

SLOCKMILL FARMHOUSE AND CHEESE LOFT
DRUMMORE, STRANRAER





SLOCKMILL FARMHOUSE AND CHEESE LOFT, DRUMMORE, STRANRAER

A traditional Galloway farmhouse and recently converted one bedroom Cheese Loft, with dramatic coastal views across the Irish Sea, in a stunning rural location.

Drummore 3.8 miles ■ Stranraer 19.5 miles
Newton Stewart 36.2 miles ■ Dumfries 83 miles

Acreage .39 acres in all

Guide Price £510,000

Slockmill Farmhouse

- 2 reception rooms. 4 bedrooms
- Spacious family home/holiday let
- Garden/Patio with Hot Tub Shelter and Hot Tub
- Garage

Cheese Loft

- 1 Reception room. 1 bedroom
- Solar panels and batteries/reduced energy costs which supplies electric to both Cheese loft and Farmhouse
- Breathtaking coastal views and rolling countryside



Galbraith

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 OnTheMarket



SITUATION

Slockmill Farmhouse and Cheese Loft are situated in an a rural area of natural beauty on the South West of the Rhins of Galloway peninsula, approximately 4.2 miles from the village of Drummore and 6.9 miles from Scotland's most southerly point, the Mull of Galloway.

Drummore is the most southerly village in Scotland, a quiet coastal village with a shop & post office, primary school, church, doctor's surgery (Mull of Galloway Medical Practice), café and two hotels with restaurants, a bowling club and direct access to the beach. Fishing boats still go out from the harbour and leisure boats frequent Luce Bay. Logan Botanic Gardens, Scotland's most exotic gardens is approximately 9 miles north of the property, a variety of tropical plants flourish here in the warmer climate, a result of the Gulf Stream prevalent in this part of the region.

Stranraer, the nearest town, has a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, a marina, a leisure centre and train station.

The area is well known for outdoor sports and pursuits including walking, fishing and climbing all in the local area. The Galloway Forest Park offers superb walking and mountain biking opportunities and is home to Britain's first Dark Sky Park, where phenomenal views of the night sky can be enjoyed. Shooting, golf and equestrian facilities are all readily available throughout the area.

There are excellent transport links, the port of Cairnryan, just over 6 miles from Stranraer has two ferry operators running passenger and freight services to Northern Ireland. Trains to Ayr and Glasgow are available at Stranraer. Trains also run from the regional centre of Dumfries, 83 miles to the east. Domestic and international flights are available at Prestwick Airport, 73 miles north, and Glasgow and Edinburgh Airports, 110 and 144 miles respectively. Motorway links and trains are available at Lockerbie, 96 miles east, and Kilmarnock, 85 miles north.

DESCRIPTION

Slockmill Farmhouse is a traditional Galloway farmhouse and was previously the family home for Slockmill Farm. Over time the land has been sold off and the property was converted to a holiday let, and in recent years the adjoining cheese loft has been extensively renovated and refurbished to form an additional one bedroom residential dwelling. The current owners live in the Cheese Loft and let out the farmhouse, however this could be reversed, or the Cheese Loft could be used as extra living space to provide additional accommodation for multi-generational living.

Slockmill Farmhouse is well proportioned throughout with stunning coastal views from the sitting room and three of the four bedrooms.

The entrance vestibule opens to a kitchen/utility room, with an electric hob and oven, in addition there is an Aga in the dining room adjacent, providing additional cooking facilities and extra warmth. The spacious sitting room benefits from an open fire and has two windows overlooking the garden and coastline beyond. A small vestibule opens to the garden and patio to the rear of the property. The master bedroom, on the ground floor, has an en-suite bathroom with a separate bath and shower. Three bedrooms all with panoramic views, and a WC complete the first floor offering. The property sits under a recently renewed slate roof (2022), and central heating is powered by a Worcester Greenstar heatslave combi boiler, housed in the kitchen.

The outside area includes a hot tub shelter and hot tub, situated in the garden adjacent to the patio and a detached garage.







The Cheese Loft has been completely refurbished throughout to form a cosy one bedroom accommodation, benefitting from renewable energy provided by 4kw solar panels situated on the new roof with 9.8kw storage batteries, housed in the cloakroom. This provides electricity to both the Cheese Loft and farmhouse. The triple aspect open plan kitchen/dining/living area has a multi-fuel stove allowing the living area to be just that, a space to sit and relax with extra warmth if required, there is also a door opening out directly to the patio. The kitchen has an integrated slim line dishwasher, fridge, electric oven and gas hob (LPG), and ample room for a dining table and chairs. The first floor en-suite bedroom is flooded with natural light from two velux windows, and a side door opens to a Juliette balcony. Storage space is provided with a spacious fitted wardrobe and additional storage space has been added in cupboards below the coomb ceiling (under the eaves). Part of the garden has been designated to the Cheese Loft, please refer to the site plan.

Both properties offer a variety of options for a new life in the country, whether it involves holiday letting, multi-generational living or simply a family home with space to adapt to a buyers specific needs. A home that offers no end of desirable attributes of continued appeal to buyers in a unique geographical location.

A servitude right of access exists for Slockmill Farm and Cottage.

ACCOMMODATION

Slockmill Farmhouse:

Ground Floor: Kitchen, Dining Room, Sitting Room, Bedroom 1, En-suite Bathroom, Bathroom

First Floor: Bedroom 2, Bedroom 3, Bedroom 4. WC.

Cheese Loft:

Ground Floor: Cloakroom, WC, open plan Kitchen/Dining/Living Room

First Floor: Bedroom with en-suite Shower Room

GARAGE (5.74 x 4.04)

Of brick construction with window, pitched roof, folding doors, water supply and electricity.

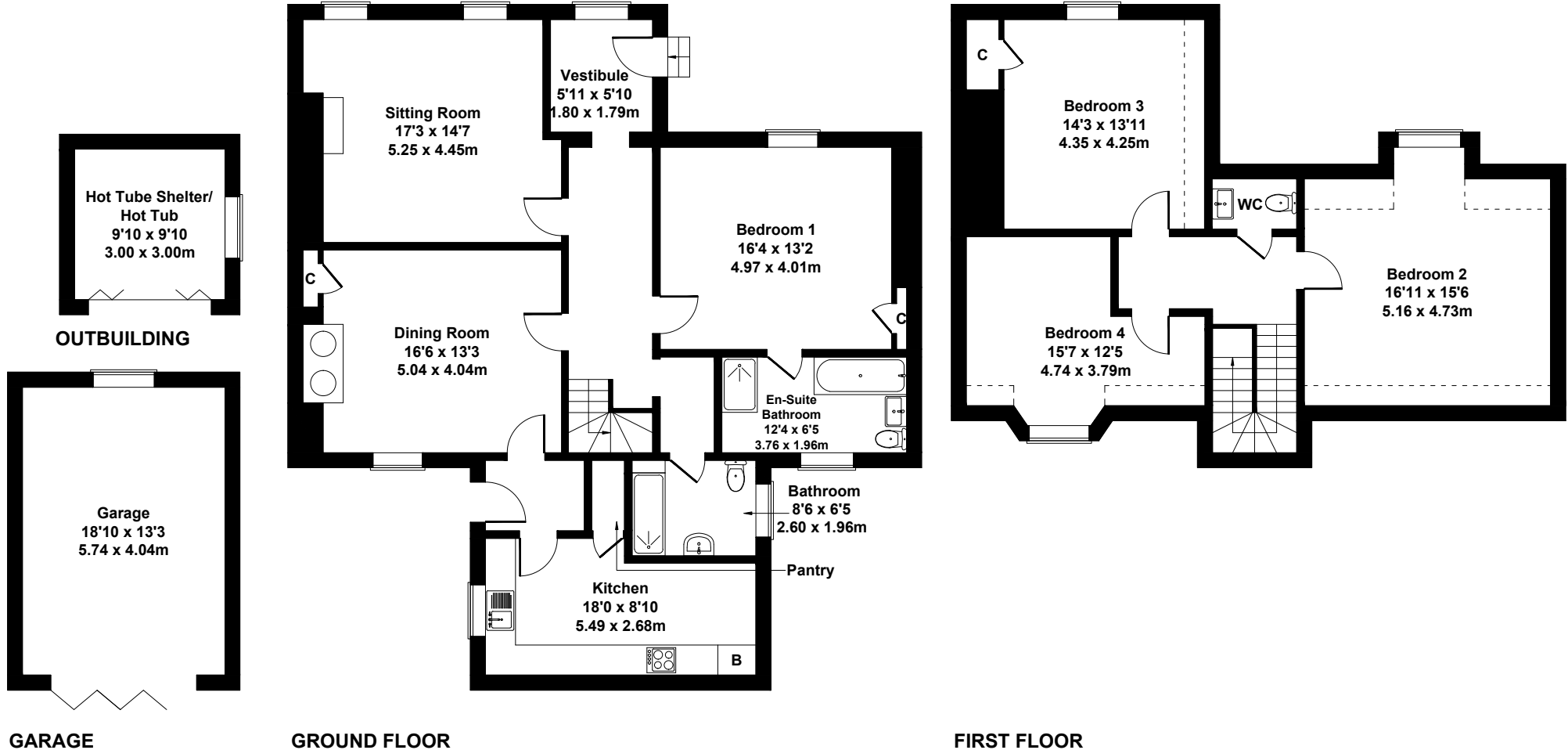
GARDEN

Slockmill Farmhouse garden is predominantly a low maintenance garden and primarily laid to lawn, with an area of gravel around the patio and hot tub, enclosed by a dry stone wall. The Cheese Loft Garden is an extension of the main garden, with a patio to the side of the property.



Slockmill Farmhouse

Approximate Gross Internal Area
2347 sq ft - 218 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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Bedroom 2



Bedroom 3

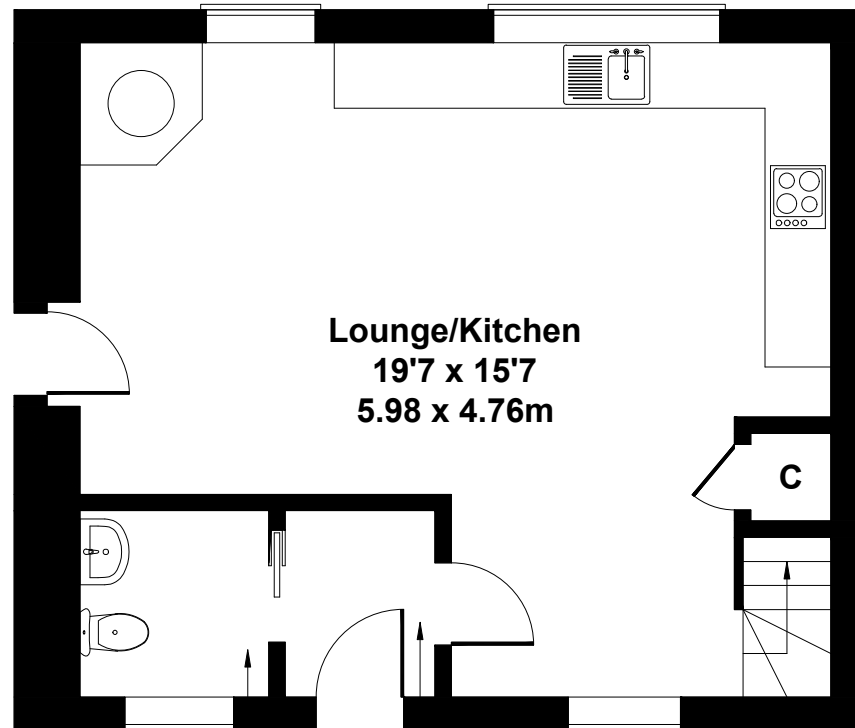


Bedroom 4

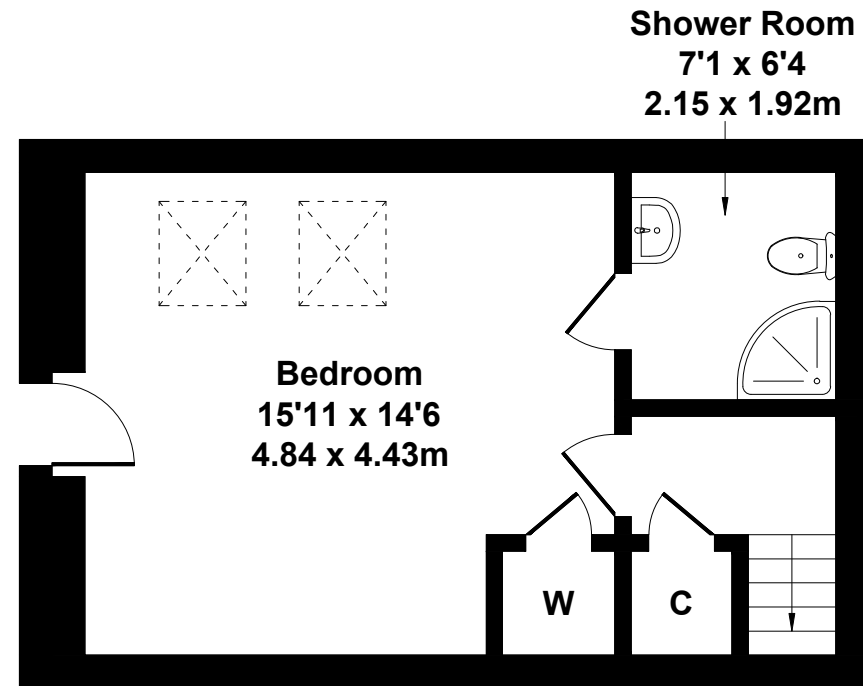
Cheese Loft, Drummore, Stranraer, DG9 9HG

Approximate Gross Internal Area

764 sq ft - 71 sq m



GROUND FLOOR



FIRST FLOOR

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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 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 July 2023.







SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Property | Water | Electricity | Drainage | Tenure | Heating | Council Tax | EPC |
|---------------------|----------------|-------------|-------------|----------|----------------------------------|-------------|-----|
| Slockmill Farmhouse | Private Supply | Mains | Septic Tank | Freehold | Aga & Oil fired central heating. | Band TBC | E46 |

| Property | Water | Electricity | Drainage | Tenure | Heating | Council Tax | EPC |
|-------------|----------------|-------------|-------------|----------|-----------------------------|-------------|-----|
| Cheese Loft | Private Supply | Mains | Septic Tank | Freehold | Electric & multi fuel stove | Band C | B82 |

DIRECTIONS

From the village of Drummore take the B7041 and follow the road for 1.1 miles to Damnaglaur, and continue straight on, do not take first left which will take you to the Mull of Galloway. Continue for approximately 2.7 miles then turn left where signposted for .05 miles, Slockmill Farm and Cheese Loft are situated on your right.

POST CODE

DG9 9HG

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: nuns.plums.ripples

SOLICITORS

Rankin & Aitken
4/6 South Strand Street
Stranraer

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars, however fittings are available to purchase by separate negotiation.

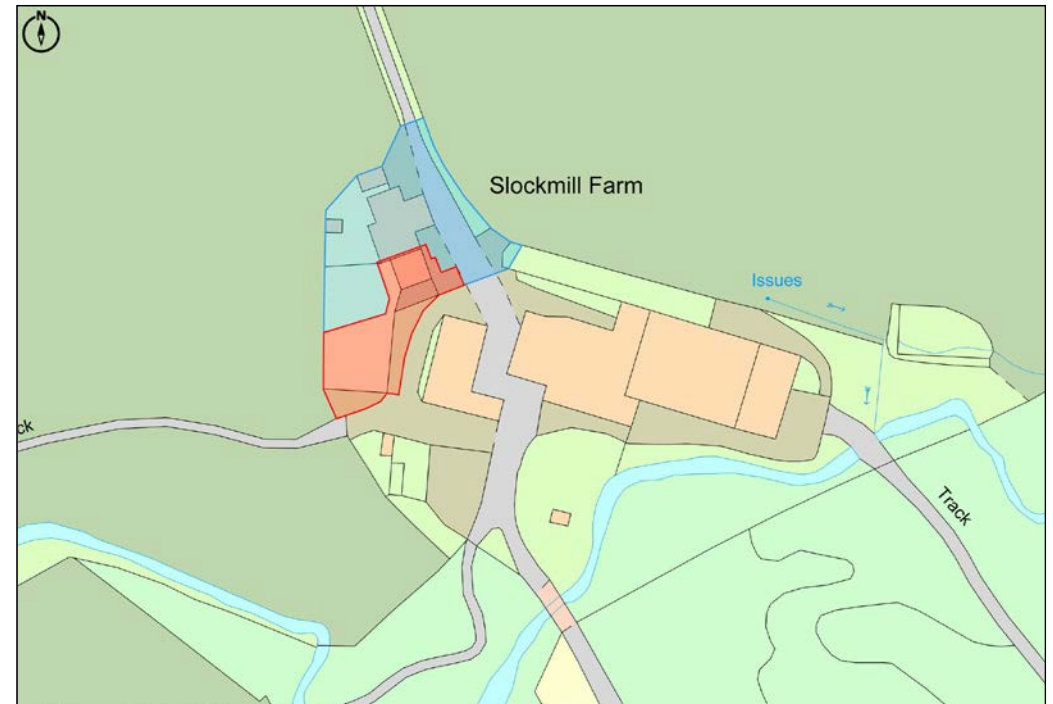
VIEWINGS

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.





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