

# FOR SALE

Licensed Property



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



**VIEWING & FURTHER INFORMATION:**  
Enquiries should be directed to:

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- **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**

#### 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 Scour Hills, as well as the 'Rhinn 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.

#### FLOOR AREA

The gross internal area extends to 193.56m<sup>2</sup> (2,083ft<sup>2</sup>) and 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 £70,000 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.

