



# TARFF CHURCH

Twynholm, Kirkcudbright, DG6 4NQ

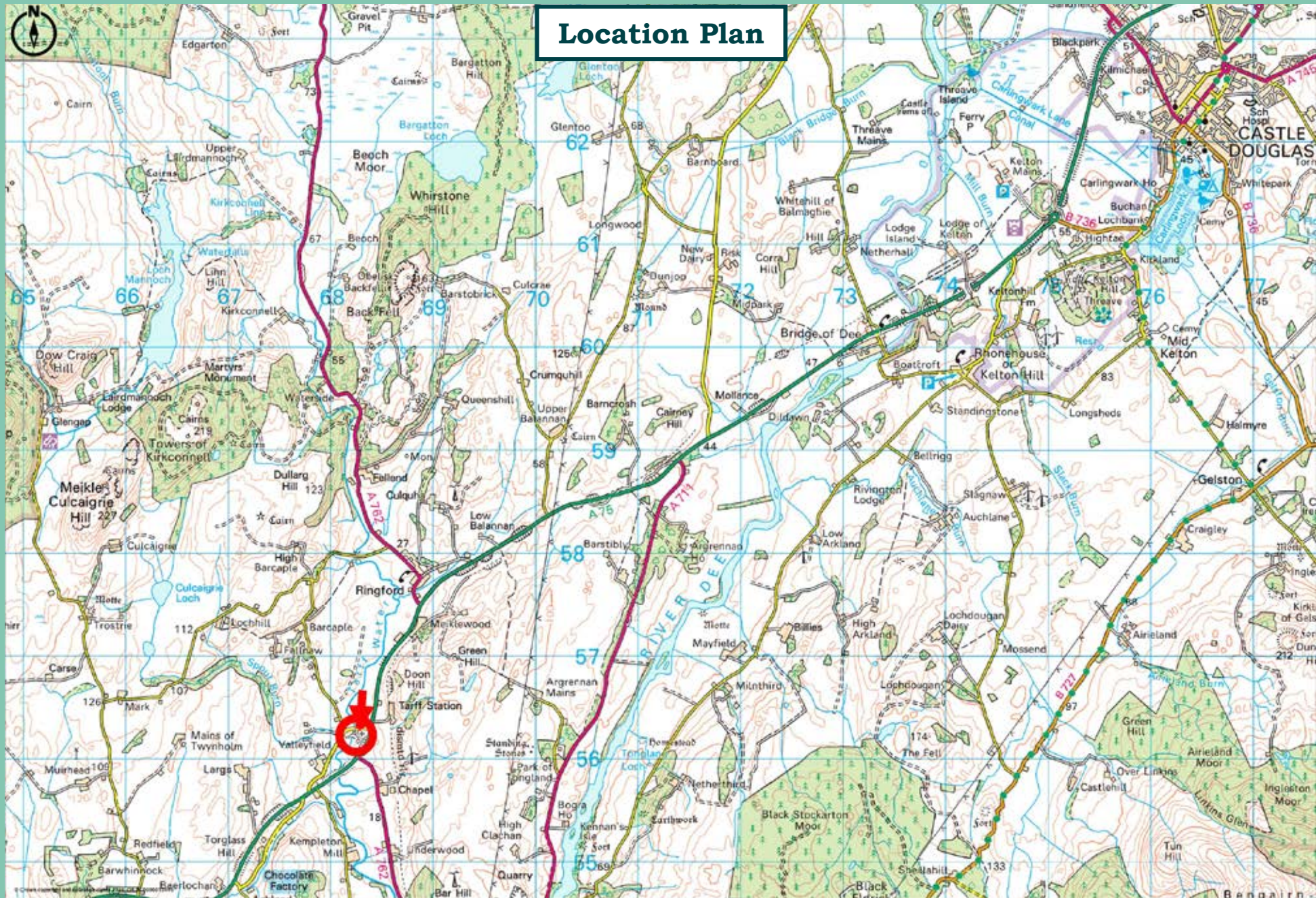


**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# Location Plan





# TARFF CHURCH

**Twynholm, Kirkcudbright, DG6 4NQ**

**Kirkcudbright 4 miles, Castle Douglas 7 miles, Dumfries 24.5 miles, Carlisle 58.5 miles, Glasgow 100 miles**

## **A CHARMING FIVE BEDROOM CHURCH CONVERSION WITH A ONE BEDROOM SELF CONTAINED ANNEX LOCATED ON THE OUTSKIRTS OF THE VILLAGE OF TWYNHOLM, DUMFRIES & GALLOWAY**

- FABULOUS FIVE BEDROOM CHURCH CONVERSION
- ONE BEDROOM SELF CONTAINED ANNEX (CURRENTLY UTILISED AS HOLIDAY ACCOMMODATION)
- ENCLOSED GARDEN GROUNDS WITH LARGE PATIO AREA
- DRIVEWAY PROVIDING AMPLE PARKING FOR SEVERAL VEHICLES
- CONVENIENTLY LOCATED CLOSE TO MAJOR COMMUTING NETWORKS

### **VENDORS SOLICITORS**

Cavers & Co  
Paul Cavers  
40/42 St Mary Street  
Kirkcudbright  
DG6 4DN  
Tel: 01557 331215



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

### **SOLE SELLING AGENTS**

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY

Tel: 01556 453 453

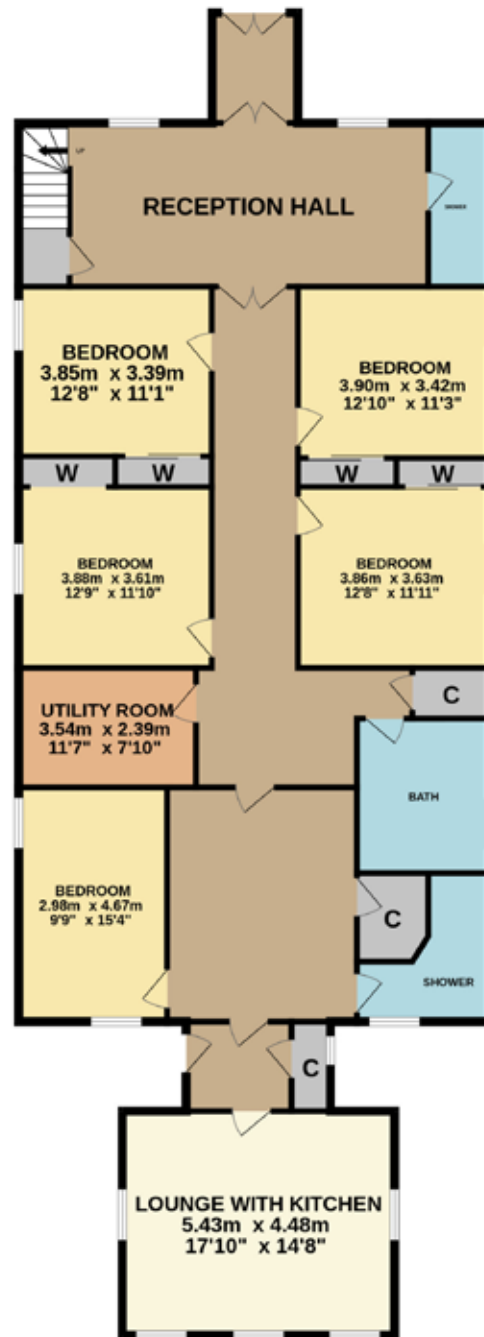
Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)

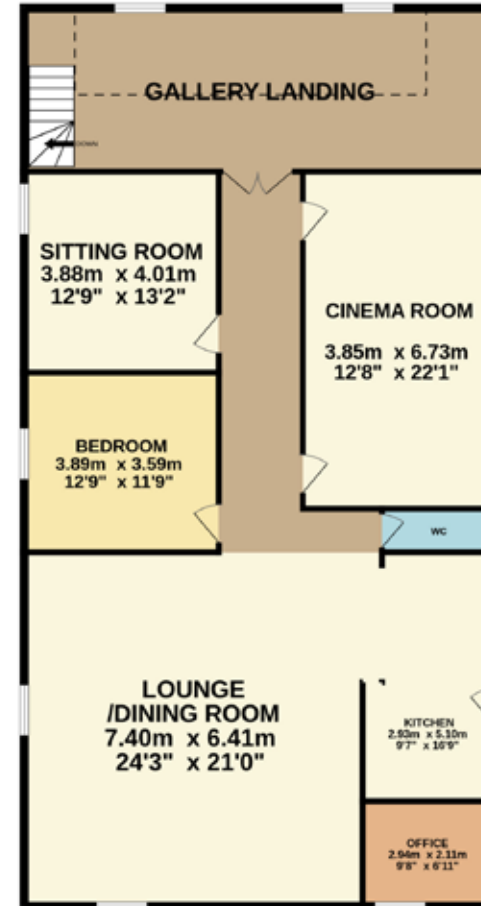


# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

## INTRODUCTION

Tarff Church is a former rural parish Church which was converted into a modern dwelling in 1997. Retaining many of its original character, the property has both traditional and modern elements which is perfect for modern day living. This five-bedroom family home has an “upside-down” feel with the living/dining and family areas on the first floor and accommodation on the ground floor. The property also benefits from a self-contained annex, would have been the former “Sunday School”, the annex boasts a private garden with a large outdoor patio area incorporating a hot-tub, outdoor shower and a sauna. At present the current owners utilise this as a very successful Airbnb with returning visitors every year.

The Church has been very cleverly converted to allow the property to either be used as one property, or through interconnecting doors between Church and former “Sunday School” is capable of individual living either as a “granny annex” or holiday accommodation.

Given the location of the property, a bounty of native wildlife can be enjoyed on a daily basis and access to major road networks is within a very short distance.

The nearest local services are found in the busy harbour town of Kirkcudbright, which is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town, with both being highly regarded.

The town attracts a wide range of artists and makers and is commonly known as the ‘Artist’s Town’. As well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Primary schools and secondary schools are available within Kirkcudbright. A further range of services can be found in Castle Douglas (The Food Town), with the high street being renowned for its niche retailing with a wide range of traditional shops and craft outlets.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of

good local courses with the region boasting no fewer than twenty-nine courses. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

## DIRECTIONS

As indicated on the location plan which form part of these particulars.

## METHOD OF SALE

The property is offered for sale by private treaty.

## GUIDE PRICE

Offers for Tarff Church are sought **in excess of £520,000**

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**  
**No’ 3 Ring**  
**New Market Street**  
**Castle Douglas**  
**DG7 1HY**  
**Tel: 01556 453453**  
**Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)**  
**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

Tarff Church is a unique Church conversion, with the original features remaining throughout most of the property. The accommodation is arranged over two floors, briefly comprising:

### GROUND FLOOR

- **Vestibule/Entrance Hall**  
With tiled flooring and original glazed doors, windows to each side. Through a set of partially glazed double doors to the entrance hall which has traditional chevron design wooden flooring, full height ceiling with two feature windows overlooking the front of the property, traditional staircase and a large balcony held with three pillars giving access to the floor above.
- **Shower Room**  
With WHB, WC, shower and heated towel rail
- **Storage Cupboard 1**  
Shelved under-stair storage cupboard
- **Bedroom 1**  
Spacious double bedroom with a window to the side, double built in wardrobe with sliding doors.
- **Bedroom 2**  
Spacious double bedroom with a window to the side, with open storage space built into the wall.
- **Bedroom 3**  
Mirror of bedroom 2 with window to the side.
- **Bedroom 4**  
Mirror of bedroom 2 with window to the side.
- **Utility Room**  
With base units along one wall, plumbed for white goods, boiler storage and hanging space for laundry.
- **Family Bathroom**  
With WHB, WC, bath, shower, tall radiator and heated towel rail.











## FIRST FLOOR

- **Balcony**  
Traditional wooden staircase sweeping round to the wrap around landing giving access to first floor through traditional partially glazed double doors.
- **Cinema/Living Room 1**  
With two large feature windows to the side, traditional mantle and two doors into hallway.
- **Lounge/Snug**  
With electric fire, traditional mantle and feature window to the side.
- **Bedroom 5**  
Spacious double bedroom with feature window to the side.
- **WC**  
With WHB, WC and heated towel rail.
- **Kitchen/Living/Dining Area**  
Large area spanning the width of the house with two arched feature windows bringing natural light into the living room & dining area. The kitchen comprises of both base and wall units with a breakfast bar, composite quartz sink, induction hob and extractor fan integrated double oven, dishwasher, wine fridge and free-standing fridge/freezer.
- **Balcony**  
Accessed from the kitchen with a spacious decked area perfect for alfresco dining or relaxing outdoors, with steps down to the landscaped garden grounds and patio area.
- **Office**  
Situated to the rear of the kitchen with a feature window.

## SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Gas	F	C 75

## OUTSIDE

Tarff Church has sympathetically landscaped grounds surrounding the property, with two paving areas perfect for entertaining or dining alfresco, there are manicured gardens to the front of the property with ample parking spaces.



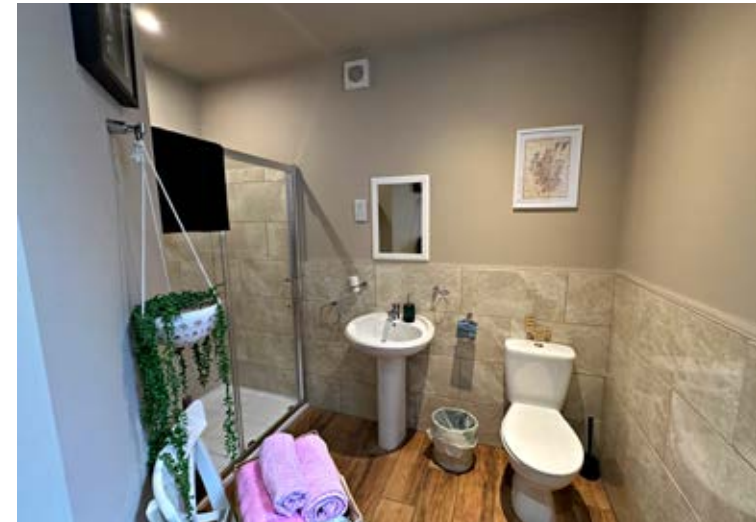




## SEPARATE ANNEX

Tarff Church benefits from a separate self-contained annex which would have formerly been used for “Sunday School” consisting of:

- **Entrance Hall**  
Separated entrance with part glazed arched door and storage cupboard plumbed for white goods.
- **Living Area/Kitchenette**  
A large living area/kitchenette with traditional windows surrounding base units with electric supply for hob/oven and free-standing fridge.
- **Lounge/Games Room**  
Spacious area currently utilised as games room, would make a perfect lounge area with access through door to the main house.
- **Bedroom**  
Spacious double bedroom with two windows to side and rear.
- **Bathroom**  
With WHB, WC, shower, heated towel rail and window to side.
- **Outside**  
Laid with a combination of paving, decking, gravel and artificial grass, creating a private area for the annex. This area is kitted out with an outdoor shower, hot tub and sauna all included with the sale.





## HOME REPORT

A home report can be made available upon request.

## MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Mr Paul Cavers, Cavers & Co** for a definitive list of burdens subject to which the property is sold.

## APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

## INGOING

There are no ingoing claims affecting the property.

## WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

## ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

## OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

## GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

## IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

***Particulars prepared August 2024***



