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**EAST LODGE
CORWAR
BARRHILL KA26 0RF**



A UNIQUE OPPORTUNITY TO ACQUIRE A SMALLHOLDING with Detached former Lodge circa 1850, in need of complete modernisation and offering HALL, SITTING ROOM with multi fuel stove, double BEDROOM, DINING ROOM, fitted KITCHEN, back HALL, BATHROOM. Side PORCH

The property is offered with a total of 49.9 acres of land previously used as paddocks, grazing and mature beech woodland.

**Partial central heating. Double glazing.
Private water and drainage. Mains electricity.
OFFERS OVER £300,000**



Outside light to the front and stone steps leading to the UPVC front door.

Hallway

1.33 x 3.31m meter cupboard, part panelled walls, parquet flooring, ceiling light, smoke alarm and hatch to loft.

Bedroom 1

3.41 x 3.61m front and side UPVC DG windows with fitted roller blinds, double room with cornice, ceiling light, power points and radiator.

Sitting room

3.66 x 3.65m front and side UPVC DG windows with fitted roller blinds, shelving below, TV connection, ceiling light, smoke alarm, wall recess, night store heater and power points. Recess with brick hearth, multifuel stove which provides a domestic hot water and partial central heating, timber shelf over the fireplace. Built-in cupboard with hot water tank. Access through to

Dining room

3.91 x 4.5m side DG window with fitted roller blind and original triangular window to the rear, ceiling light, skylight window allowing light from roof skylight. Night store heater, original timber floor, power points and part open with access through to

Kitchen

2.62 x 4.78m with a range of base and wall units. Marble effect worktops, 1 1/2 silk quartz beige sink with mixer tap, side facing DG window and DG stable style door to porch. Small breakfast bar, power points, strip light, cooker point and space for electric cooker. Vinyl flooring, controls for water pump and UV system, plumbed for washing machine, cloak rail. Access to

Porch

2.99 x 1.78m Single glazed with part block walls, PV roof, concrete floor. Stable door to outside.

Rear Hall

Accessed from Dining room, shelved storage area, side single glazed window. ceiling light. Access to

Bathroom

1.73 down to 0.92 x 2.8m side DG UPVC window, blue panelled bath, wash, hand basin and modern white WC, vinyl flooring, ceiling light, Dimplex fan heater, mirrored medicine cabinet

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. Pre-sale 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.

Workshop

4.5 x 2m timber framed workshop under a fibreglass roof with a side and rear windows and door, tiled floor. Poor condition. Power points.

GARDEN GROUND

The ground immediately around the property extends to approximately **6 acres** and has previously been used as ornamental garden ground with patio, timber sheds, with mature trees and shrubs. To the side of the property bounded by the road is approximately half an acre of fenced area with a **Corrugated open Barn** 6.5 x 5m approx and field gate to the main road and to the garden ground. Variety of mature trees.

The garden extends along the rear of the property and to the south side with paved patio, block built **Pumping station** for water supply. The garden has timber vehicle and pedestrian gates from the access lane. The paved patio area has nice views down the garden to mature woodland and farmland beyond. Drying area with paved pathway. A narrow burn runs through the garden.

Large Workshop 11 x 7m approx sectional concrete and asbestos with asbestos profile roofing. Reasonably dry although doors and windows need replacement. To the front of this building is a 5 barred gate and a fenced area, allowing access from the lane.

Garage and Car Port 3 x 6m Sectional single garage under an asbestos profile roof, (poor condition) approximately. The lane itself which is just a gravel road has a metal gate from the road with stone pillars either side and on the right hand side. Timber carport under corrugated roof with space for trailer/log supply

LAND

The additional land extends to approximately 43 acres and was previously used as a mixture of paddocks, grazing and mature beech woodland. The ground has not been grazed or maintained for some time and is in need of cutting back. There are wire and stob boundary fences some of which are in reasonable condition, the others were not inspected.







LANE

It is understood that the lane belongs to the property and continues down to Wood Park Cottage who have a right of access over it. The lane itself is a gravel road and has a metal gate from the main road with stone pillars either side.

NOTES

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

COUNCIL TAX

Band B

EPC RATING

F - 34

SERVICES

Mains electricity, water & drainage. Partial solid fuel fired central heating and storage heater. Full fibre broadband

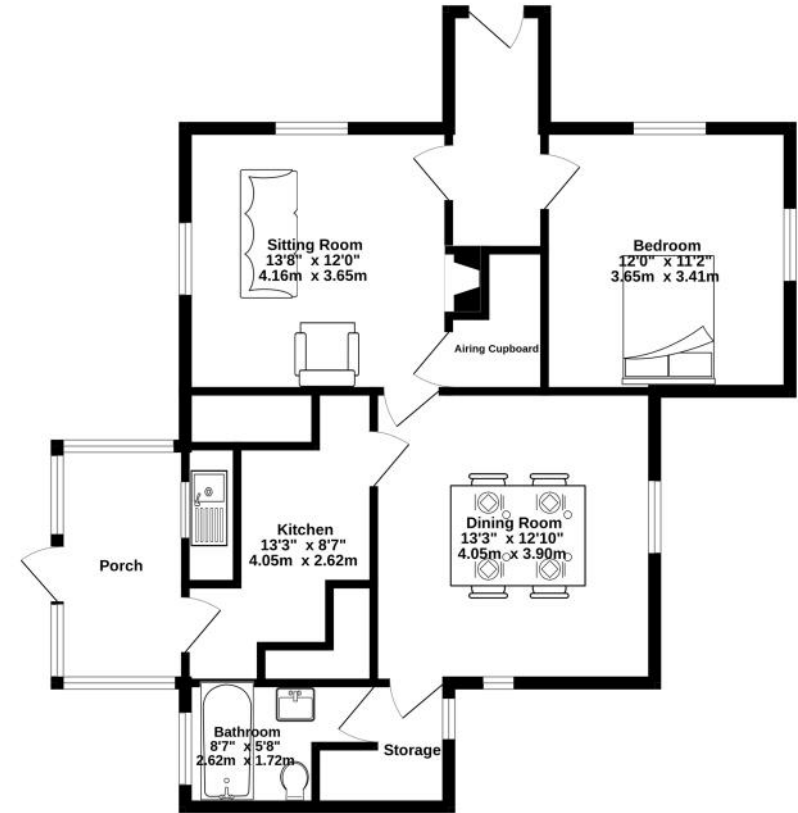
VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671402104.

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.

Ground Floor
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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