

# **Licensed Property**



www.shepherd.co.uk

## 'GREYSTONES' Main Street, Carsphairn, DG7 3TQ



- Detached restaurant and public house
- Village location within attractive rural setting
- Charming cottage frontage and internal features
- Gross internal area: 193.56m<sup>2</sup> (2,083ft<sup>2</sup>)
- Potential for partial conversion to residential use
- Offers in excess of £70,000 are invited

DUNDEE • ABERDEEN • AYR • COATBRIDGE • CUMBERNAULD • DUMFRIES • DUNFERMLINE • DUNDEE • EAST KILBRIDE • EDINBURGH • FALKIRK • FRASERBURGH • GALASHIELS • GLASGOW • GLENROTHES • GREENOCK • HAMILTON • INVERNESS • KILMARNOCK • KIRKCALDY • LIVINGSTON • MONTROSE • MOTHERWELL • MUSSELBURGH • PAISLEY • PERTH • PETERHEAD • SALTCOATS • ST ANDREWS • STIRLING



VALUATION • SALES AND LETTING • ACQUISITION • RENT REVIEW • INVESTMENT • DEVELOPMENT • RATING • BUILDING SURVEYING • PROPERTY MANAGEMENT

#### LOCATION

The property is located within the village of Carsphairn and fronts 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 and Galloway's most beautiful scenery including the 'Cairnsmore of Carsphairn' which lies within the Carsphairn and Scaur Hills, as well as the 'Rhinns 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 three comprehensive visitor centres, woodland walks, viewing points and 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 tea room, a primary school, 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 garden also has the potential for other uses such as a play park, camping area or more permanent accommodation such as chalets.

#### ACCOMMODATION

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

The interior finish includes items such as a stone feature wall with fireplace and stove, exposed ceiling beams and fixed timber bar servery. There is also a fully fitted kitchen.

#### PLANNING

In addition to continued use as a restaurant and pub, the property is also suited to alternative commercial or visitor attraction uses. Similarly there is scope for conversion in part to a residential dwelling, therefore providing an ideal work and live opportunity.



Fraser Carson E-mail: f.carson@shepherd.co.uk Tel: 01387 264333 Fax: 01387 250450

#### FLOOR AREA

The gross internal area extends to 193.56m2 (2,083ft2) or thereby.

#### SERVICES

The property is understood to connect to mains supplies of water and electricity, with drainage to the main sewer. The water supply is metered.

#### **RATING ASSESSMENT**

RV - £1,750

We would draw your attention to the fact that any new owner will have the right to appeal against the Rateable Value for a period of up to 6 months after acquiring an interest in the property.

#### VALUE ADDED TAX

We understand that the property is not VAT elected.

#### **PURCHASE PRICE**

Offers in excess of  $\pounds70,000$  are invited for the heritable interest in the property.

#### COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: G

A copy of the EPC is available on request.





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 only 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.

J & E Shepherd, 18 Castle Street Dumfries, DG1 1DR Tel: 01387 264333 www.shepherd.co.uk