



# Farmers Inn

- 3 En suite Letting Rooms
- Bar & Restaurant
- Fully Equipped Commercial Kitchen
- Outside Seating
- Large Car Park
- Option to Lease | Energy Rating D

*Clarencefield, Dumfries, DG1 4NF*

*Freehold: Offers Over £495,000*

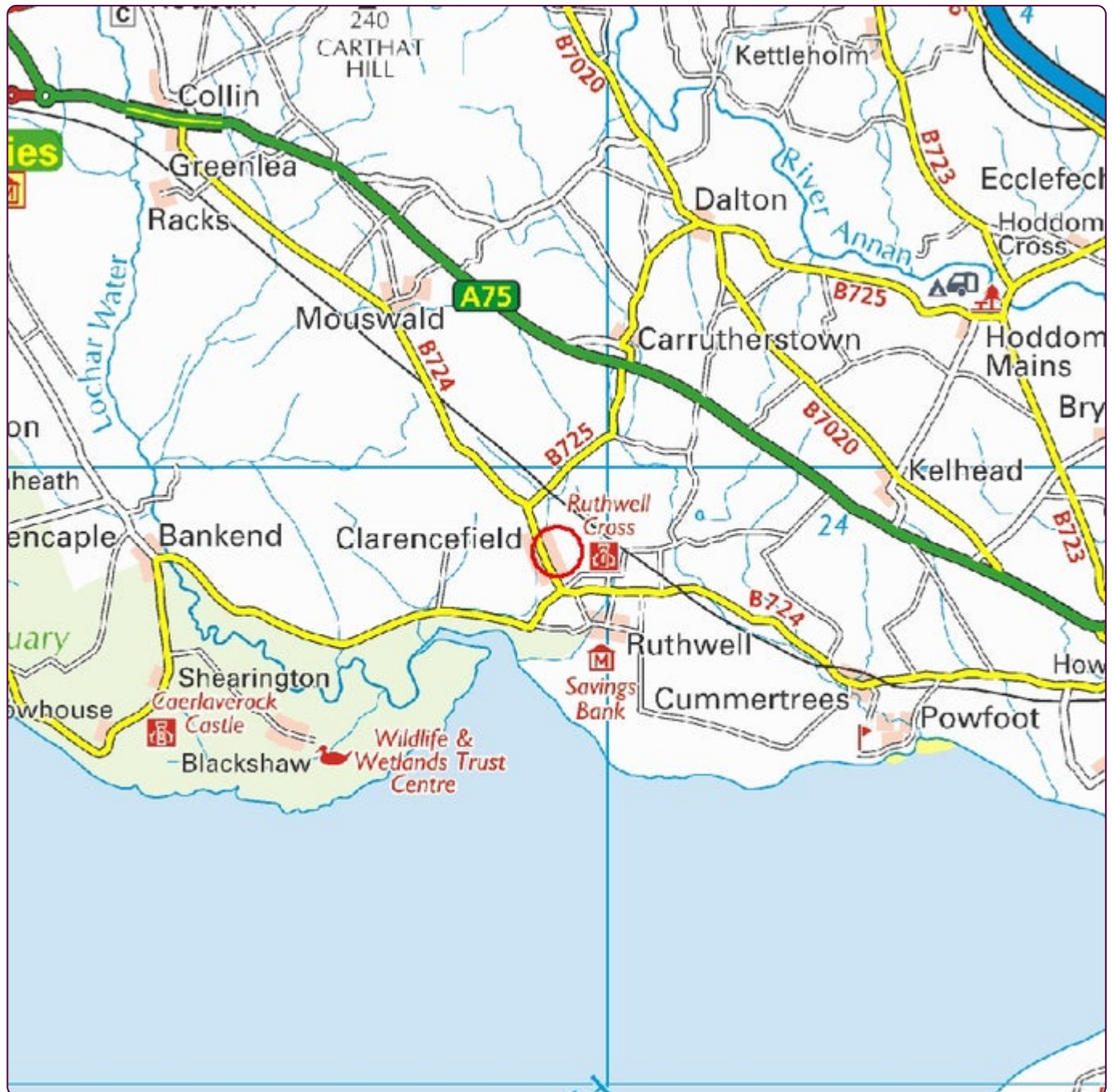
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## LOCATION

The Farmers Inn is situated in Clarencefield, a small village in Ruthwell Parish between Dumfries and Annan in Dumfries and Galloway (South West Scotland). The property is around 20 minutes from the M74/M6 and easily accessible from the A75, Glasgow is c.81 miles to the North and Edinburgh is c.84 miles North East. Dumfries town centre is around 10 miles West. Within walking distance is the Trustee Savings Bank Museum, Ruthwell Cross, Browell and Ruthwell Heritage Trail. Other visitor attractions within short distance include Caerlaverock Castle & Nature Reserve, Annandale distillery and Powfoot Golf Club. The Stagecoach bus 79 which runs daily from Dumfries to Annan stops at Clarencefield.

## DESCRIPTION

An excellent opportunity to acquire a traditional Inn offering great accommodation, traditional food and real ales in the peaceful village of Clarencefield Nr Dumfries. Our clients have owned the property for over 30 years and are now selling due to retirement. The business features a bar and restaurant in the main building with three 'motel' style letting rooms located within a courtyard.





## THE OPPORTUNITY

An excellent opportunity to acquire a traditional inn which offers a range of real ales, good traditional food and accommodation. Our clients have owned the business for over 30 years and are now selling due to their plans to retire from the trade.

The Farmers Inn is operated by our clients with the assistance of staff as and when required, predominantly throughout the summer. The business has a great reputation boasting good reviews across Google and TripAdvisor, accommodation bookings are made via Booking.com and website ([www.farmersinn.co.uk](http://www.farmersinn.co.uk)). Given the property is located only 20 minutes from the M74/M6, it is ideally situated for wedding guests, golfers, birdwatchers, fishermen and cyclists.

The business would be well suited to an owner operator/couple and offers excellent opportunity for growth by extending existing kitchen hours or by developing additional letting rooms. Our clients also operate the post office from the Farmers Inn opening Mondays, Tuesdays and Thursdays between 9.00am and 11.00am.

## INTERNAL DETAILS

Entry to the bar/restaurant is provided to the front and rear of the property, the open plan bar area can accommodate around 50 seated via moveable wooden tables and chairs, there is a good sized commercial kitchen to the rear with all the necessary appliances to trade. Customer toilets are located within the bar area.

External windows throughout the bar and restaurant area allow for good natural lighting, the exposed stone walls and original timber beams are an excellent interior feature.

The bedroom annex comprises of a one storey detached property to include three separate double letting rooms with en-suite, these rooms have been developed to a high standard. A plant room is located to the right of the bedroom annex.

## FIXTURES & FITTINGS

All fixtures and fittings are included within the sale (excluding any personal items).





## EXTERNAL DETAILS

The property is of traditional stone construction under a pitched and slated roof with a single storey extension to the rear being of the same construction.

There is a beer garden area to the rear which can accommodate around 30 seated and a large car park for around 15 cars.

Within the courtyard there is a store and a large garage which contains a biomass boiler which provides heating for the whole property. The biomass system benefits from quarterly RHI payments.

## OWNER'S ACCOMMODATION

The owners accommodation is a substantial terrace two storey property attached to the bar/restaurant, it is of the same traditional stone construction with a pitched and slated roof. There is a large bedroom, kitchen, lounge, study, wet room and a large conservatory on the ground floor. An additional lounge, family bathroom and three spacious bedrooms are situated on the first floor.

## OTHER PROPERTY

A detached two storey cottage with open plan living/kitchen area, shower room and two bedrooms is available by way of separate negotiations. This property would be ideal for short term (holiday) lets.

## TRADING INFORMATION

Full trading information can be provided to interested parties after a formal viewing.

## BUSINESS RATES

The Rateable Value as at 1 April 2023 is £8,300 per annum. Confirmation of actual business rates payable should be obtained from the local authority.

## REGULATORY

Premise License





## DEBT & INSURANCE ADVISORY

### FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

### CONTACT

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### INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

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#### CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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