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WILLIAMSON
& HENRY

Solicitors & Estate Agents



BARLUKA

TWYNHOLM, KIRKCUDBRIGHT, DG6 4PG

Rare opportunity to acquire a traditional detached Galloway farmhouse in need of complete modernisation with generous garden and grounds extending to approximately 15.08 acres.



Barluka, Twynholm provides a unique opportunity to purchase a derelict detached Galloway farmhouse in need of complete modernisation with grounds extending to approximately 15.08 acres. Due to the current condition of the property please note that Barluca does not require a Home Report. Although in need of modernisation throughout, Barluca currently comprises of three reception rooms, five bedrooms, one bathroom, one W.C. and a kitchen area with a total internal area of 200 square metres.

The property is situated in a rural location to the west of Twynholm with easy access onto the A75 euro route providing transport links east and west.

Twynholm is an active community benefiting from a well-regarded Primary School, Garage and Filling Station (which also serves as a village shop), Church, Smiddy and The Star Hotel. There are many community activities organised in the Village Hall. A short walk away is The Cocoa Bean Company chocolate factory and café. Twynholm provides easy access to the main road through the area, the A75.

Further facilities are available in Kirkcudbright approximately 3 miles away, which is an attractive harbour town situated on the banks of the River Dee. Of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists it was home to the renowned artist, EA Hornel, one of the "Glasgow Boys". Kirkcudbright is popular with tourists attracted by the well renowned galleries and maintains a flourishing colony of artists and craft workers which has led to it being called the "Artists' Town". Kirkcudbright enjoys a wide variety of mainly family owned shops, pubs, hotels and restaurants, whilst offering a wide range of facilities, including its own swimming pool, 18-hole golf course, marina, bowling green, squash & tennis courts and an active summer festivities programme, including its own Jazz Festival and Tattoo. There is also a modern primary school, secondary school, health centre, veterinary practice and library.

OUTBUILDINGS

There are a number of useful outbuildings on the property although these do not have roofs apart from the block built garage. Including former outhouse and log store.

BURDENS

The Council Tax Band relating to this property is D.

ENERGY PERFORMANCE RATING

Due to the unsafe nature of the building the property is exempt from home report requirements or EPC.

ACCESS WARNING

ENTRY TO BARLUKA IS AT YOUR OWN RISK: Please note that this property is in a derelict condition and may present potential hazards. By entering the premises, viewers acknowledge and accept that:

- The structure may be unstable in parts, including floors, ceilings, and walls.
- There may be exposed wiring, sharp objects, broken glass, or other dangerous materials present.
- We would recommend that children are not brought to viewings.
- Appropriate footwear and caution are strongly advised.
- There is a danger of injury. Access is entirely at your own risk.
- **THIS IS PARTICULARLY THE CASE FOR UPSTAIRS ACCOMMODATION AND IT IS STRONGLY RECOMMENDED THAT YOU DO NOT TRY TO ENTER THE ROOM ABOVE THE KITCHEN WHERE THE CEILING HAS COLLAPSED.**

The seller/agent accepts no liability for any injury, loss, or damage sustained while on the property.

SERVICES

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

ENTRY

Subject to negotiation.

HOME REPORT

Due to the condition of the property and the fact that it is deemed uninhabitable and unsafe at present, there is no requirement to provide a home report.

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).

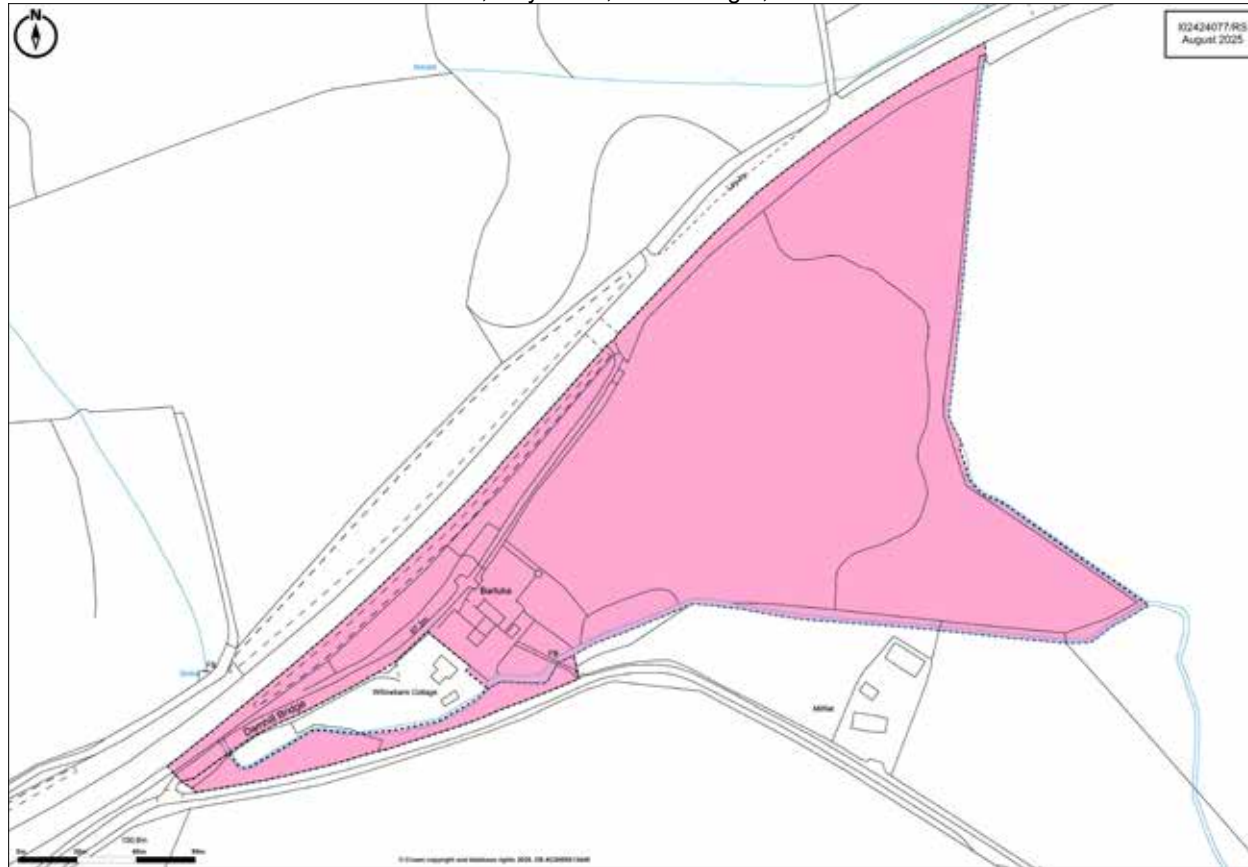
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

Ref: SAK/LM/MCSKM01-03



Barluka, Twynholm, Kirkcudbright, DG6 4PG



For indicative purposes only

PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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