



Stock rearing farm with 3 dwellings extending to 52 Acres
Lower Porterbelly Farm, Dalbeattie, DG5 4NJ- Lot 1



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Lower Porterbelly , Farm, Dalbeattie, DG5 4NJ

Guide Price

£800,000

Description

An exciting opportunity to acquire a stock rearing farm with additional dwellings, in a rural yet accessible location. The farm comprises of a substantial farmhouse, steading with a range of traditional and more modern buildings together with 2 cottages and 52 acres.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY





KEY FEATURES

- An exciting opportunity to acquire a stock rearing farm suitable for a variety of uses with income potential
- Substantial 4/5-bedroom farmhouse requiring modernisation
- Accessible location with delightful views
- A range of modern and traditional outbuildings suitable for agricultural purposes or conversion
- 52 acres of pasture
- A pair of semi-detached 2-bedroom cottages



Lower Porterbelly Farm, Dalbeattie, DG5 4NJ

We are delighted to present this exciting opportunity to acquire a stock rearing farm suitable for a range of uses with additional dwellings, in a rural yet extremely accessible location. Lower Porterbelly comprises a substantial farmhouse, steading with a range of traditional and more modern buildings together with 2 cottages and 52 acres (21.04 Hectares).

The property provides great scope and opportunities for farming or diversification in a superb location and therefore viewings are highly recommended to fully appreciate both the secluded accessible location and the accommodation on offer.



Situation

Lower Porterbelly sits in a stunning rural location and yet is just 20 minutes drive time from Dumfries. The delightful town of Dalbeattie is 2.5 miles to the west and offers good local amenities including Primary and Secondary schools and the coastal villages and beaches of Kippford, Sandyhills and Rockcliffe can all be reached in under 15 minutes.

For the commuter, there are excellent road links for access to Glasgow to the north and Carlisle to the south. The property is also within easy commuting distance of many regional centres. The M6 and the A74(M) are within easy reach for onward travel north and south. There is a railway station at Dumfries with trains to Glasgow and Carlisle. Main line rail services from Carlisle provide fast and frequent services to London in the south, together with cross country services to the east.

Approximate Mileages

Dumfries Railway Station 11 miles | M6 Junction 45 37.1 miles |
Carlisle City Centre 46.1 miles | Newcastle City Centre 101.3
miles | Glasgow City Centre 85.5 miles.



The Farmhouse

The farmhouse is a substantial two storey dwelling of traditional construction and enjoys a superb outlook. The property would now benefit from a degree of modernisation. The accommodation is spread over two floors and has a good balance of reception rooms and bedrooms as briefly described below:

Ground Floor: Front and rear entrances, kitchen, utility room, breakfast/living room, snug/bedroom 5, sitting room, dining room, shower room, double bedroom with en suite bathroom.

First Floor: Two double bedrooms, bathroom. Accessed via stairs from the ground floor bedroom is a further double bedroom/dressing room, which in turn leads through to an additional room. These two rooms sit above the garage and workshop and this area offers excellent development potential, subject to the necessary planning consents.



The kitchen offers a range of storage units and space for white goods, and there is a serving hatch to the dining room. The adjacent breakfast/living room benefits from a two-door oil fired Aga, and a large window offering attractive, far-reaching views. All reception rooms are spacious and enjoy a superb outlook, with the sitting room also benefiting from sliding doors that lead directly out to the garden. All the bedrooms are generous doubles and enjoy great views. The bathroom and en-suite bathroom offer cast iron baths with electric shower over the en-suite bath, and there is an additional shower room located on the ground floor.

Externally there is an attached workshop, single garage and large south west facing garden.



The Steading

The Steading comprises a mix of traditional and more modern buildings suitable for agricultural purposes, workshops or conversion to equestrian or holiday lets (subject to necessary consents). The principal yard to the rear of the farmhouse is concrete. Alongside a number of general stores the principal sheds include:

Old dairy parlour – Sliding doors from courtyard open into Room 1 (5.33m x 3.6m). Houses oil tank and access to hayloft. Steps down to old milking parlour (8.4m x 4.5m) with concrete floor and pedestrian doors to yard.

General Purpose Shed (31.59m x 25.21m) – steel framed with fibre cement sheet roof, power and water supply. Partially subdivided for grain storage and bull pens.

Former Byre – this has previously been stabling but now offers open workshop/garage space with sliding door to the yard.

Pole Barn – A large pole barn with sheet tin roof constructed on an area of hardstanding



The Land

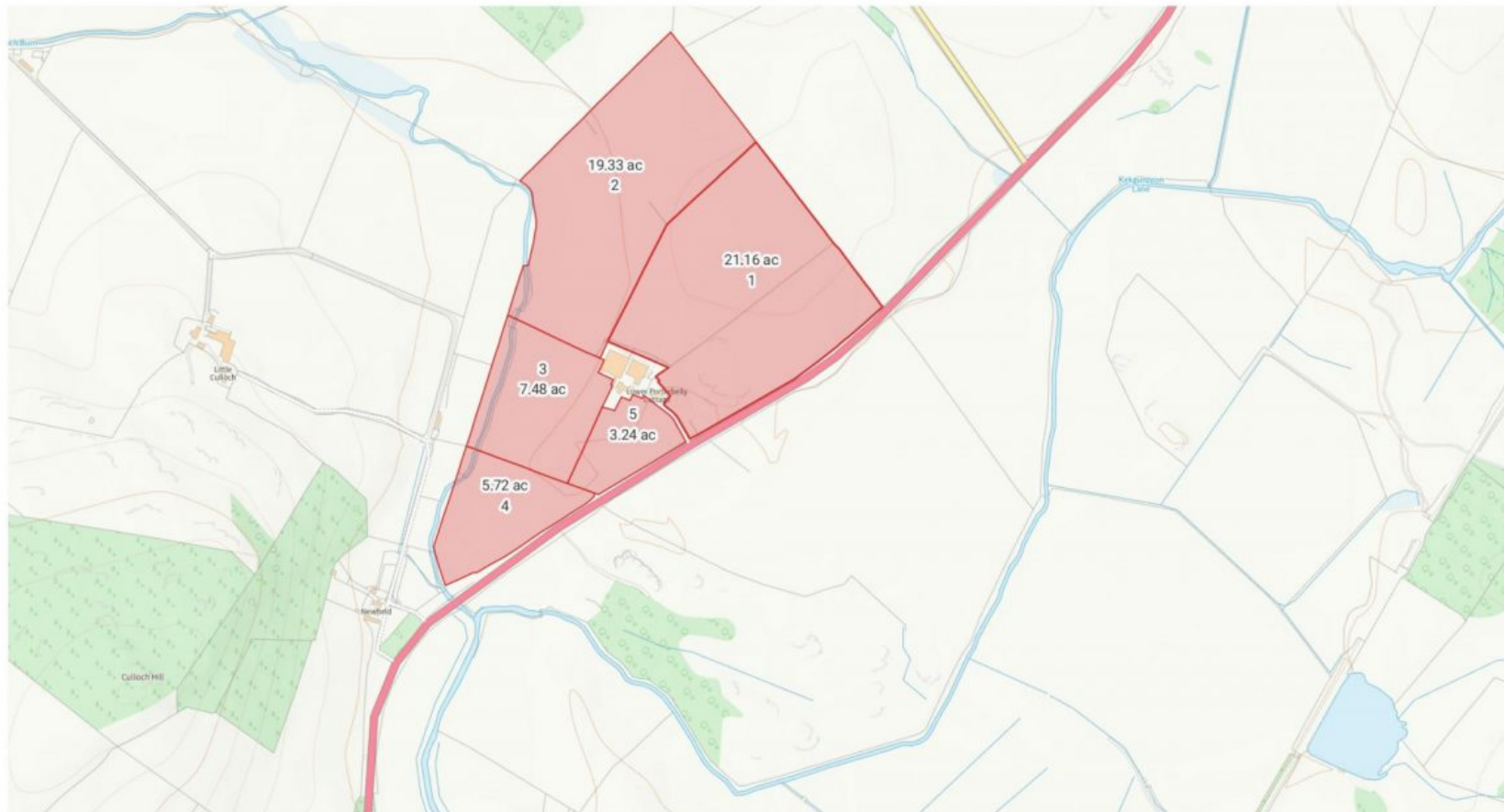
The land extends to 52 acres of good grazing land surrounding the house and steading. All land parcels benefit from a water supply – either mains or natural.

There is a further 68 acres of land available in Lot 2 comprising a ring fenced block on the opposite side of the road.

Cottages

Lower Porterbelly includes a pair of 2 bedroom semi-detached cottages with tiled roof and rendered exteriors. Both cottages offer a large dining kitchen, 2 double bedrooms, bathroom and living room. Both benefit from Solid Fuel fired Central Heating and a useful garden to the rear. Both cottages have been let to private tenants but will be sold with the benefit of Vacant Possession. They offer excellent scope as holiday lets, income producing let cottages or for development to form a single dwelling (subject to consent).





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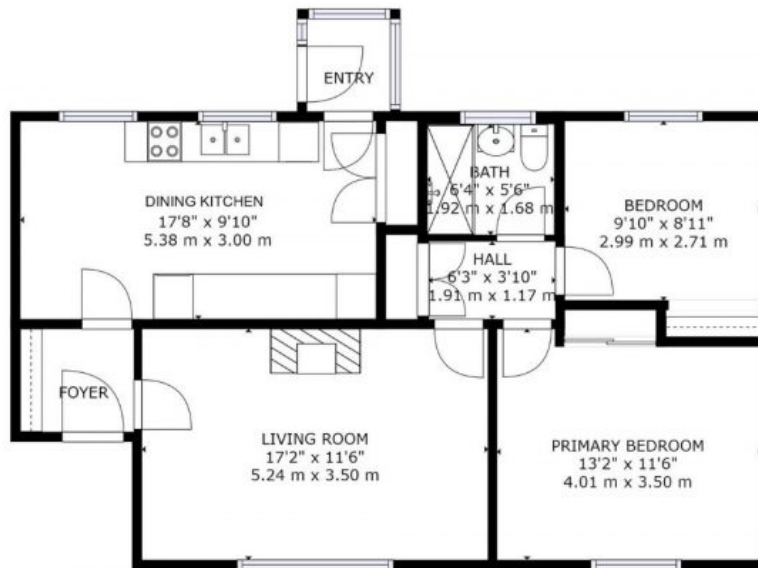
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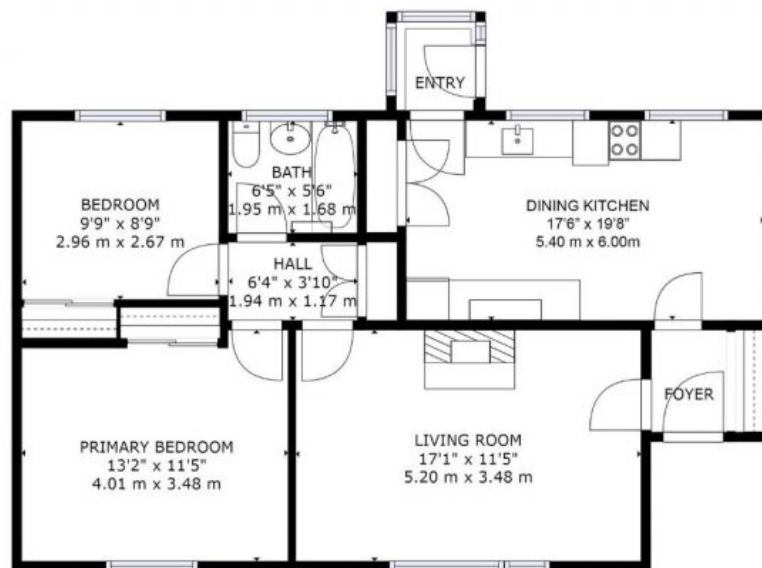


GROSS INTERNAL AREA
 FLOOR 1: 2297 sq. ft, 213 m², FLOOR 2: 378 sq. ft, 35 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 152 sq. ft, 14 m²
 TOTAL: 2675 sq. ft, 249 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Cottage 1



Cottage 2

Services: Lower Porterbelly is serviced by mains water, mains electricity, private drainage and oil fired central heating.

Both cottages have solid fuel central heating by way of a back boiler, mains water, mains electric and private drainage.

EPC Ratings: Farmhouse – G; Cottage 1 – E; Cottage 2 – E

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000.

Council Tax: Lower Porterbelly is within Dumfries and Galloway council tax band F. Both Cottages are within Council Tax band C.

Solicitors: Walker & Sharpe, 37 George St, Dumfries (R. Styles Esq acting).

Tenure and Possession: The property is held freehold and offered for sale with vacant possession including both cottages.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Sporting and Mineral Rights: Included in the sale insofar as they are owned by the Seller.

Basic Payment Scheme: The BPS Entitlements are included in the sale. Copies of the SAF form for 2021 are available for inspection from the selling agents. For the avoidance of doubt, if the sale completes after 15th May 2022, the 2022 payment will be retained by the seller.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Viewing: Strictly by appointment only through the sole selling agents, C&D Rural Tel: (01228) 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.





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