



# LOW AUCHENREE

Portpatrick, Stranraer, DG9 8TN



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS





# LOW AUCHENREE

## Portpatrick, Stranraer, DG9 8TN

Portpatrick 2.5 miles, Stranraer 8.5 miles, Newton Stewart 30 miles, Dumfries 77 miles, Carlisle 114 miles, Belfast 63 miles (By Ferry at Cairnryan Port, Stranraer)

## AN EXTREMELY DESIRABLE RESIDENTIAL SMALLHOLDING SET ON AN ENVIABLE ELEVATED SITE WITH STUNNING FAR-REACHING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE

- SYMPATHETICALLY MODERNISED FOUR BEDROOM FARMHOUSE
- WELL-MAINTAINED TRADITIONAL COURTYARD STEADING (DEVELOPMENT POTENTIAL)
- WELL-FENCED GRAZING LAND
- HUGE POTENTIAL FOR EQUESTRIAN OR SMALLSCALE AGRICULTURAL PURPOSES
- PEACEFUL LOCATION WITH NO IMMEDIATE NEIGHBOURS
- WITHIN AN EASY DRIVING DISTANCE TO MAJOR COMMUTING NETWORKS

**IN TOTAL ABOUT 4.195 ACRES (1.698 HA)**

**FOR SALE PRIVATELY AS A WHOLE**

### VENDORS SOLICITORS

Mr Kenny Paterson  
Rankin & Aitken  
4/6 S Strand Street  
Stranraer  
DG9 7JW  
Tel: 01776 702336



### 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)





## INTRODUCTION

Low Auchenree is an exceptional residential smallholding which has been sympathetically modernised to a high standard and extremely well-maintained within the current ownership. The land, outbuildings, garden grounds, etc. have also been immensely improved. The whole property is in walk-in condition and presents the perfect rural lifestyle which many are seeking at this time.

Low Auchenree is approached by its own well-maintained single-track road where there is ample parking for several vehicles contained within the yard of the courtyard steading. The farmhouse is set over two floors offering beautifully presented and spacious four-bedroom family accommodation. It is obvious from the outset that the current owners have been sympathetic with the modernisation undertaken. To the front of the farmhouse areas have been set aside to enjoy the beautiful peaceful surroundings with a lovely patio providing the perfect space for alfresco dining or family and social entertaining, along with a neat area garden ground.

A feature of the property is the **traditional courtyard buildings** which at present are utilised for dry storage and have been used for social events in the past. These buildings could well have development potential for change of use and any interested parties wishing to pursue this would need to make their own enquiries with the regional council. In addition, and to compliment this fabulous smallholding, there is about **4 acres of grazing land** fenced into manageable paddocks. The whole property has huge potential for any smallscale agricultural / equestrian or tourism enterprises.

Only a short drive from Low Auchenree is the Village of Portpatrick which is one of the most attractive coastal villages in Scotland. It is charming, interesting, beautiful and has something for everyone. Portpatrick has much to offer locals and visitors alike; friendly restaurants and bars, stunning sunsets, angling, boat charters, local-stocked shops, cliff top walks and two golf courses. The Southern Upland Way also starts & ends at Portpatrick.

Portpatrick has a busy and active community who run several events throughout the year including Lifeboat week, Portpatrick harbour being the station for the region's Lifeboat crew. Taking place annually is the Portpatrick Folk Festival which is a three-day celebration of folk music which takes place in September.

For a wider range of services, the regional hub of Stranraer lies approximately 7.5 miles north. Here you will find supermarkets, a retail park, a modern medical centre, ice rink, sports centre, secondary schooling, and further leisure facilities.



A short drive away is Sandhead, home to a pristine white sandy beach, and the award-winning Tigh Na Mara restaurant. Another highlight is Logan Botanic Garden, often described as Scotland's most exotic garden, which benefits from the area's mild climate.

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 enthusiasts extremely well-catered for with fishing available 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 local courses. The area is distinctly rural in character with agriculture and tourism forming the backbone of the local economy. The region is noted for its fertile and productive grassland.

## DIRECTIONS

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

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## METHOD OF SALE

The property is offered for sale by private treaty as a whole.

## GUIDE PRICE

Offers for Low Auchenree are sought in excess of: **£500,000**

## 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

### LOW AUCHENREE FARMHOUSE

As mentioned earlier the farmhouse at Low Auchenree has been sympathetically modernised throughout offering spacious four-bedroom accommodation over two floors, very briefly comprising:

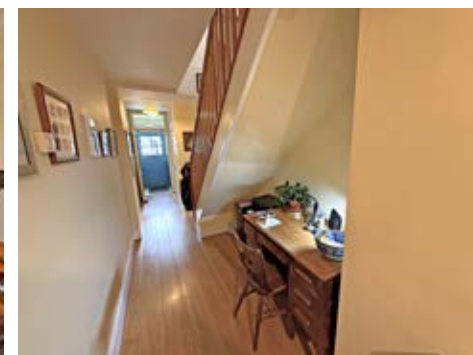
### GROUND FLOOR

- **Rear Entrance Hallway**

Accessed through a part glazed door to the rear of the house there are built-in storage cupboards and a WC off.

- **Kitchen / Dining**

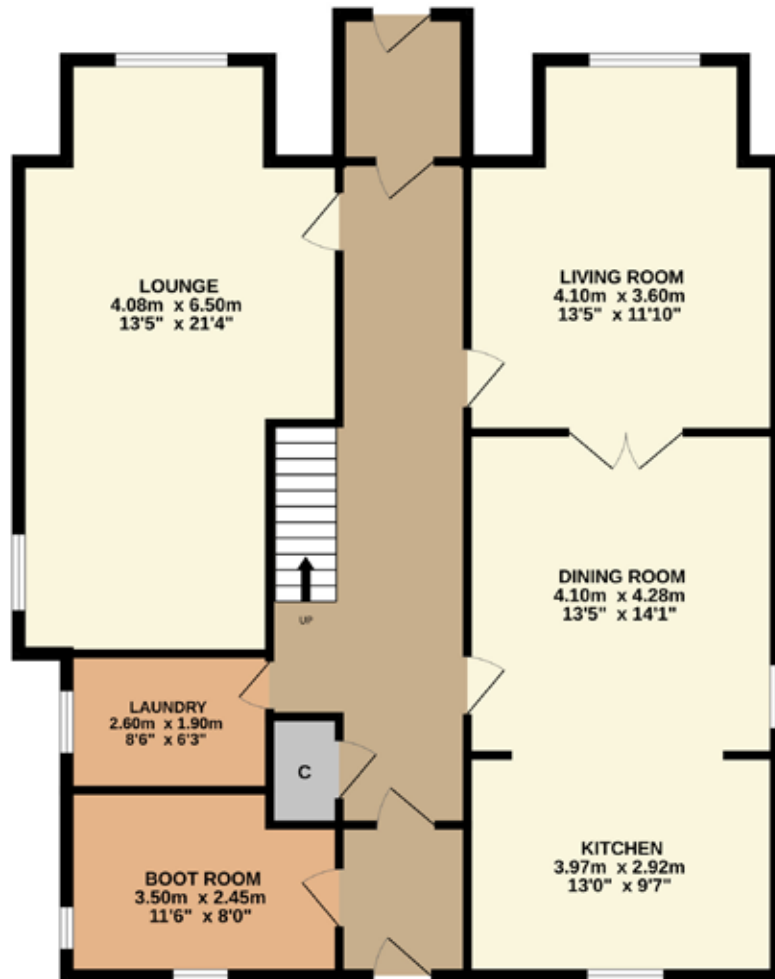
A wonderful bright and spacious farmhouse kitchen offering a generous range of floor and wall units, plumbed for white goods and a large Rangemaster cooker. The dining area has ample room to accommodate a family dining table. The natural light within is enhanced with a double aspect window and a Velux light tunnel. The kitchen / dining room and lounge are separated by part glazed doors.



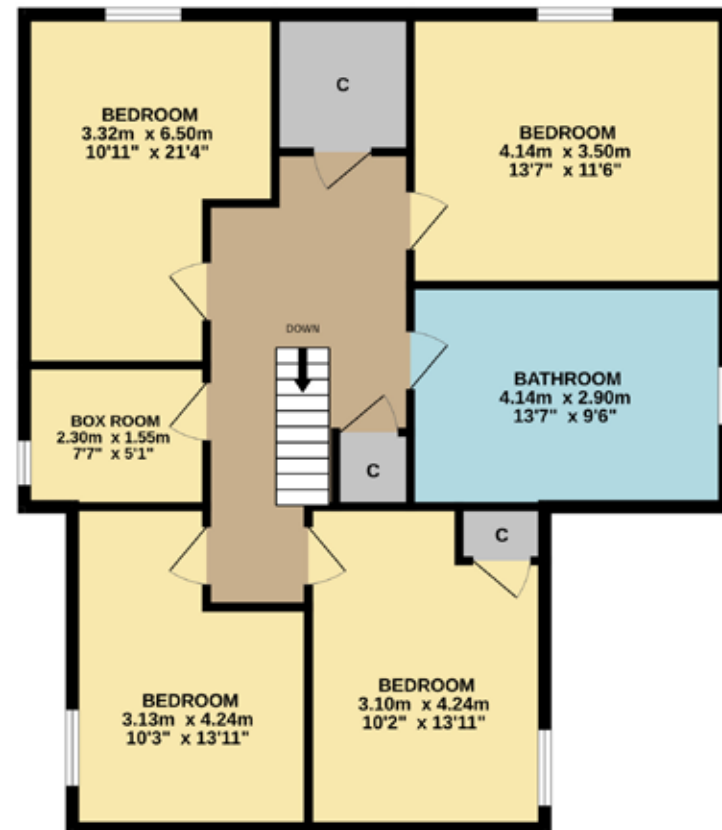
- **Lounge**  
With a picture window to the front affording wonderful open countryside views. A wood burning stove is set in a feature fireplace setting the scene for those cosy winter nights.
- **Utility Room / Laundry Room**  
With a good range of floor and wall units, large Belfast type sink, plumbed for white goods and a window is set to the side.
- **Central Hallway**  
With a staircase giving access to the first-floor accommodation and a front door porch off. A useful office space has been created under the stairs.
- **Sitting Room**  
With double aspect windows providing open countryside views and a wood burning stove.

# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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.  
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## FIRST FLOOR

- **Upper Hallway**  
With a laundry cupboard and a walk-in wardrobe.
- **Double Bedroom 1**  
With a window to the side and built-in cupboards.
- **Double Bedroom 2**  
With a window to the side.
- **Office**  
With a window to the side.
- **Double Bedroom 3**  
With a picture window to the front providing elevated views across the surrounding countryside.

- **Double Bedroom 4**  
With a picture window to the front.
- **Family Bathroom**  
With a free-standing bath, WC, WHB and a large Velux type window.



## SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired / Wood Burning Stove	D	D (56)

## THE GARDEN GROUNDS

To the front of the dwellinghouse there is a neat area of lawn with mature hedges and shrubs. A raised patio provides the perfect area to relax and enjoy the peaceful surroundings or enjoy family and social entertaining. The location is such that wonderful views can be enjoyed on a daily basis, along with a plethora of native wildlife.







### TRADITIONAL COURTYARD STEADING

Situated to the rear of the house are a range of well-maintained traditional farm buildings configured in a classic courtyard shape. The buildings are currently utilised for dry storage and in the past have been used for social events, especially throughout the COVID outbreak. These buildings have been extremely well-maintained and although very useful in their current form, these steading buildings could well have some development potential for change of use, however, any interested party wishing to pursue this would need to make their own enquiries with the regional council.



### THE GRAZING LAND

The grazing land at Low Auchenree extends to about 4 acres and has recently been referenced. These paddocks have huge potential for equestrian / small scale agricultural purposes.

### 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.



### HOME REPORT

It should be noted that the property is an agricultural holding, which benefits from an agricultural holding number and therefore there is no requirement for the sellers to provide a Home Report, as it is classed as mixed use. For the avoidance of doubt the property is being sold as a whole.

### 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' solicitors, **Mr Kenny Paterson, Rankin & Aitken** for a definitive list of burdens subject to which the property is sold.

### INGOING

There are no ingoing claims affecting the property.

### 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. 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. We are not able to enter a business relationship with a purchaser until they have been identified.

### **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 September 2025***







