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Corlae

FARM



McEwan Fraser
Legal is delighted to
present to the market

Corlae Farm & Cottage

Corlae Farm and Cottage is situated amongst some of Dumfries and Galloways most stunning scenery at the foot of Corlae Glen. It is a family-run, dog-friendly holiday cottage and detached farmhouse sitting on just over an acre of land. The cottage enjoys a steady stream of visitors who are looking for tranquillity and somewhere to recharge but also benefits from corporate guests from the nearby wind farms. The

four-bedroom, detached farmhouse is located next door and has been tastefully refurbished over the last few years.

Just 9 miles from Carsphairn the cottage is an excellent base for walking, mountain biking, bird watching or indeed just relaxing and enjoying the scenery the stunning location has to offer.



The *Dining Room*

The four-bedroom owner's accommodation comprises, entrance vestibule giving access to the hall which leads into a spacious dining room. The dining room gives access to the handmade recently refitted kitchen which has been carefully designed with both luxury and practicality in mind.





The *Kitchen*

The kitchen has ample storage, integrated appliances a free-standing double width fridge freezer and a traditional agar style cooker. Giving access to the family lounge which offers panoramic views of Corlae glen.



The *Lounge*

The lounge has all the mod cons including a home cinema and projector and a modern wood-burning stove to keep the house warm in the cold winter months and gives access to the rear garden.





Bedroom 1

Off of the dining room is an internal hall with leads to two double bedrooms and a family shower room.

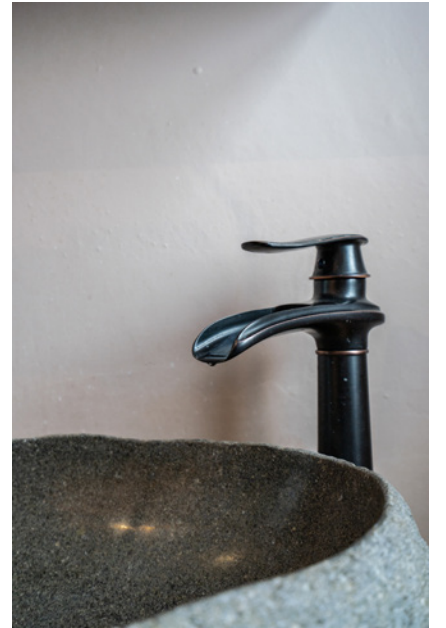
Bedroom 2





The *Shower Room*

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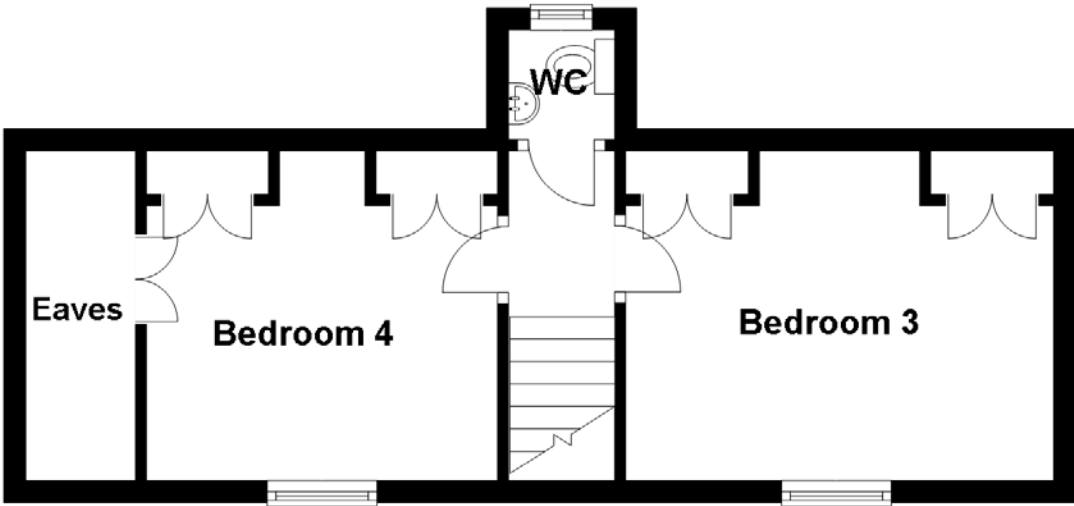
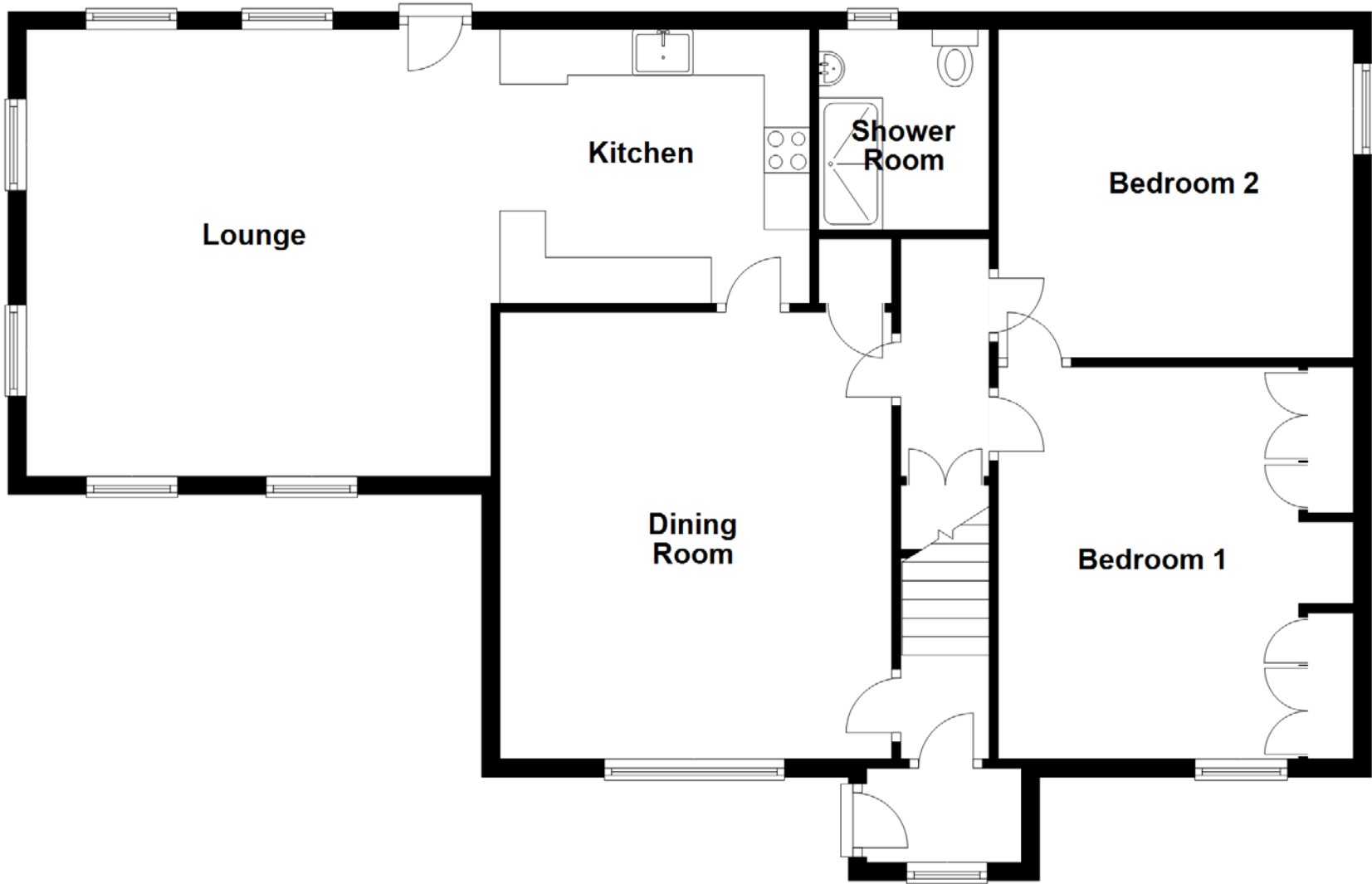
Bedrooms 3 & 4

On the first floor, you will find a further two double bedrooms and modern EC. The property has double glazing windows, gas heating and its own private water supply. External the property has parking for at least two cars, a fenced garden area with chicken coops, storage sheds, lawned area and flower beds.





The *Floor plan & Dimensions*



Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 4.90m (16'1")
Kitchen	3.40m (11'2") x 3.00m (9'10")
Dining Room	4.90m (16'1") x 4.30m (14'1")
Bedroom 1	4.20m (13'9") x 3.90m (12'9")
Bedroom 2	3.90m (12'10") x 3.60m (11'10")
Shower Room	2.40m (7'10") x 1.70m (5'7")

Bedroom 3	3.90m (12'10") x 3.00m (9'10")
Bedroom 4	3.20m (10'6") x 3.00m (9'10")
WC	1.00m (3'3") x 0.97m (3'2")



Corlae Farm Cottage

The three-bedroom detached holiday cottage comprises, entrance vestibule giving access to the hall, from there you can access the spacious dining kitchen, cosy lounge, double bedroom and staircase leading to the first floor where you will find a further two double bedrooms and bathroom. The property has the latest electric heating, double glazing and is being sold fully furnished with everything required to allow the new owner to start

taking guests immediately. Externally the cottage has space to park two cars and its own garden area.

Overall, Corlae Farmhouse and Cottage would provide an excellent opportunity for the right person to run a successful holiday accommodation business, live on-site and enjoy the tranquillity and laid back lifestyle of Corlae Glen.



The *Lounge*





The *Kitchen*



Lower
Bedroom 3





Upper *Bedroom 1*

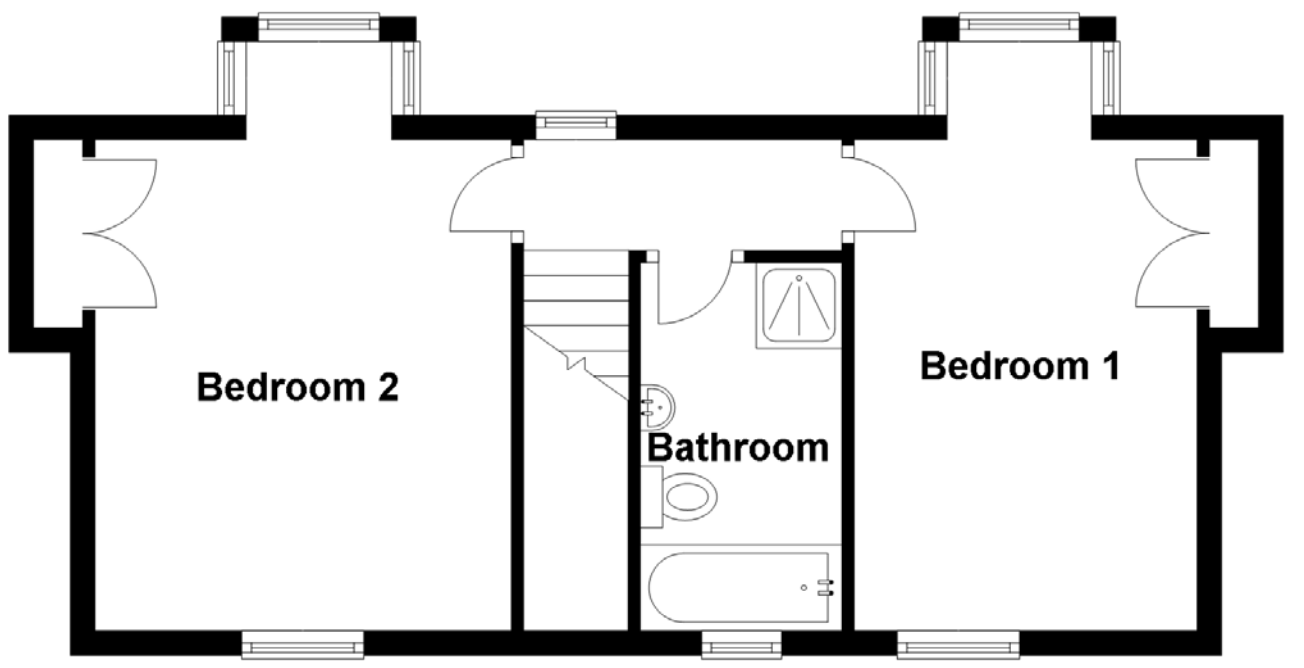
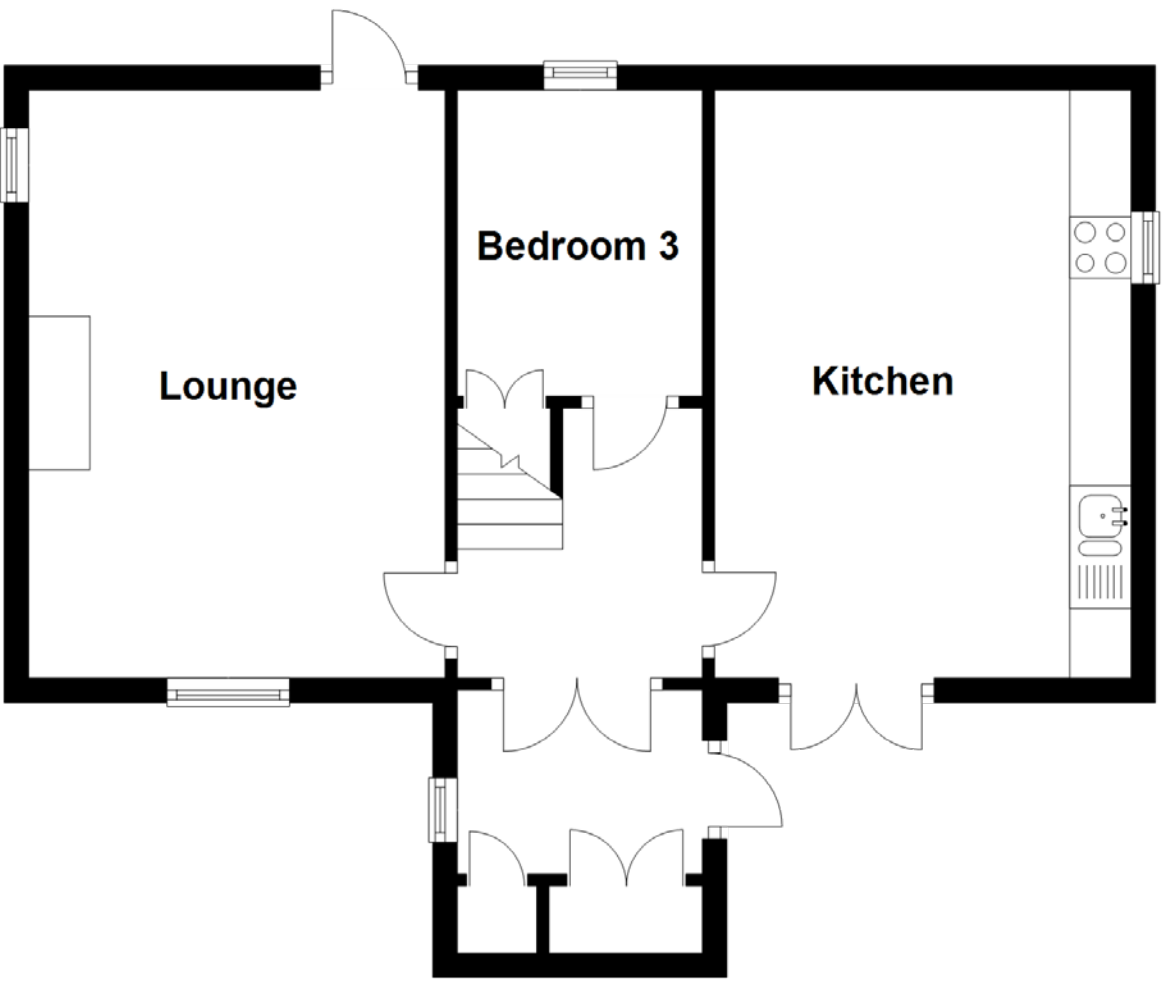


Bedroom 2 & Bathroom



The *Floor plan & Dimensions*

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Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.40m (11'2")
Kitchen	4.93m (16'2") x 3.40m (11'2")
Bedroom 3	2.50m (8'2") x 2.00m (6'7")

Bedroom 1	4.90m (16'1") x 2.80m (9'2")
Bedroom 2	4.90m (16'1") x 3.40m (11'2")
Bathroom	3.10m (10'2") x 1.70m (5'7")

Services: Private water supply, electricity, gas, septic tank.

Tenure: Freehold.

Accounts: Will be made available following a formal viewing or note of interest by your solicitor.





The *Location*

Corlae Farm and Cottage is a short drive to the nearest village of Carsphairn which is around 9 miles away and the village of Moniaive is 14 miles where you can find some lovely places to stop for a bite to eat. Within easy reach of Castle Douglas, which is known as Dumfries & Galloway's Food Town, offers many local individual shops and businesses providing a varied selection of gifts, foods and services, supermarkets, health services, veterinary services, golf course and a livestock market.

The regional capital of Dumfries has a broader range of high street shops, supermarkets and services, as well as a major hospital, and the Crichton Campus, which is home to the southern campuses of both the University of Glasgow and the University of the West of Scotland.

The southwest of Scotland is well known for its mild climate, attractive unspoilt countryside and for the diversity of its sporting and recreational pursuits. As well as walking in the nearby Galloway hills, and sailing and sea angling on the Solway Firth, the area's rivers and lochs provide good opportunities for both salmon, sea trout and trout fishing.





There are several golf courses within driving distance and the area offers numerous opportunities for cycling along the quiet country roads as well as the more arduous mountain bike centres of the Seven Stanes, which include the nearby routes at Dalbeattie, Kirrroughtree and Mabie. Loch Ken is renowned for its water pursuits of water skiing, sailing, fishing and many others. The Galloway Activity Centre based on the Loch offers a variety of courses.

The communications to the area are good, with regular flights to London and mainland Europe from Prestwick 57 miles north, and also Glasgow and Edinburgh Airports 90 and 95 miles respectively. There are mainline railway stations in Dumfries and Lockerbie. The M74 motorway network is accessible at Gretna.

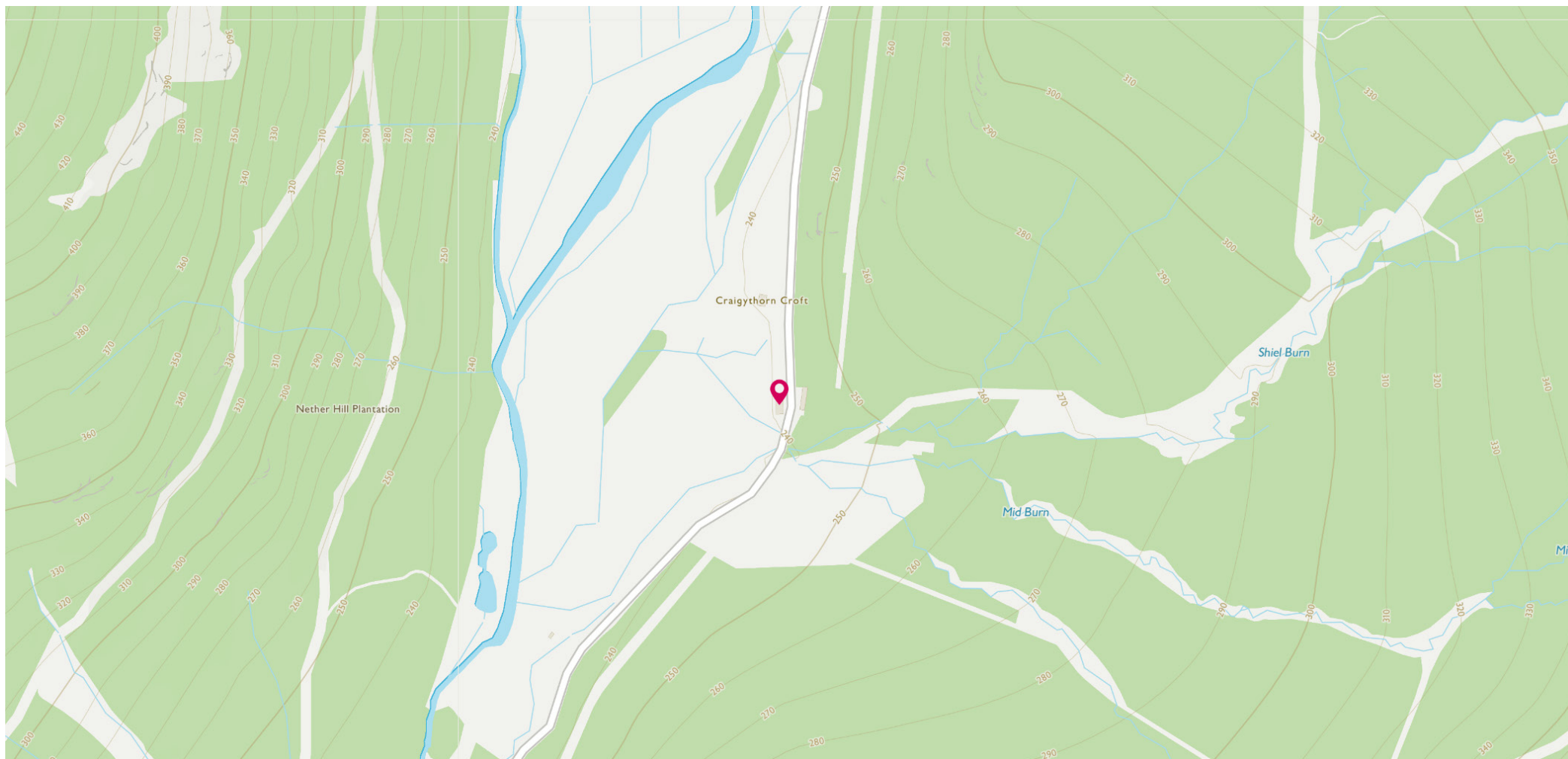


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