

Galbraith

THE OLD LIFEBOAT STATION

AUCHENCAIRN



THE OLD LIFEBOAT STATION, AUCHENCAIRN.

A wonderful conversion of a B Listed former lifeboat station, in a truly stunning coastal location.

Castle Douglas 9.5 miles ■ Dumfries 23 miles ■ Carlisle 55 miles

Acreage 6 acres (2.43 hectares)

Offers Over £850,000

- 2 reception rooms. 4 bedrooms
- Breathtaking coastal location with panoramic views of Auchencairn Bay, Hestan Island and beyond to the Colvend Coast
- Slipway
- Double garage with loft
- c6 acres of garden and woodland
- Contents included (with some exceptions)

Galbraith

Castle Douglas
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castledouglas@galbraithgroup.com

 OnTheMarket





SITUATION

The Old Lifeboat Station sits on the coast just beyond Balcary Tower, southeast of the village of Auchencairn in the National Scenic Area of the East Stewartry Coast. It is also within a Dumfries & Galloway Regional Scenic Area. Auchencairn is a vibrant village with a strong sense of community. The village has its own church, primary school, Bowling Green, a shop with a Post Office and licenced café which does takeaway most nights, a day crèche, and a garage. There is a bus route to the local towns direct from the centre of the village and school buses travel to the secondary schools at Kirkcudbright and Dalbeattie. Balcary Bay Hotel is situated just a short distance from The Old Lifeboat Station, and provides first class dining and accommodation.

Castle Douglas, known as Dumfries & Galloway's Food Town, is a thriving market town providing a broad range of shops and services including two supermarkets, solicitors, large health centre and numerous individual shops and businesses. The regional capital of Dumfries offers a wider range of high street shops, retail parks, university campuses and a large hospital. Mainline train services are available at Dumfries, Lockerbie and Carlisle, with the M74 and M6 motorway networks available at Gretna, Moffat and Lockerbie.

DESCRIPTION

Established in 1884, The Old Lifeboat Station was a working lifeboat station until 1933, covering Auchencairn Bay. The current owners purchased and converted the property in the late 1990's. They have created a beautifully thought out residence, which makes maximum use of the available space, sympathetically extending to the sides to provide a well-equipped kitchen and spacious entrance porch. The resulting 3-4 bedroom house provides comfortable family accommodation and a flexible layout including a master suite. In 2003, the property was awarded Best Conversion in Scotland by the Daily Telegraph. The heart of the home, and the wow factor, has to be the sitting room with its floor to ceiling window and glazed doors leading out to decking which captures the breathtaking view over the coast. The slipway, which was cut out from the rocks for the lifeboat, leads your gaze out towards Hestan Island, with Kippford and Rockcliffe visible on the Colvend Coast beyond Auchencairn Bay.



A recently constructed double garage sits above the house up on the hill, with ample parking for up to 6 cars including the 2 garage bays. 6 acres of woodland provide an abundance of wildlife, as well as timber for the log burning stove which features in a double sided fireplace serving the sitting room and dining room. Red squirrels live in the woods, and come down to the feeder on the decking every day, providing endless entertainment with their acrobatic antics. Electric heating keeps the house cosy, with back-up from the log burning stove on colder days, and unusually for such a secluded property there is a mains water supply. Although there is a coastal core footpath, Balcary to Rascarrel, running along above the rear of the house and below the garage level, there is not a privacy issue due to the height above the house and tree cover. Additional storage is available under the house, accessed from double timber doors below the decking, where the lifeboat used to be drained down.

The Old Lifeboat Station offers an idyllic coastal retreat and a unique opportunity to acquire a stunning second or principal home in a breathtaking location.

ACCOMMODATION

Ground Floor: Entrance porch. Dining Room/Hall. Sitting Room. Kitchen. Bathroom. Bedroom 1.

First Floor: Bedroom 2. Bedroom 3. Master Bedroom Suite

CONTENTS

The contents are included in the sale, with the exception of a number of personal and sentimental items.

GARDEN AND GROUNDS

The Old Lifeboat Station is approached via a track which leads off the main driveway of Balcary Tower. There is a right of access over the track which follows up through a field and through woodland, passing through two gates and ending at the double garage and parking area at the top of the property. 6 acres of woodland belong to the property, and a path leads down to the house itself. The house sits in a sloping area of lawn which has an abundance of spring flowers, which also carpet the wood and garden with bluebells in May, and mature shrubs and trees. Rhododendron banks provide a blaze of colour when in bloom. A gravelled area sits in front of the decking and leads down to the slipway. The current owners constructed a breakwater to protect the grounds at the top of the slipway, but there is still ample room to launch small boats, and space within the grounds to store a vessel out of the water. There is a large quantity of cut logs included in the sale.

Wildlife abounds within the garden and grounds, with many seabirds, garden birds and woodland creatures. The stars of the show have to be the family of red squirrels who inhabit the surrounding trees and are regular visitors to the feeders on the deck, where they provide hours of entertainment to young and old alike.

ACCESS

There is a right of access over the driveway leading to Balcary Tower to the track leading to The Old Lifeboat Station, and on that track over the parts leading over land not belonging to property.

FLOOD RISK

According to the Scottish Environmental Protection Agency (SEPA), there is a risk of coastal flooding at the property. However, the sellers have only experienced one issue, involving a rare surge tide, in their 25 years of ownership. As mentioned above, they have since installed a breakwater at the top of the slipway to help combat any issues. The SEPA maps can be viewed here: <https://map.sepa.org.uk/floodmaps>

BROADBAND & MOBILE SIGNAL

There is no broadband at the property. There is cable to Balcary Tower but the current owners chose not to have it extended to The Old Lifeboat Station, although it is possible to have it done. 4G is available.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
The Old Lifeboat Station	Mains	Mains	Septic Tank	Freehold	Electric	Band E	F25

DIRECTIONS

From the A711 in Auchencairn, take the turning at the War Memorial signed for Balcary. This is Shore Road, a single track road with passing places. Follow this road all the way along to the Balcary House Hotel. Passing a small car park on the right, continue to follow the road as it turns sharply down to the left and on down towards the bay. Turn right at the bottom and continue through the gates of Balcary Tower. Follow the driveway until you see a track going off to the right. Turn onto this track and follow it all the way up. It ends at the double garage of The Old Lifeboat Station.

POST CODE

DG7 1QZ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: sideboard.decide.sentences

SOLICITORS

Gillespie Gifford & Brown
135 King Street
Castle Douglas
DG7 1NA

LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

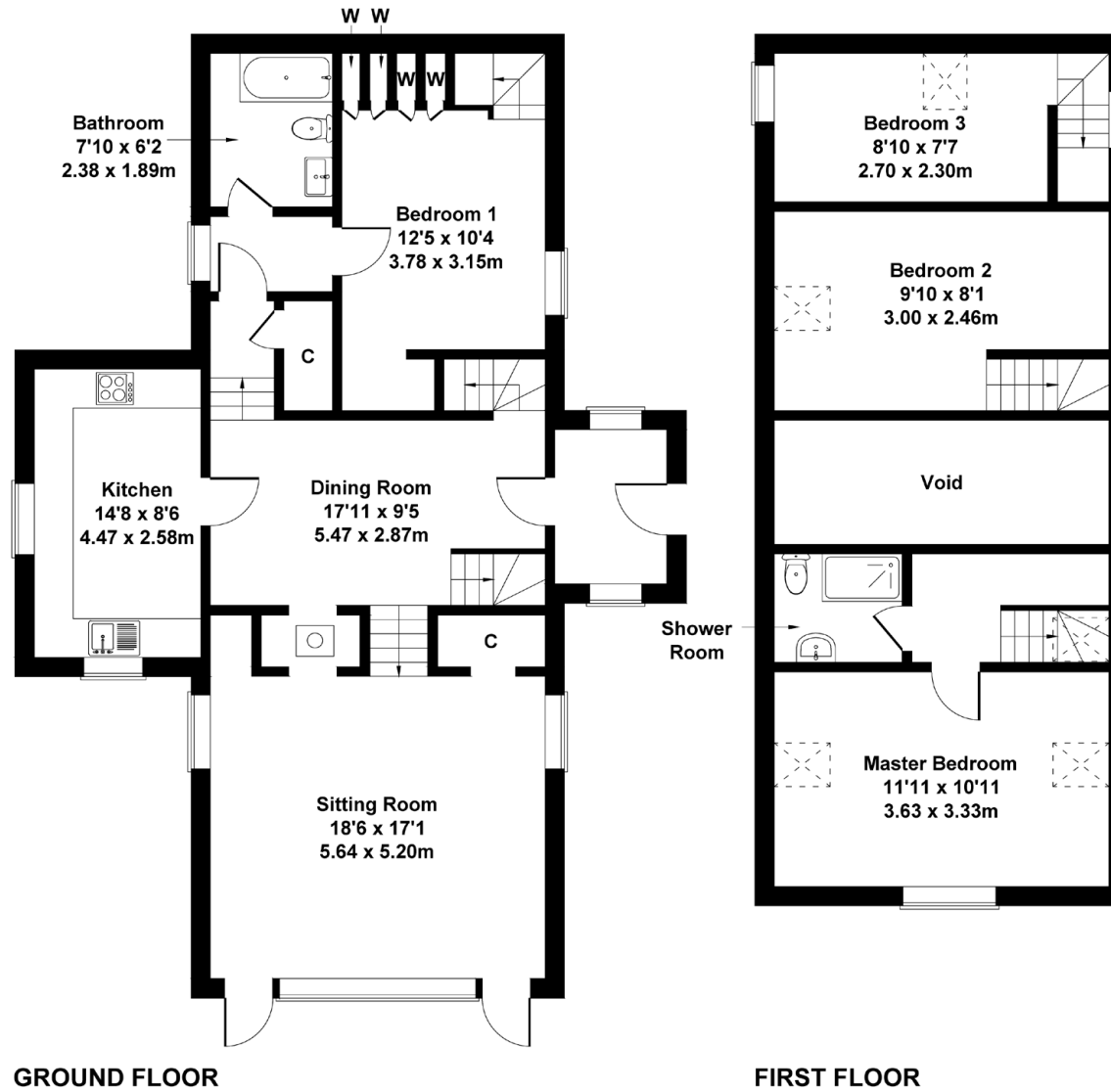
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

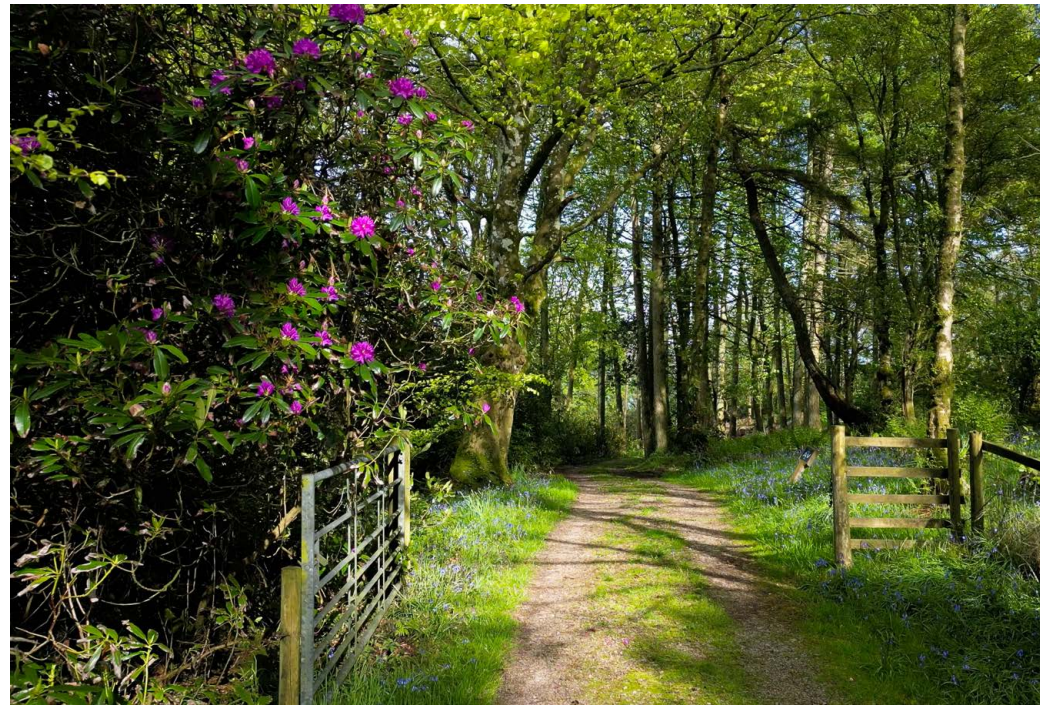
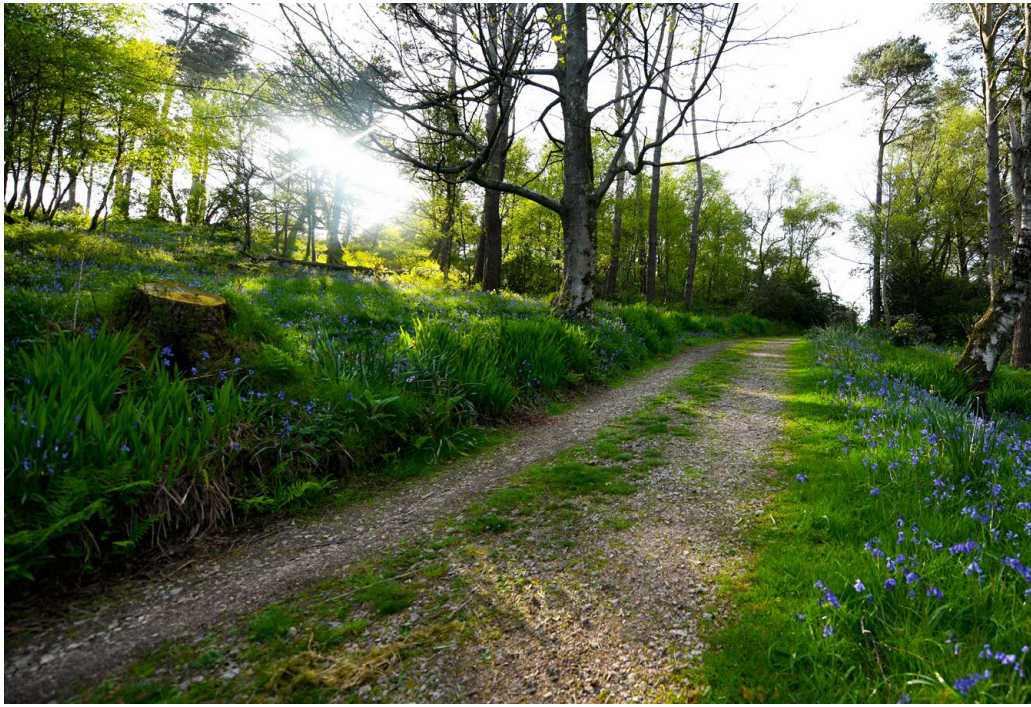
The Old Lifeboat Station

Approximate Gross Internal Area
1582 sq ft - 147 sq m
(Excluding Void)



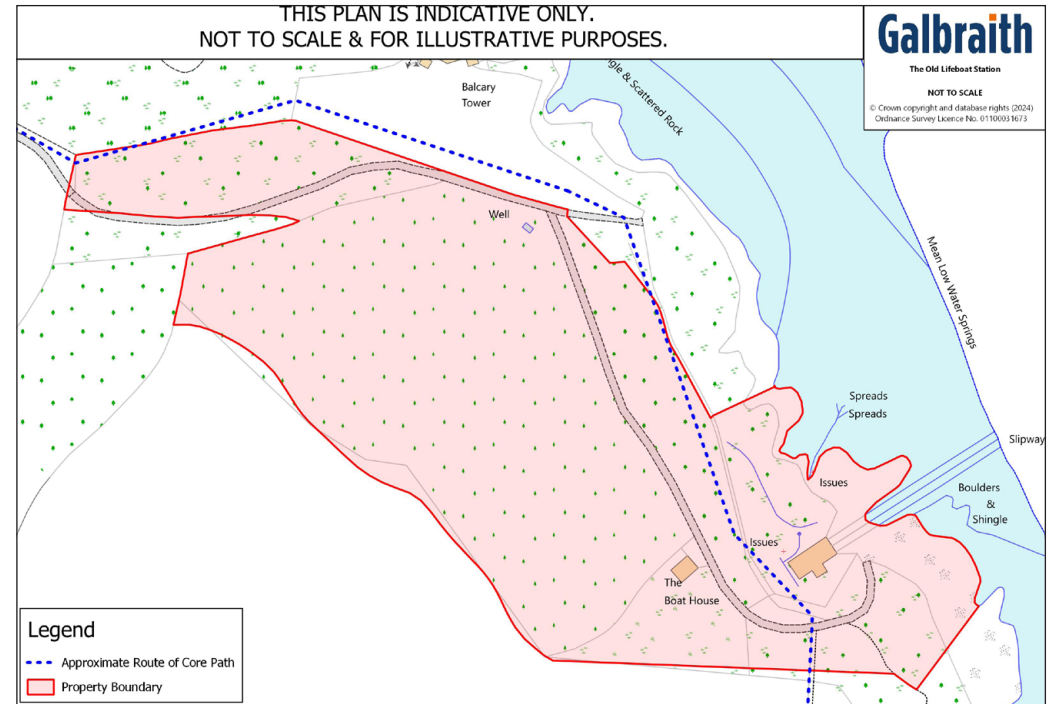
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2023.







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REBORN BY DESIGN
RECYCLED