



RE-DEVELOPMENT OPPORTUNITY

- > DETACHED FORMER PUB RESTAURANT
- > RURAL VILLAGE SETTING
- > TRADITIONAL COTTAGE FRONTAGE
- > LARGE REAR EXTENSION
- > PRIVATE GARDEN WITH PANORAMIC VIEWS
- > PLANNING PERMISSION FOR CONVERSION INTO ONE 2-BED COTTAGE & ONE 3-BED COTTAGE
- > OFFERS OVER £80,000

FOR SALE

GREYSTONES, MAIN STREET, CARSPHAIRN, DG7 3TQ

CONTACT: Fraser Carson: f.carson@shepherd.co.uk | Robert Maxwell: robert.maxwell@shepherd.co.uk | Tel: 01387 264333

LOCATION

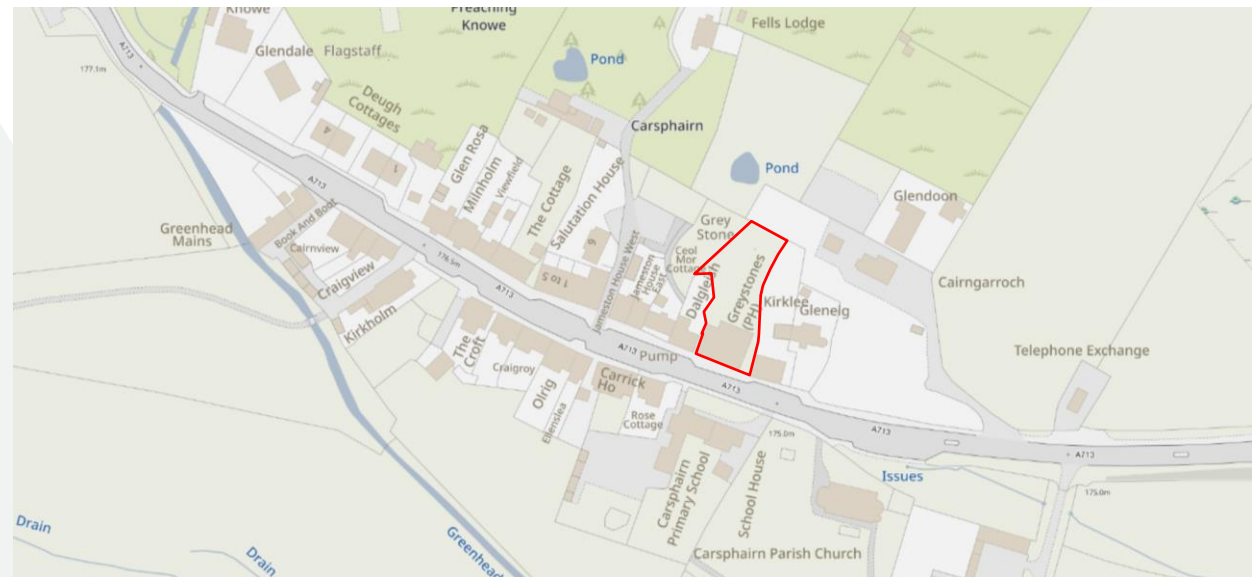
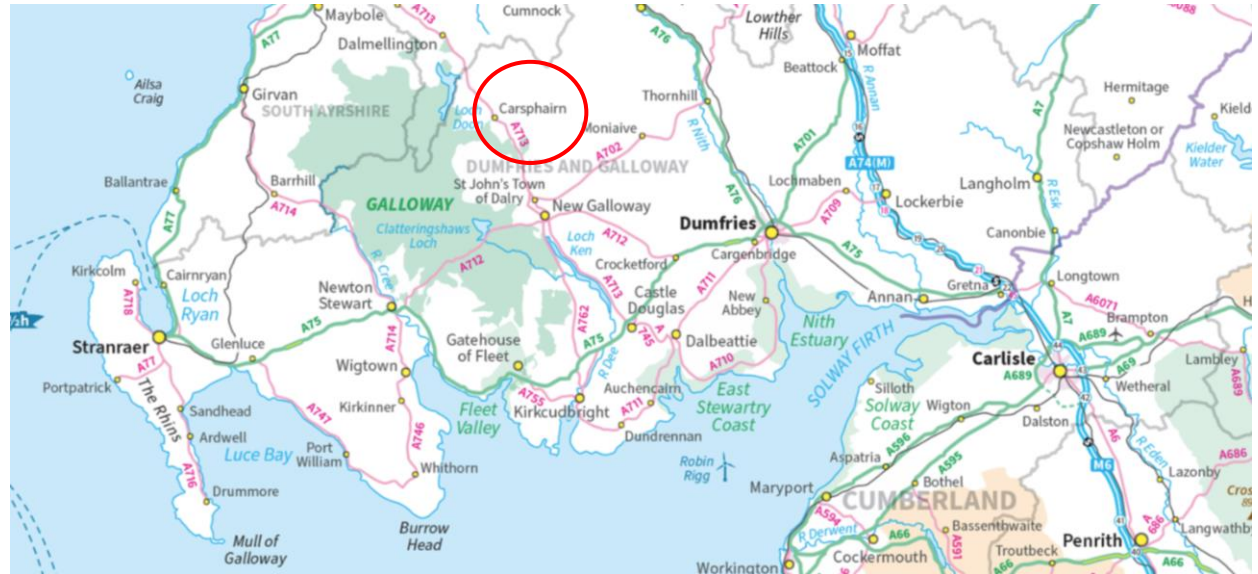
The property is located within the village of Carsphairn which straddles the A713, a popular scenic route from Ayr to Castle Douglas, approximately 26 and 25 miles distant respectively.

Other nearby towns include Dalmellington and St John's Town of Dalry, both of which offer local amenities.

Carsphairn is surrounded by some of Dumfries & Galloway's most beautiful scenery including the 'Cairnmore of Carsphairn' which lies within the Carsphairn and Scaur Hills, as well as the 'Rhinn of Kells' which forms part of the Galloway hills.

The village is conveniently located for the Galloway Forest Park which provides a large variety of recreational and family activities, including visitor centers, woodland walks, viewing points, play parks, world class mountain bike trails, wildlife experiences and the UK's first Dark Sky Park which offers unrivalled star gazing.

Amenities within the village itself include B&Bs, an award-winning heritage centre, a community shop and tearoom, a church, and a town hall.



DESCRIPTION

The property comprises a detached ground floor restaurant and public house. The main walls are of solid stone construction surmounted by a pitched and slated roof.

The property has been extended in cavity brick/block with the roofs over being pitched and slated / flat felt. The property has an attractive traditional cottage frontage with two single timber door entrances.

Externally there is a secure vehicle driveway and pedestrian path leading from the street to the rear of the property where there is a terraced garden area. The garden provides great panoramic views and a feature stone known as the 'Devil's Putting Stone'.

The internal accommodation extends to the following:

- Public Bar / Restaurant
- Private Dining Room
- Function Room
- Kitchen
- Cellar & Stores
- Customer Toilets

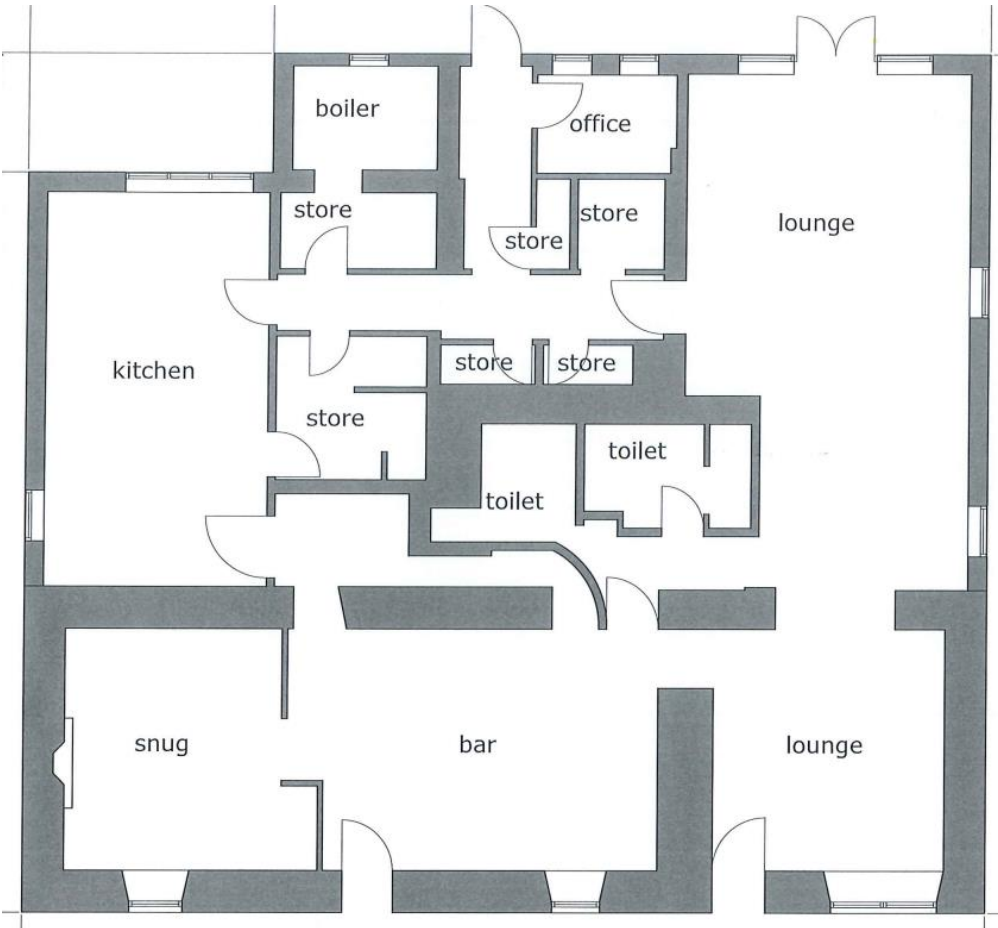
The interior finish includes a stone feature wall with fireplace and exposed ceiling beams.

FLOOR AREA

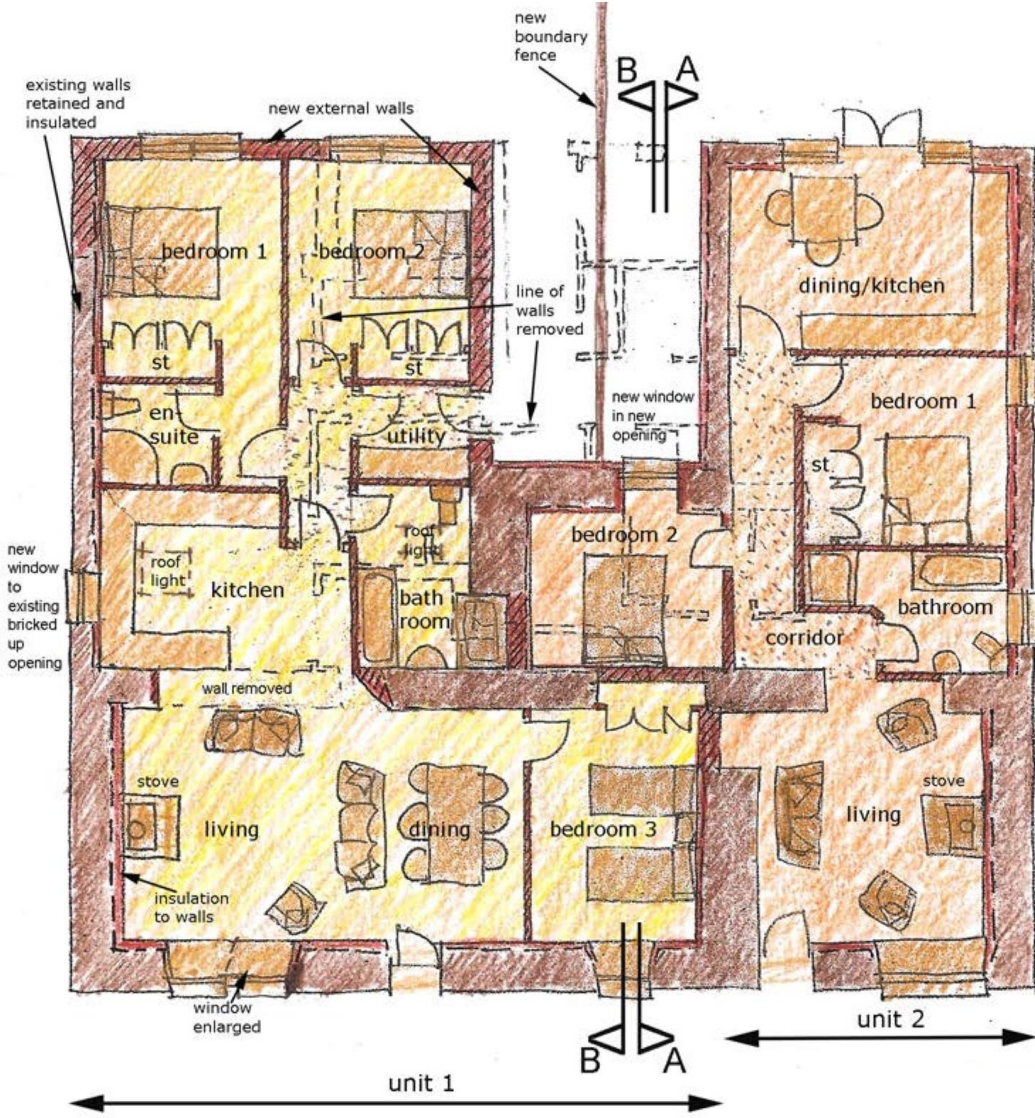
	m ²	ft ²
Ground Floor	193.56	2,083

The above areas, which have been calculated from on-site measurements, are stated on a gross internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.





Existing Floor Plan



Proposed Floor Plan

SERVICES

Mains water, electricity and drainage.

RATING ASSESSMENT

RV - £1,750. The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

PLANNING

Conditional planning permission was granted on 8th February 2024 for conversion of the property into one 2-bed cottage and one 3-bed cottage.

Further information is available on the Dumfries & Galloway Council planning portal, under planning reference 22/2303/FUL.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: G

A copy of the EPC is available on request

PRICE

Purchase offers over **£80,000** are invited for our client's heritable interest.

VALUE ADDED TAX

We are verbally advised that the property is not VAT elected.

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the purchaser will be responsible for LBTT, registration dues and VAT where applicable.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: MAY 24**

