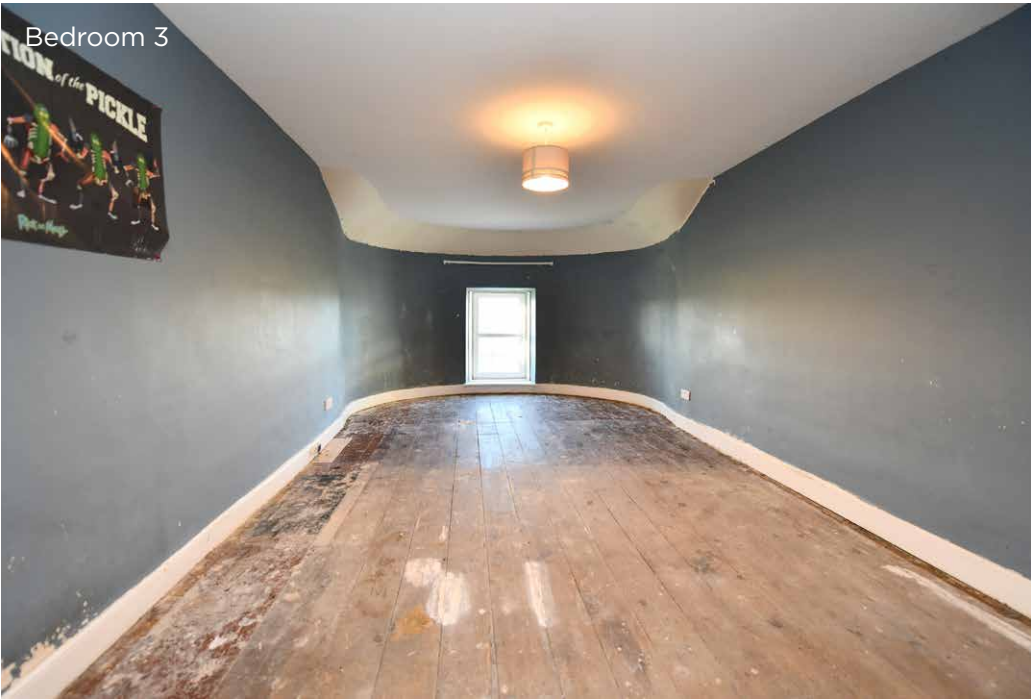
Drive through the village of Ardwell on the A716 and continue for approximately 1.8 miles, past the junction on your right signposted for Logan Botanic Gardens. The entrance to Balgowan is on the left just at the beginning of the long straight, known locally as the Balgowan Straight, and Balgowan Farmhouse is directly in front of you.

POST CODE

DG9 9NB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: distilled.latched.visual





SOLICITORS

Morton Fraser MacRoberts
9 Haymarket Square
Edinburgh
EH3 8RY

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.

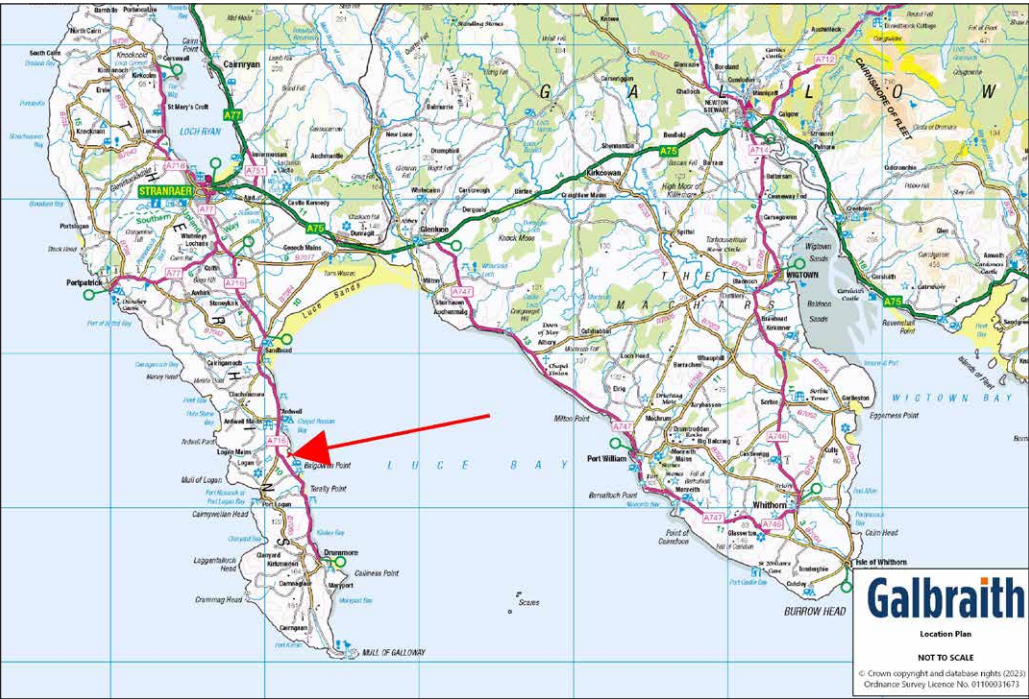
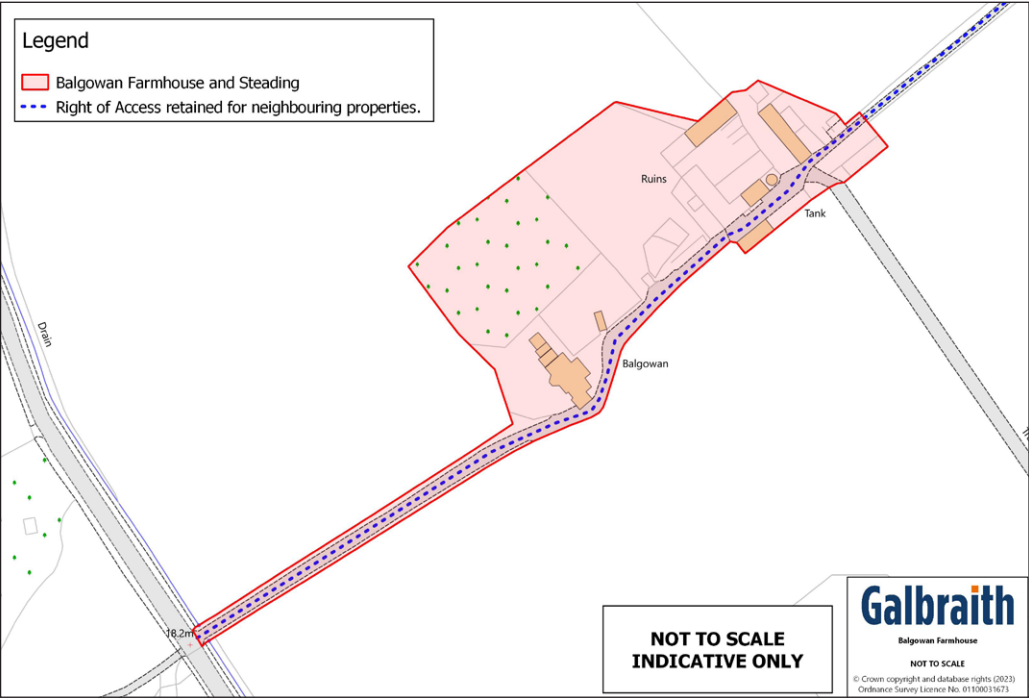
ANTI MONEY LAUNDERING (AML) REGULATIONS

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 November 2023 and April 2025.







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