



DUNDRENNAN, KIRKCUDBRIGHT, DG6 4QH



*M*cEwan Fraser Legal is delighted to present to the market an opportunity to purchase a perfect lifestyle business. The Crown and Anchor is a beautifully restored family home with letting rooms offering bed and breakfast, a two-bedroom detached annexe, and a small cafe.



EXTERNALS







THE CAFE

The property, which dates back to the mid-1800s, is set out over three levels, comprising two reception rooms, one of which is used as a cafe and the other as a good-sized lounge, a disabled WC, a cafe kitchen, and an open plan dining/living/kitchen.





THE LOUNGE



THE KITCHEN & WC

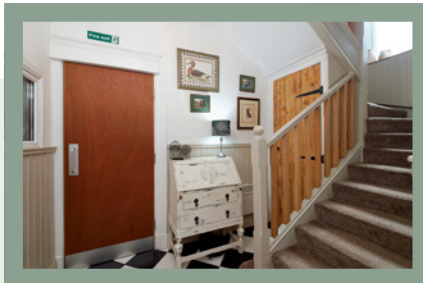






THE KITCHEN/DINER





Two double bedrooms, both with en-suite and a family bathroom. Master bedroom with en-suite WC, two further double bedrooms. On the third floor, you can find two bedrooms, an office space, WC/dressing room.



BEDROOM ONE

BEDROOM TWO



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BEDROOM FIVE

BEDROOMS THREE & FOUR







THE BATHROOM

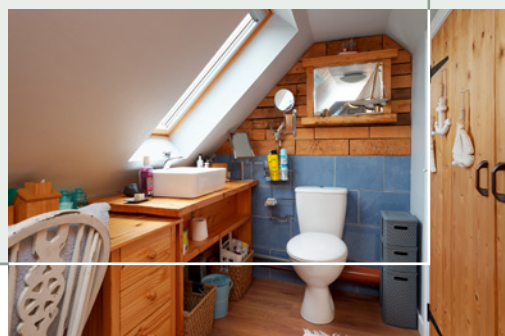






BEDROOM SIX, SEVEN, OFFICE & WC

On the third floor, you can find two bedrooms, an office space, and a WC.







THE ANNEXE

The detached annexe is accessed via a welcoming hallway into an open plan living/dining room/kitchen, shower room, main double bedroom with en-suite WC and a second single bedroom.







THE ANNEXE SHOWER ROOM

THE ANNEXE BEDROOM







Externally, there is plenty of onsite parking, an area with tables for the cafe to use throughout the drier months, a courtyard with additional storage sheds which give access to the rear garden, which provides wonderful views over the surrounding area.

Overall, the Crown and Anchor provides a fantastic family home and lifestyle business in an area popular with tourists and visitors.

Tenure: Freehold

Services: Electricity, water, drainage and solar panels for main dwelling.

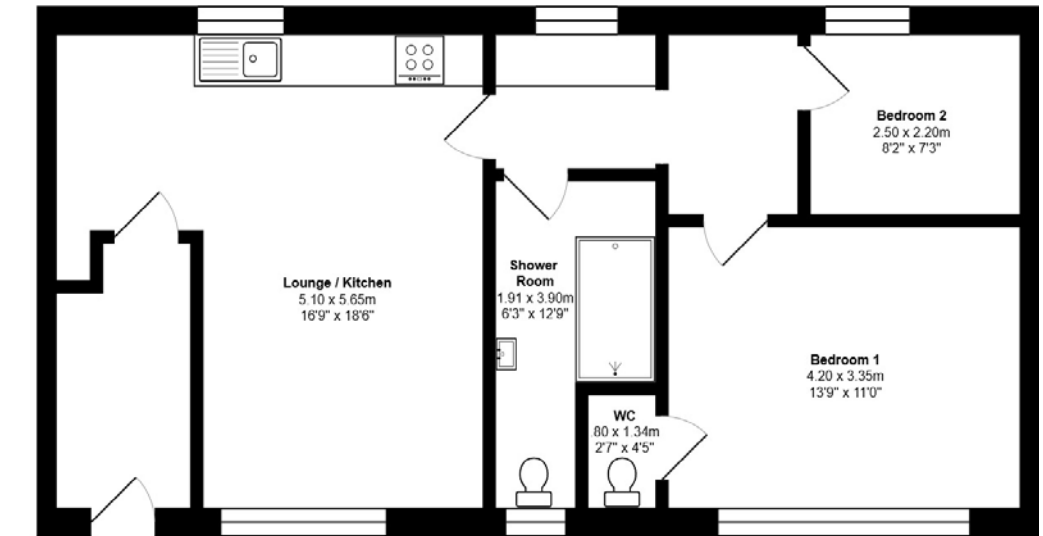
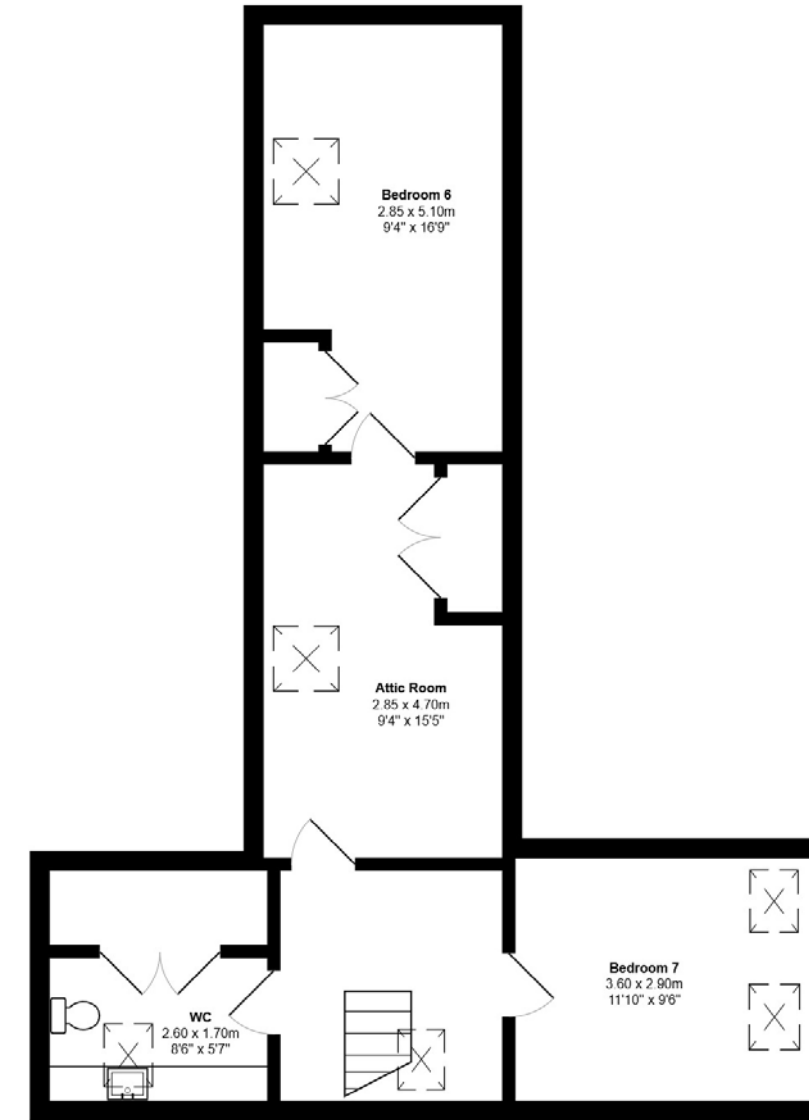
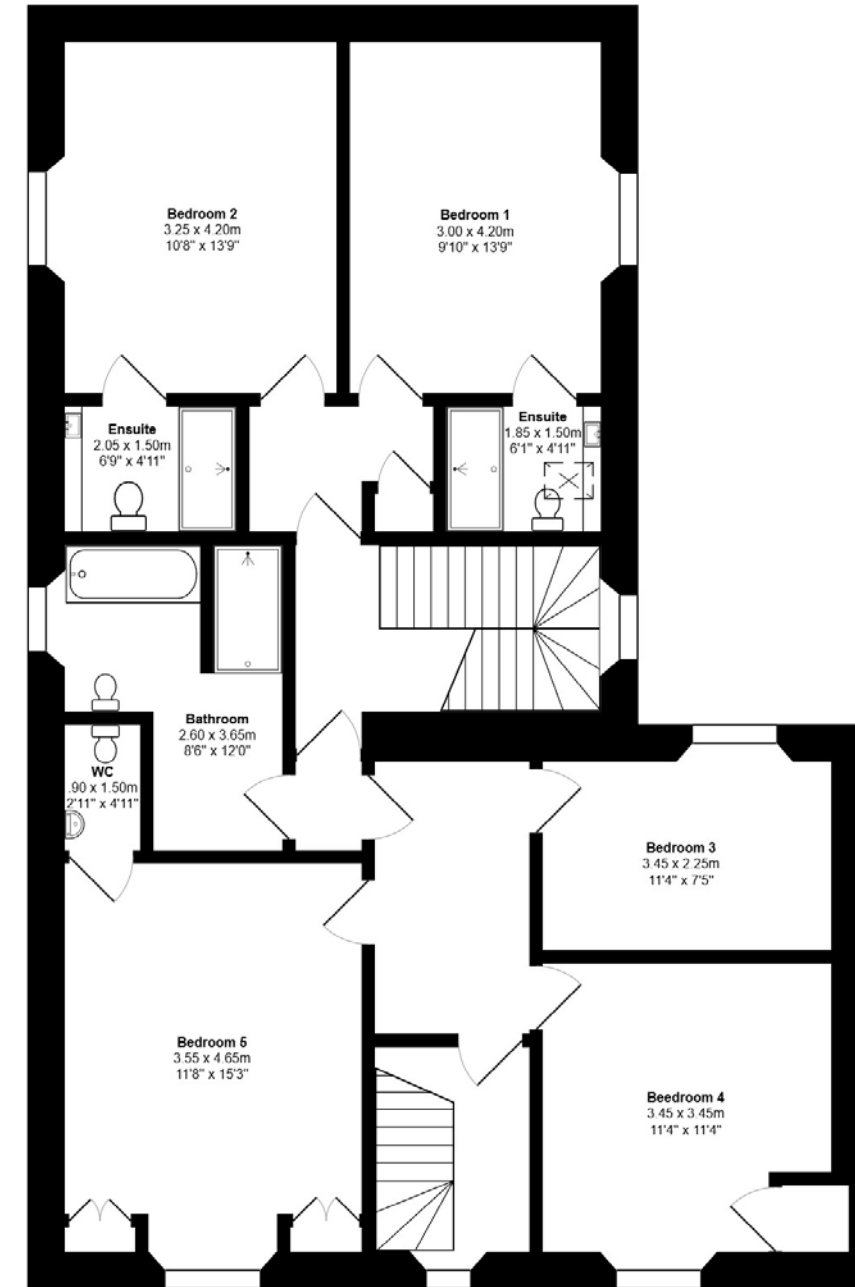
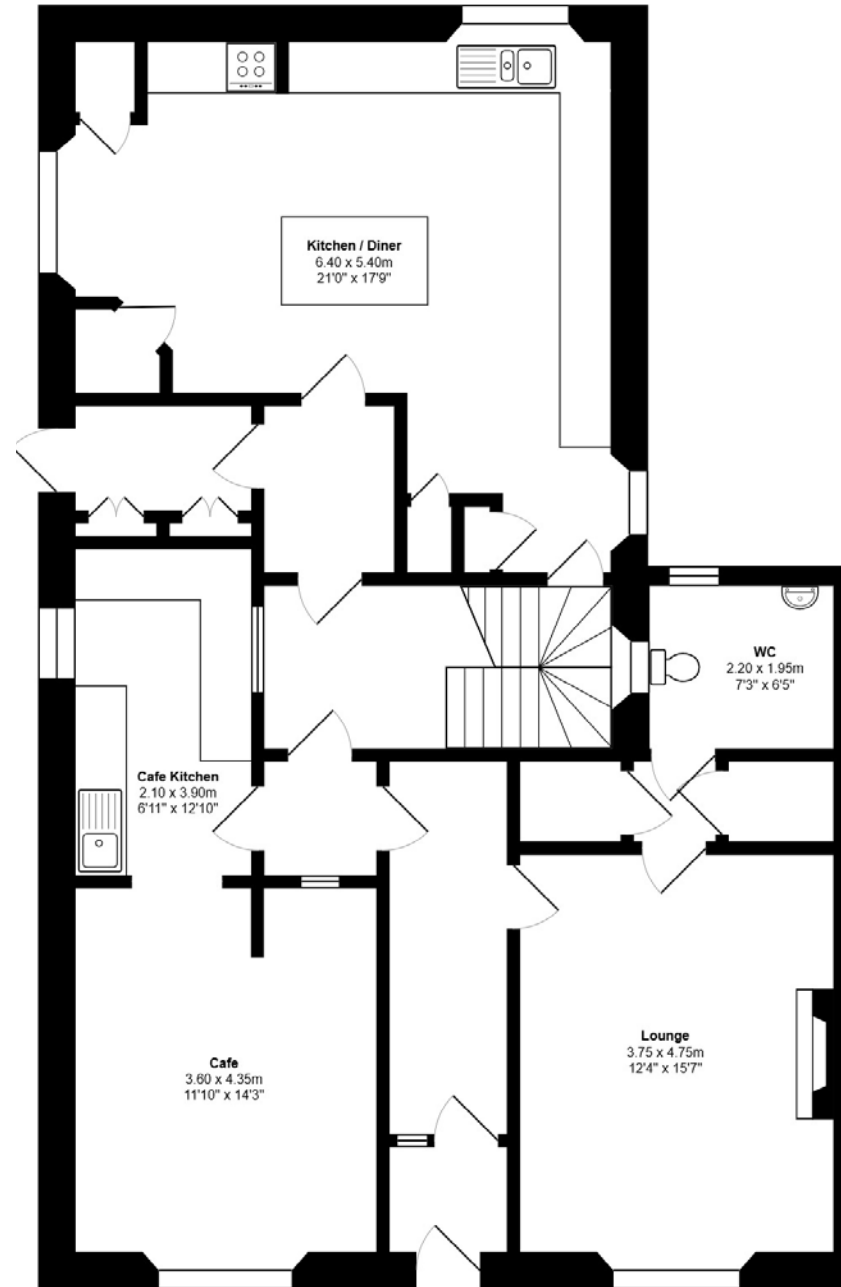
## EXTERNALS













The village of Dundrennan offers access to essential educational facilities, with Kirkcudbright Primary serving as the nearest primary school and pre-school nursery, and Kirkcudbright Academy, located seven miles away, providing secondary education. Dundrennan also features its own village hall, available for various community activities.

A key historical landmark, Dundrennan Abbey, dates back to 1142 and remains an important part of Scotland's rich heritage. Just a short distance away in Kirkcudbright, known as the Artists' Town, visitors and residents can explore a diverse range of amenities, including individual shops, supermarkets, restaurants, pubs, hotels, offices, doctors, and dentists. The town's cultural hub, Kirkcudbright Galleries, showcases exhibitions that celebrate its artistic legacy, particularly its connection to the renowned Glasgow Boys and influential female artists like Jessie M. King.



LOCATION







Nestled along the River Dee, Kirkcudbright is a picturesque harbour town with stunning coastal scenery and popular holiday destinations at Brighthouse Bay, Borgue, Sandgreen, and Auchenlarie. Spectacular sunsets and breathtaking views of the Murray Isles add to its charm. The town hosts annual arts festivals, a summer activities programme, a Tattoo with Ceilidh, and a variety of jazz and traditional music events, as well as the Kirkcudbrightshire County Show.

For food lovers, Kirkcudbright boasts a cookery school and acclaimed dining establishments like The Auld Alliance and Selkirk Arms Hotel, while Castle Douglas, known as the Food Town, is just 15 miles away. A broader selection of amenities, including a university campus and a state-of-the-art hospital, can be found in Dumfries, the regional capital, around 26 miles from Dundrennan.





The Southwest of Scotland is famous for its mild climate, unspoiled landscapes, and a wealth of outdoor activities. The Galloway Hills provide excellent hiking opportunities, while cycling enthusiasts can explore newly designated routes and the Seven Stanes mountain bike trails in Galloway Forest Park. Fishing opportunities abound, with trout and salmon available in the region's many lochs and rivers. Golf lovers can take advantage of courses like Southernness, as well as several other options in Kirkcudbright, Cally Palace, Castle Douglas, Dalbeattie, and New Galloway.

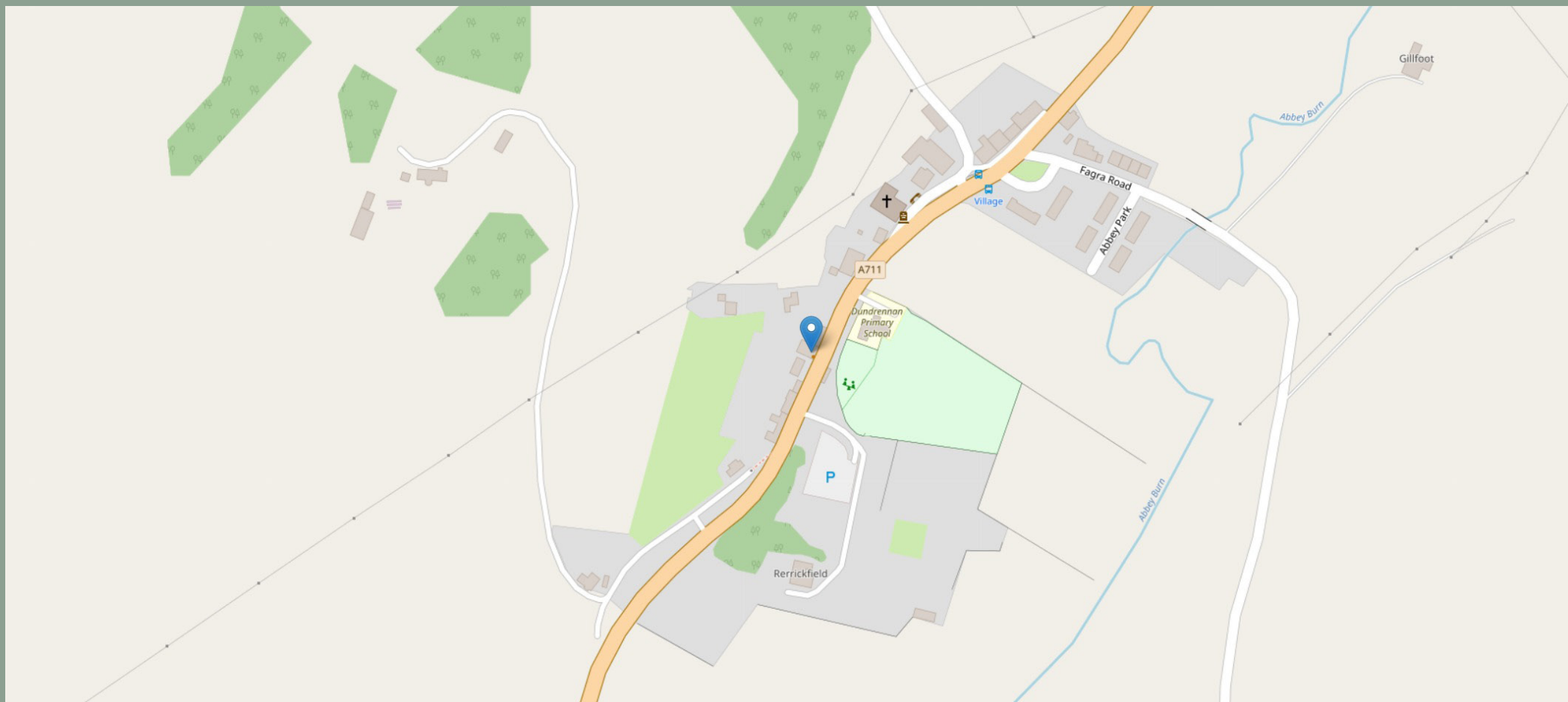
For those interested in watersports, Loch Ken features a popular sailing centre, and the Solway coast attracts sailors with safe moorings in Kippford and Kirkcudbright.

Notable attractions in the area include the National Trust for Scotland's Broughton House and the magnificent Threave Estate, which trains aspiring horticulturists and offers a modern visitor centre with an excellent café and shop.

Gatehouse of Fleet, situated 15 miles away, lies within a designated National Scenic Area, bordering Galloway Forest Park, Scotland's first Dark Skies Park. For travel connections, mainline railway stations are available in Dumfries and Lockerbie, providing convenient links north and south. The M74 motorway is reachable within an hour, while Prestwick Airport, just over 60 miles to the north, offers regular flights across the UK, Ireland, and Europe. Edinburgh and Glasgow airports are accessible within two hours, and a direct rail service from Carlisle connects to Manchester Airport.







# McEwan Fraser Legal

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