



Bladnoch Inn, Wigtown

Newton Stewart, DG8 9AB

Offers Over **£350,000**

Bladnoch is a picturesque riverside village situated immediately south of Wigtown in the heart of the Machars peninsula, an area renowned for its unspoilt coastline, rolling countryside and rich history. The village is internationally recognised as the home of Bladnoch Distillery, established in 1817 and regarded as Scotland's most southerly whisky distillery, attracting visitors throughout the year. Less than a mile away, Wigtown is Scotland's National Book Town and is home to a wide selection of independent bookshops, cafés, restaurants and local businesses, together with the internationally acclaimed Wigtown Book Festival. The surrounding area offers excellent walking, cycling, golf, sailing, fishing and wildlife opportunities, while nearby attractions include the Galloway Forest Park, the Solway coastline and numerous historic villages. The Bladnoch Inn occupies a highly visible position at the heart of the village, directly opposite the distillery and beside the River Bladnoch. This strategic location has made it a natural stopping point for travellers since the eighteenth century and continues to provide excellent exposure to both local trade and the growing number of visitors exploring this distinctive part of Dumfries and Galloway.

- Historic village inn with trading origins dating back to the 18th century
- Landmark position opposite Bladnoch Distillery
- Established hospitality business with bar, restaurant and guest accommodation
- Owners' accommodation
- Characterful period building believed to date largely from the 19th century
- Well-known destination in South West Scotland
- High levels of passing tourism from whiskey, walking and cycling visitors
- Situated approximately one mile from Wigtown
- Opportunity to continue an established business or develop further, subject to necessary consents



Occupying a prominent position within the historic village of Bladnoch, The Bladnoch Inn is one of the area's most recognisable hospitality properties, with a history that can be traced back to at least the mid-18th century. Generations of travellers, local residents and visitors have passed through its doors, making it a long-established part of village life and the wider history of the Machars.

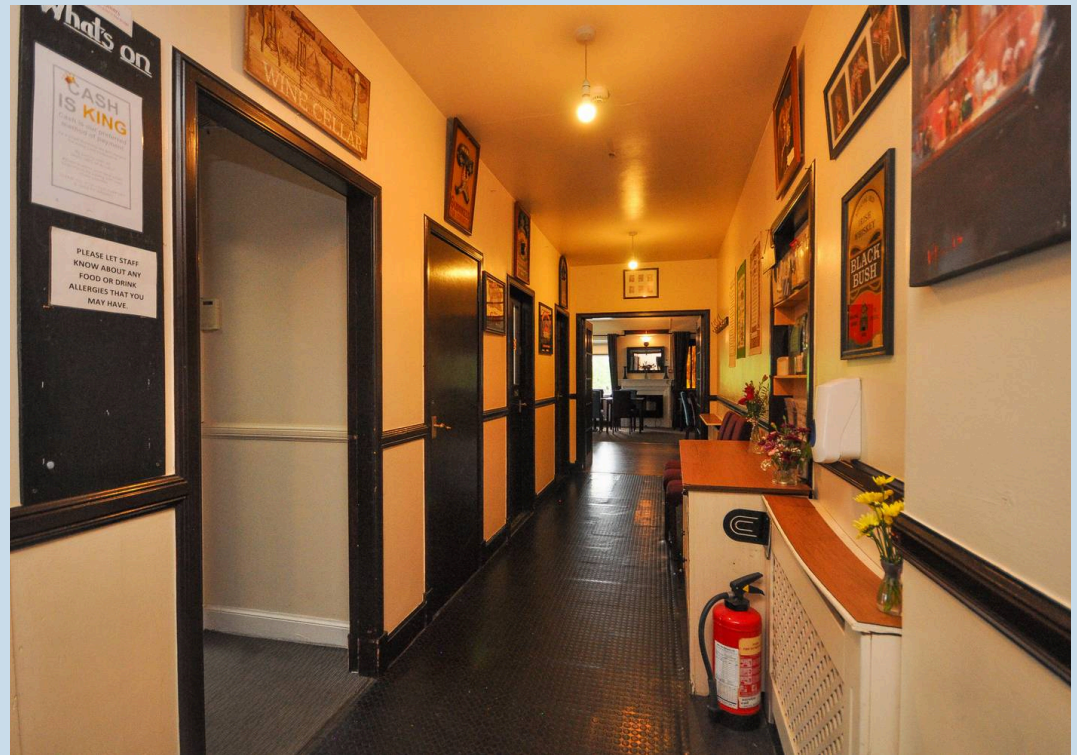
Believed to date largely from the nineteenth century, the present building retains the character of a traditional Scottish country inn while offering extensive commercial accommodation suited to continued hospitality use. Public bar and restaurant facilities are complemented by guest accommodation, owners' accommodation and a range of ancillary areas, providing flexibility for a variety of business models.

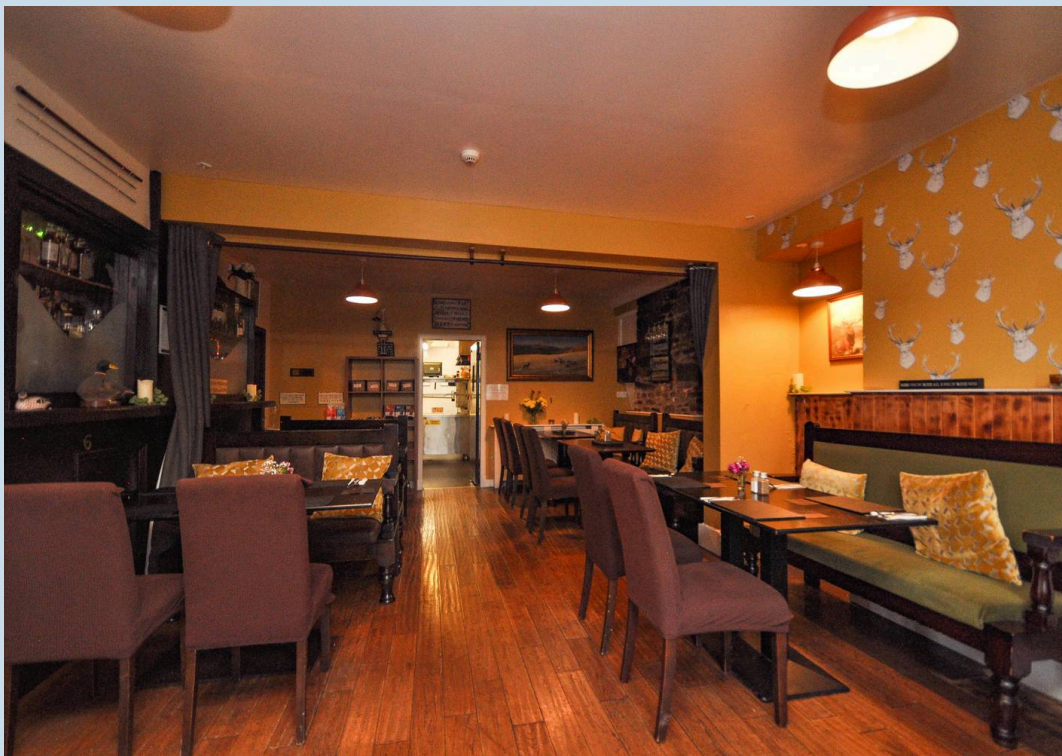
The inn enjoys an enviable position directly opposite Bladnoch Distillery, Scotland's most southerly whisky distillery, whose origins date back to 1817. The distillery's international reputation continues to attract visitors from across the UK and overseas, reinforcing the inn's appeal as a destination for tourists exploring the region.

For almost three centuries, an inn has occupied this important river crossing, serving travellers, whisky merchants, anglers and the local community. Today, The Bladnoch Inn offers the opportunity to acquire not only an established hospitality business, but also a property that forms part of the area's built heritage.

Whether continued as a traditional inn, enhanced as a boutique hospitality destination or developed further, subject to the appropriate consents, this is a unique opportunity to secure one of South West Scotland's most recognisable licensed premises in a location synonymous with the history of Scottish whisky and rural Galloway.











NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings throughout.

EPC RATING TBC

SERVICES Mains water, electricity and drainage. Oil fired central heating.

VIEWING ARRANGEMENTS Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

OFFERS Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents. 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. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.

CONDITIONS OF SALE

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Presale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches

