

FOR SALE

BANKFIELD FARMHOUSE, GLENLUCE, DG8 0JE



South West Property Centre are delighted to offer the opportunity to acquire a most impressive, fully renovated farmhouse which has been finished to the very highest of standards and provides generous family accommodation over two floors. In immaculate condition throughout the property benefits from a splendid 'dining' kitchen, luxury bathroom, 2 en-suite bedrooms, tasteful décor, woodburning stove, biomass central heating, solar panels, and uPVC double glazing. Bankfield Farmhouse is located on the fringe of the ever-popular village of Glenluce and forms part of a small residential development. The property is set amidst its own mature garden grounds with a roof top view over the village itself.

**HALLWAY, LOUNGE, 'DINING' KITCHEN,
CONSERVATORY, UTILITY ROOM, OFFICE,
WC, DRAWING ROOM, BATHROOM,
5 BEDROOMS (2 EN-SUITE),
BOILER ROOM, GARDEN**

Offers over: £475,000



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Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Offered for sale is a fully renovated farmhouse, located on the fringe of the popular village of Glenluce. The property is finished to the very highest of standards and benefits from a splendid shaker design 'dining' kitchen, luxury bathroom, 2 en-suite bedrooms, tasteful décor, woodburning stove, biomass central heating, solar panels, and uPVC double glazing.

Bankfield Farmhouse provides most comfortable family accommodation over two floors and is set amidst its own generous area of mature garden ground with ample off-road parking. From the property there is a rooftop view over the village itself.

The residence forms part of a small residential development.

Local amenities within the village of Glenluce include post office, hotel, general stores, church, primary school, and general practice healthcare. All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are located within Stranraer to which there is a local transport service. There is also an excellent 18-hole golf course closeby.

The local area has always been known for its array of outdoor activities including walking, fishing, and excellent golfing facilities. There are superb sandy beaches a short drive distant.

HALLWAY:

The property is accessed by way of an etched glass wooden storm door. Terrazzo floor tiled, wall panelling, and CH radiator.



Further hallway image



LOUNGE:

A well-proportioned main lounge with a bay window to the front. There is a carved stone fire surround housing a wood burning stove. CH radiator and TV point.



[Further lounge image](#)



[Further kitchen images](#)



‘DINING’ KITCHEN:

The kitchen is fitted with a full range of shaker design floor and wall mounted units with solid granite worktops incorporating a kitchen island with a Belfast sink with mixer. There is an oil-fired AGA, gas hob, two integrated ovens, and integrated dishwasher.



CONSERVATORY:

Located off the dining area this a conservatory with French doors leading to the garden. Air conditioning and CH radiator.



DRESSING ROOM:

Fitted with a range of hangers and shelving.

EN - SUITE:

Comprising a WHB, WC and large shower cubicle with a mains shower. Heated towel rail.



UTILITY ROOM:

Fitted with a range of shaker design units with a woodgrain style worktop incorporating a stainless-steel sink with mixer. Plumbing for an automatic washing machine. Tiled flooring.



OFFICE:

A useful workspace located off the utility room.

WC:

Comprising a WHB and WC.

MASTER BEDROOM:

A ground floor bedroom with CH radiator and TV point.



LANDING:

Access to the first-floor drawing room, bathroom, and bedroom accommodation.



[Further landing images](#)



DRAWING ROOM:

A most spacious triple aspect drawing room located on the first floor featuring an attractive marble fire surround housing an open fire. CH radiators and TV point.



[Further drawing room images](#)



BATHROOM:

The spacious bathroom is fitted with twin WHB's, WC, roll-top bath, and large shower cubicle with a mains shower. Wall mirrors with built-in lighting, heated towel rail, and CH radiator.



BEDROOM 2:

A bedroom to the rear with 2 Velux windows, CH radiator and TV point.



BEDROOM 3:

A bedroom to the side with a built-in wardrobe, CH radiator, and TV point.



DRESSING ROOM:

Fitted with a range of hanging rails and shelving.

EN – SUITE:

Comprising a WHB, WC, and large shower cubicle with a mains shower. CH radiator.



BEDROOM 4:

A further bedroom to the side with CH radiator and TV point.



BEDROOM 5:

A bedroom to the rear with CH radiator.

BOILER ROOM:

The boiler room houses the biomass heating system for the central heating and the domestic hot water.

GARDEN:

Bankfield Farmhouse is set amidst its own generous area of mature garden grounds which have been laid out to a rolling lawn, shrub borders, and established trees. There is a paved patio with a gravel border and raised flower borders. Greenhouse and garden shed.



ENTRY: Negotiable

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

DETAILS PREPARED: 12/06/2023

COUNCIL TAX: Band 'D'

SERVICES:

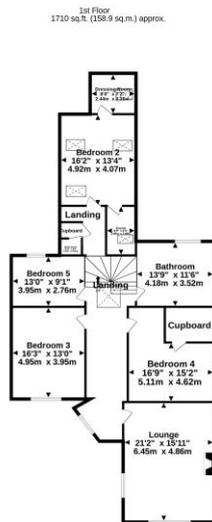
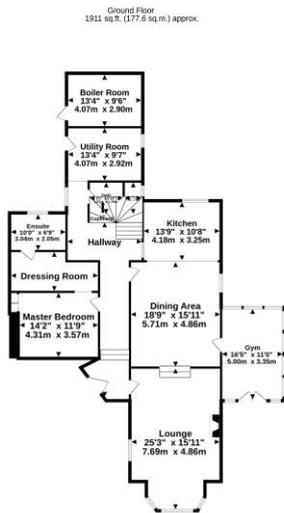
Mains electricity, water, and drainage to a septic tank. Biomass boiler for central heating and domestic hot water. Oil tank for the AGA. LPG for the gas hob. EPC = D

OFFERS:

All offers for the above property should be made in South West Property Centre Ltd, Charlotte Street, Stranraer, DG9 7ED.

Tel: (01776) 706147 Fax: (01776) 706890

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TOTAL FLOOR AREA: 3621 sq.ft. (336.4 sq.m.) approx.
Measurements are approximate. Not to scale. Quotations purposes only.
Made with MetreX (2022)

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.