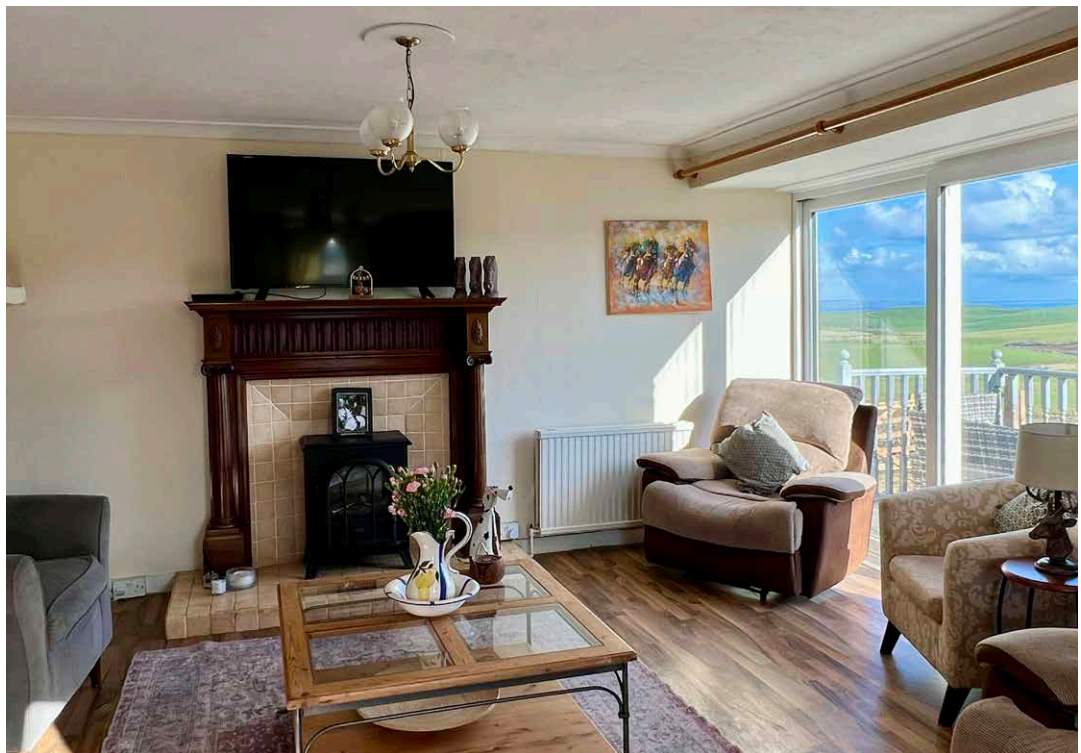
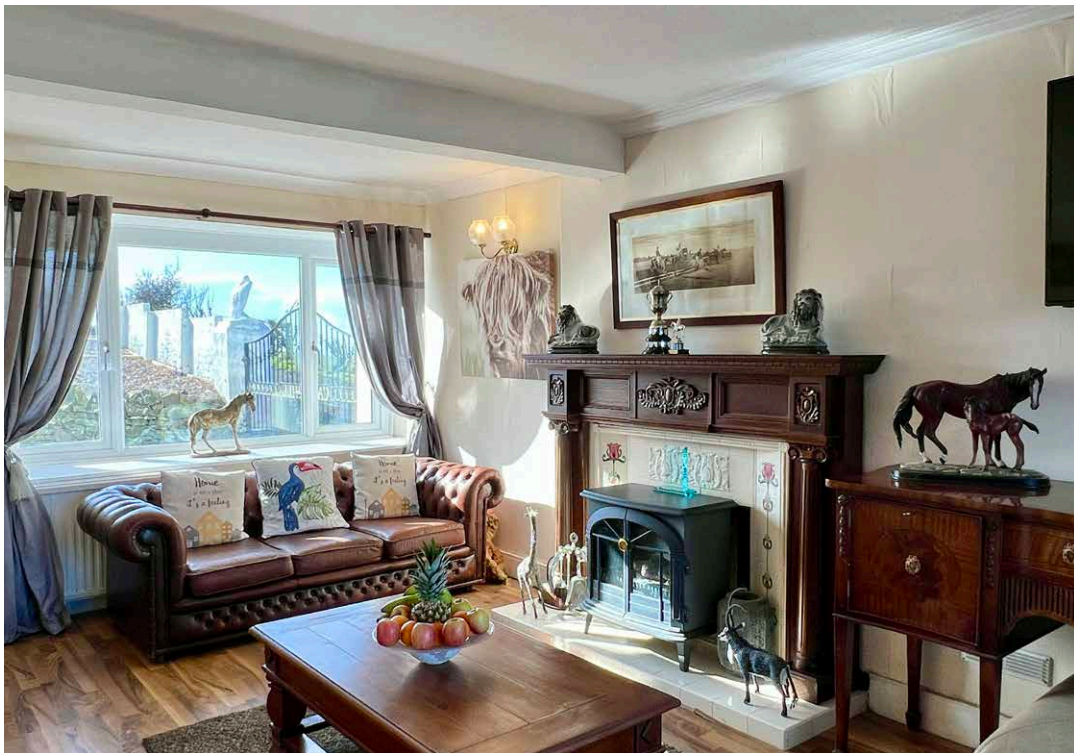




WILLIAMSON  
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Solicitors & Estate Agents







# CAIRNHILL FARMHOUSE

STONEKIRK, STRANRAER, DG9 9EE

Substantial detached farmhouse, with stone barn and approximately 3 acres located in a rural location approximately 7 miles from Stranraer.

**Accommodation:**

**Ground Floor:**

Entrance Vestibule  
Reception Hallway  
Sitting Room (Front left)  
Lounge (Front right)  
Inner Hall  
W.C.  
Dining Room  
Breakfast Room  
Rear Porch  
Kitchen

**First Floor:**

4 Double Bedrooms  
Bathroom

**Outside:**

3 acres of garden ground. Paddock with stables and riding arena. Courtyard.



Cairnhill Farmhouse is a substantial detached farmhouse providing bright and spacious accommodation which is sure to suit a number of different buyers. The property also benefits from approximately 3 acres of garden ground including paddocks as well as stone barn with stables and riding arena.

Ideal for those with horses there are a number of active riding clubs and pony clubs in the area holding regular clinics and events. The property is a short drive away from a number of forestry tracks and beaches which are popular with local riders.

Stranraer is a renowned golfing area, with the championship course at Stranraer augmented by two other excellent 18 hole courses at Portpatrick and Glenluce. The town is a hotbed of Scottish Curling, with the renowned local rink at the North West Castle Hotel having fostered the careers of many world-class curlers over the years. There are two bowling clubs in Stranraer, with several of the local villages also having clubs. The local area has many fishing lochs and sea fishing is also popular. Marine activities on Loch Ryan include sailing and coastal rowing. The town hosted the World Skiffie Championships for coastal rowing in 2019.

The local amenities of Stranraer are a short distance away including the Galloway Community Hospital, Ryan Centre Leisure Centre, as well as Primary and Secondary Schools. The town benefits from a number of supermarkets and a variety of small independent shops

**ACCOMMODATION**

Entered from the front garden through a uPVC door into:-

**ENTRANCE VESTIBULE                    1.72m x 1.86m**

Bright entrance vestibule with uPVC double glazed window to side with deep sill and Roman blind above. Wood effect laminate floor. Doorway leading into:-

**RECEPTION HALLWAY                    5.29m x 1.20m**

Running the entire length of the property this light hallway has doors leading off to all main ground floor accommodation. 2 Radiators with radiator covers. Picture rail. Ceiling cornicing. 2 Ceiling lights. UPVC double glazed door with obscure glazed side panel opening to courtyard area. Wood effect laminate floor. Carpeted staircase with painted wooden handrail and banister leading to first floor level.



**SITTING ROOM (Front left)            3.66m x 5.44m**

Light and airy front facing reception room from an abundance of natural light from large uPVC double glazed picture window to front with deep sill. Curtain pole and curtains above. Further uPVC double glazed window to rear overlooking yard with curtain pole and curtains above. Feature fireplace with tiled hearth and surround with wooden mantel above. 2 Radiators. Ornate ceiling cornicing. 5 wall lights. Wood effect laminate floor.

**LOUNGE (Front right)                    4.10m x 5.44m**

Further bright and spacious front facing reception room with ample natural light from uPVC double glazed window to front with curtain pole and curtains above. Further natural light from UPVC double glazed doors leading out to decking area. Feature central fireplace with tiled hearth and surround with wooden mantel above. 2 Radiators. Ceiling cornicing. 2 ceiling lights. Wall light. Wood effect laminate floor.

**INNER HALL**

Leading off to the side of the main reception hall. Radiator with radiator cover. Recessed alcove with ceiling light and coat hooks. Wood effect laminate floor. Step leading to:-

**W.C.**

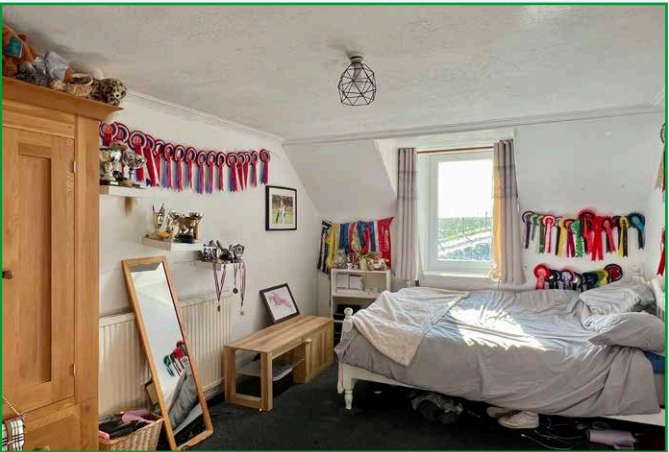
White wash hand basin and W.C. Respatex style wall panelling. uPVC obscure glazed window to side with roller blind above. Fixed mirrored bathroom cabinet. Recessed LED ceiling spotlights. Wood effect laminate floor.

**DINING ROOM                                4.50m x 3.60m**

Well positioned formal dining room enjoying a pleasant outlook from large uPVC double glazed picture window overlooking garden across neighbouring farmland beyond. Curtain pole and curtains. Further uPVC double glazed window to rear with deep sill. Feature Inglenook fireplace with tiled hearth and wooden surround with large multifuel stove. Radiator. Four wall lights. Wood effect laminate floor. Three steps lead down to:-

**BREAKFAST ROOM                         4.75m x 3.10m**

Informal dining area with a number of fitted units providing useful additional storage with high laminate work surfaces. Built-in breakfast bar providing additional seating. Partially coombed ceiling with wood panelling. 2 uPVC double glazed windows overlooking yard with deep sill. Washing machine.



Tumble dryer. Contemporary radiator. Two ceiling lights and two wall lights provide additional lighting. Wood effect laminate floor. Wooden obscure glazed door leading to:-

**REAR PORCH                                3.40m x 3.40m**

Laminate flooring. 2 lights. Doors leading through to outbuilding with 5 stables and sunroom.

**SUN ROOM                                    3.65m x 3.20m**

Laminate flooring. Lighting

Archway opening into:-

**KITCHEN                                     4.75m x 2.40m**

Spacious farmhouse Kitchen with a good range of Beech effect fitted kitchen units with laminate work surfaces. Wood effect splashbacks. Electric Aga range cooker with tiled splash back with painted wooden mantel above. LG American style fridge with plumbing for ice dispenser. Under counter Fridge. uPVC double glazed window to side. Partially coombed ceiling. Contemporary electric radiator. 3 ceiling lights. Wood effect laminate floor.

Carpeted staircase with painted wooden handrail and banister leading to first floor level.

**First floor accommodation**

**LANDING**

Light and airy first floor landing. Recessed alcove. Loft access hatch. 2 Ceiling lights. Carpet. Doors leading off to all bedrooms.

**DOUBLE BEDROOM 1 (Left)            4.09m x 3.19m**

Bright front facing double bedroom with large uPVC double glazed window to front with curtain pole and curtains. Built-in wardrobe. Radiator. Ceiling light. Carpet.

**DOUBLE BEDROOM 2 (Right)        3.30m x 5.44m**

Generous double bedroom with ample light from a front facing uPVC double glazed window with curtain pole and curtains. Ceiling cornicing. Partially coombed ceiling. Ceiling light. Carpet.





**DOUBLE BEDROOM 3 (Left) 3.66m x 2.25m**

uPVC double glazed window with roller blind. Radiator. Partially coombed ceiling. Ceiling light. Carpet.

**BATHROOM 2.50m x 2.96m**

White wash hand basin, W.C. and slipper bath with mixer tap and shower attachment. Fixed bathroom cabinet with mirror. Respatex style wall panelling. Radiator. uPVC double glazed picture window overlooking paddock and farmland beyond with roller blind. Ceiling light. Tile effect vinyl flooring.

**DOUBLE BEDROOM 4 3.85m x 2.86m**

Spacious and light double bedroom with pleasant outlook. Large uPVC double glazed picture window overlooking neighbouring farmland with venetian blind. Radiator. Built-in wardrobe with hanging rail and shelving. Partially coombed ceiling. Ceiling light. Carpet.

**OUTSIDE**

The property benefits from a generous driveway for parking for a number of cars, and further area of hard standing immediately within the yard area adjacent to the stables.

A large graveled patio area is located to the front of the house.

**Outbuildings**

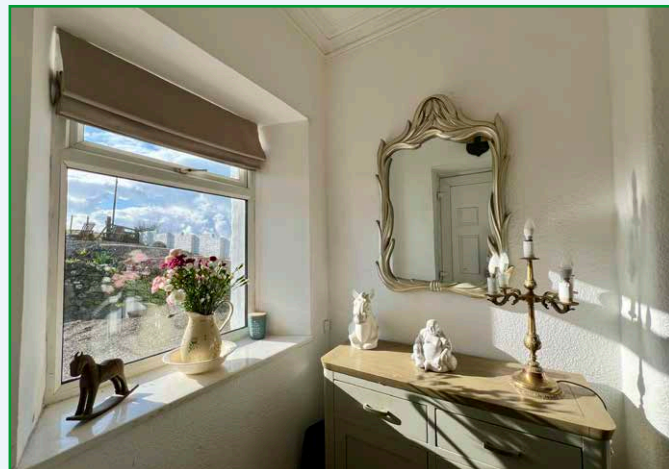
Cairnhill benefits from a number of useful outbuildings which have been utilized to form 5 generous stables, and hot shower bay as well as feed and tack room areas. These are handily located within a rear courtyard but can also be accessed directly from the main house.

**Riding Arena**

To the front of the property is a 20m x 40m riding arena with built in drainage, post and rail fencing and carpet fibre surface.

**WOODEN CHALET**

3 Bedroom detached wooden chalet with water, electric and sewerage connection in need of some updating.

**BURDENS**

The Council Tax Band relating to this property is D.

**ENERGY PERFORMANCE RATING**

The Energy Efficiency Rating for this property is a Band F

**SERVICES**

The agents assume that the subjects are served by mains water, mains electricity, and private drainage but no guarantee can be given at this stage.

**ENTRY**

Subject to negotiation.

**HOME REPORT**

A home report has been prepared for this property and can be obtained by contacting our office.

**GENERAL ENQUIRIES, VIEWING & OFFERS**

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SM/KERRE01-01







**PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049**  
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**GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP**  
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