

Dalvadie Farm

STONEKIRK, STRANRAER, DG9 9DZ



A large detached 4/5 bed, 5 bath farmhouse sitting upon 3 acres of land. The property also benefits from solar panels and superfast broadband



01387 218 080



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



This is a large, spacious stone farmhouse amounting to 2400 square feet, including four reception rooms, a large kitchen and a boiler/storeroom. The house sits on around three acres of land, including a 2.7-acre field. The house benefits from solar panels. The neighbouring village of Sandhead includes a primary school, a village shop/Post Office, a hotel and restaurant, a doctor's surgery, a bowling green, and a beautiful long beach.

The town of Stranraer lies approximately six miles away and has a good range of services and facilities, including a primary and secondary school, three supermarkets, banks, a community hospital, hotels, restaurants and cafes. Leisure facilities include a golf club, sports events on Loch Ryan, which has a small marina at its south end. Curling and horse riding can also be found.

THE FAMILY ROOM



Dalvadie Farmhouse has four reception rooms, and the two at the front of the property each have a fireplace which could be reopened. The kitchen is a large room which can easily accommodate a six or even eight-seater table. There is plenty of cupboard space and a large gas range. To the side of the kitchen is a conservatory/boot room, and walking through the kitchen is another spacious room which could have several uses, from a dining room, television/family room, or playroom. Off this room is the room housing the boiler, which has enough space for use as a pantry, storeroom or even a small office.

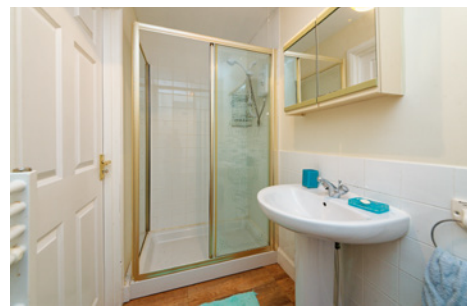
THE KITCHEN



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a six or even eight-seater table



RECEPTION/BEDROOM 5 (GROUND FLOOR)





Upstairs, there are four bedrooms, each with its own ensuite. Bedrooms three and four are separated from the main landing by a door and are accessed by a second hallway. This would allow the opportunity for a B and B business, or alternatively, if one ensuite was converted to a kitchenette, with the relevant planning permission, this could be easily turned into a neat little flat. Outside, the house has solar panels on the roof, providing a very high feed-in tariff. This tariff increases on an annual basis in line with the September inflation rate until 2036. The house is heated by an oil-fired boiler and has private drainage.

BEDROOM 1





BEDROOM 2



BEDROOM 3



BEDROOM 4



To the front of the house is a large space which could accommodate several cars. To the side of the kitchen is the decking area accessed by a door from the room behind. The field measures 2.7 acres and is divided into two, and is suitable for horses or keeping livestock. There is access from the lane via a gate at the top of the field. There are two sheds and a duck pond secured by a fence. There is a henhouse and duck shelters within the fenced area.

EXTERNALS



In the general area, there are several points of potential interest, including horse riding, walking and cycling. There are three botanical gardens, a wildlife park, and following along the lane outside the house lies the seaside town of Portpatrick, offering a selection of shops and cafes, a hotel, and sporting activities including rowing, sailing and boating.



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	7.35m (24'1") x 4.20m (13'9")
Kitchen	4.80m (15'9") x 4.62m (15'2")
Family Room	4.80m (15'9") x 4.15m (13'7")
Conservatory	5.35m (17'7") x 2.40m (7'10")
Store	3.80m (12'6") x 2.50m (8'2")
Bedroom 5	6.45m (21'2") x 4.30m (14'1")
En-suite	2.60m (8'6") x 1.30m (4'3")

First Floor

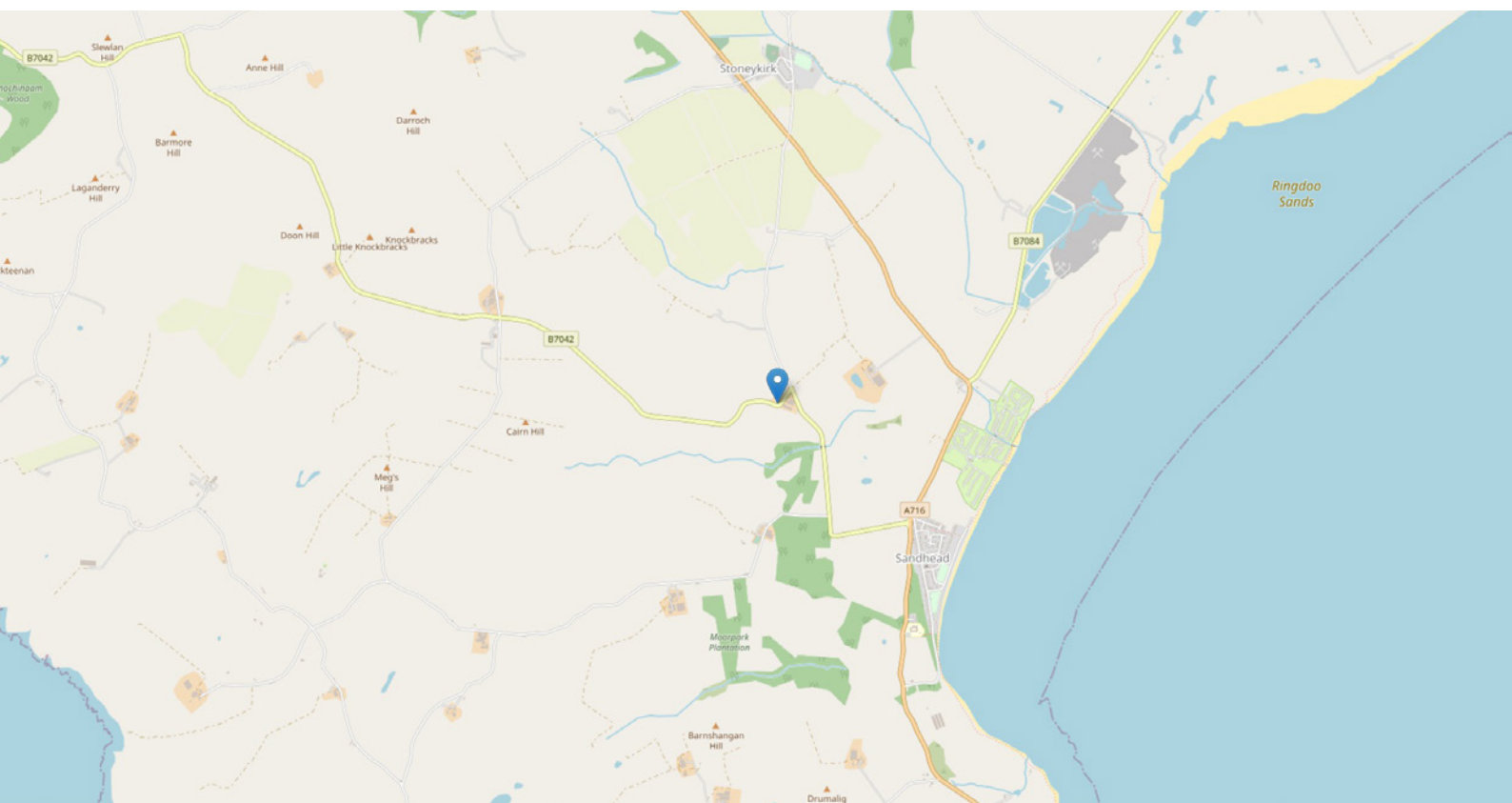
Bedroom 1	3.35m (11') x 2.85m (9'4")
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En-suite	3.80m (12'6") x 1.85m (6'1")
Bedroom 2	4.80m (15'9") x 3.20m (10'6")
En-suite	1.85m (6'1") x 1.45m (4'9")
Bedroom 3	4.90m (16'1") x 3.20m (10'6")
En-suite	2.40m (7'11") x 2.40m (7'11")
Bedroom 4	4.90m (16'1") x 2.40m (7'11")
En-suite	2.40m (7'11") x 2.35m (7'8")

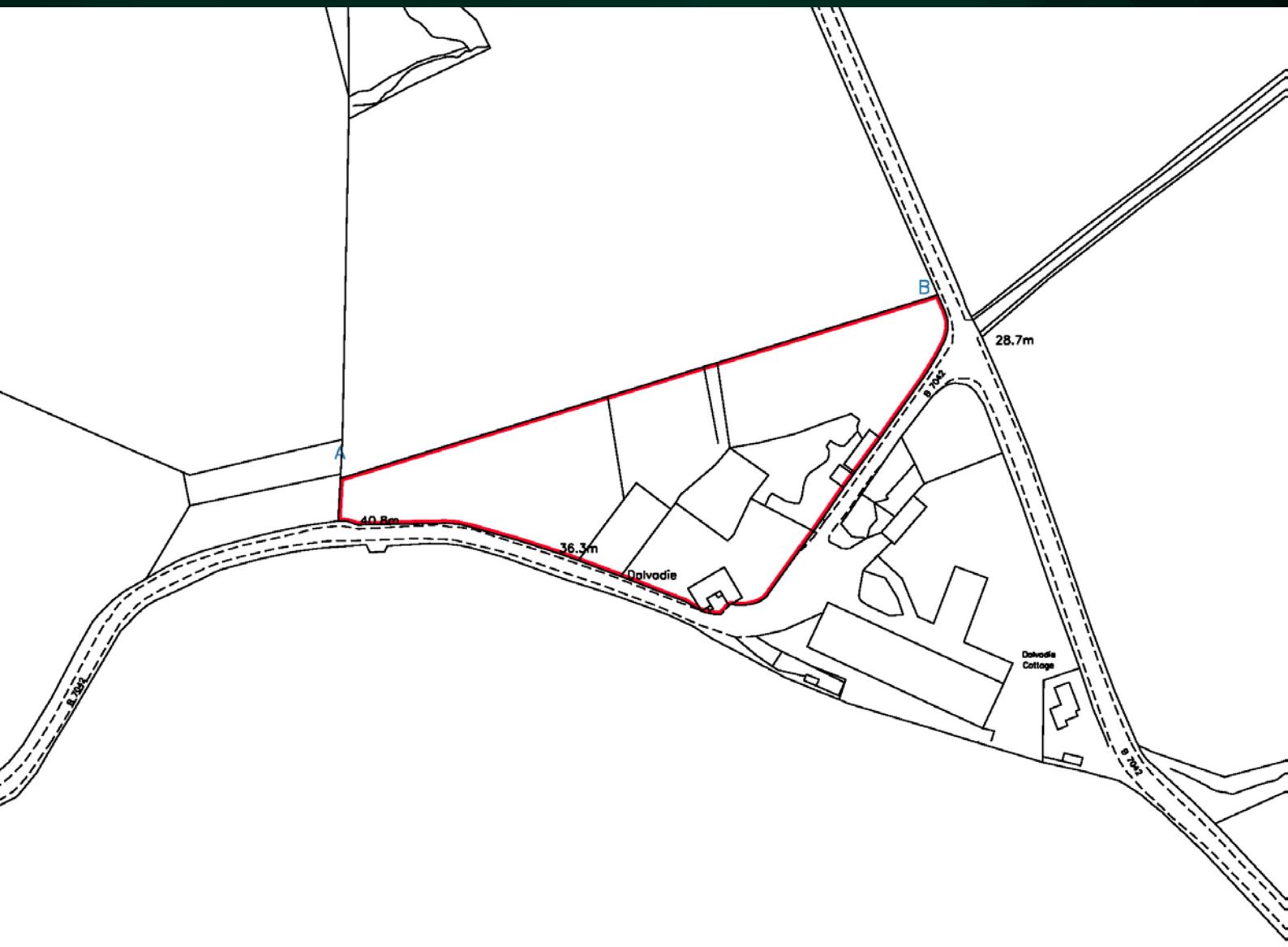
Gross internal floor area (m²): 225m²

EPC Rating: E

Extras: Two static caravans, one industrial freezer unit.



SITE PLAN



THE LOCATION

Dalvadie Farm is strategically positioned in Stoneykirk, Stranraer, an area renowned for its scenic beauty and tranquil ambience. As you approach the property, the enchanting rural surroundings unfold like a panoramic painting, casting a spell of serenity.





Stoneykirk, a quaint village with a storied past, offers a serene backdrop for Dalvadie Farm. Its proximity to the bustling town of Stranraer provides the perfect balance between rural seclusion and urban conveniences. As you traverse the roads leading to the property, the rolling hills and picturesque landscapes reveal the timeless allure of this region. The property's location ensures that while you revel in the tranquillity of the countryside, essential amenities are just a short drive away. Stranraer, with its array of shops, restaurants, and cultural attractions, becomes an extension of the Dalvadie Farm lifestyle, offering both convenience and the pleasures of semi-urban life.

Dalvadie Farm is not merely a property; it is a retreat, an opportunity to weave your story into the rich tapestry of Stoneykirk's landscape. Whether you envision it as a weekend escape, an equestrian haven, or a year-round residence, the location enhances the allure of this farmhouse, creating a haven where the past and present coalesce in perfect harmony.

In conclusion, Dalvadie Farm, listed exclusively with McEwan Fraser Legal, invites you to step into a world where history meets modernity, and where the serenity of rural living harmonises with the conveniences of contemporary life. Contact us today to embark on a journey of discovery and make this enchanting farmhouse your canvas for bespoke rural living in Stoneykirk, Stranraer.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01387 218 080

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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