



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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North Balfern Farm Barn
Kirkinner
Newton Stewart
Dumfries And Galloway
DG8 9DB

Offers Over £175,000



- Rural location
- Part of former dairy
- Planning Permission 19/1819/FUL
- Ground extending to 1.38 acres
- Equine stables, tack room and rug room

Ref: PRA10557

Viewing Instructions: Strictly By Appointment Only

General Description

A traditional stone-built farm barn with planning permission to convert to a 2 bedroom dwelling, with a range of outbuildings located approximately 1 mile outside the village of Kirkinner.

Accommodation

General Information

North Balfern Farm Barn was originally part of a larger farm steading which has gradually been divided up. The property is accessed from a well maintained shared drive, with views across the surrounding farmland. Kirkinner is the nearest village, with a shop and primary school only a few minutes drive away.

Access

The property is accessed from the B7004. Heading East take the left turn to North Balfern and the Barn is down this tarmac single lane on the right, accessed from a shared drive.



Barn Conversion (56' 0" x 16' 6") or (17.07m x 5.02m)

Full planning permission has been granted (19/1819/FUL) to convert the stone barn and store into a 2 bedroomed dwelling with a slate roof and accommodation consisting of an open plan lounge and diner, kitchen, bathroom and utility room. Part of the roof has been re-slatted but otherwise no work has begun on the conversion.



Storage Shed (46' 2" x 26' 5") or (14.07m x 8.05m)

Opposite the barn is a renovated outbuilding with whitewashed stone walls to the rear and gables with a timber clad frontage and corrugated sheet roofing. There is a concrete floor, a wood burning stove and electricity. There are double doors measuring 3.5m wide and 2.7m high with a pedestrian door set within. Currently this shed is used for storing vehicles with ample room inside.

Horse Stable (36' 4" x 26' 6") or (11.07m x 8.08m)

Attached beside the storage shed are quarters for horses consisting of two stables (3m x 3.7m and 3.2m x 5m), tack room with wood burning stove, rug room and an undercover yard area. Again, these have been built from existing whitewashed stone walls with timber clad frontage and corrugated sheet roofing.



Ground

The property is on ground which extends to 3.8 acres and is well maintained. The current owners have divided this into paddocks for horses, allotments and chicken coup. There are also the original all stone sheep pens situated with their own fire pit. There is also a wood fuelled hot tub available by separate negotiation.

Home Report

No Home Report has been prepared because the house is not in habitable condition.

Viewing

Viewing is strictly by appointment with the Selling Agents, G.M. Thomson & Co., 10 Victoria Street, Newton Stewart. Tel: 01671 402887.

Closing Date

It is possible that a Closing Date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents so that they may be informed should a Closing Date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a Closing Date.

Disclaimer

These particulars were prepared on the 7th of June 2021 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give grounds for action at Law. Where dimensions are shown, these are approximate only.

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 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.'

Services

Mains electricity, mains water. Septic tank proposed within planning.

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified



