

## TOMBRECK FARMHOUSE

The Farmhouse at Tombreck is owned by Tombreck Farming LLP and is currently a shared property. At some point from Spring 2023 the farmhouse will be available to lease in its entirety. The tenancy will be open to applications from prospective farmers and growers at Tombreck Farm, with the main criteria being that of need, both operational need and personal need. The farmhouse could be included in a farm tenancy with the cost of the lease reflecting this value, or otherwise an appropriate market rent would be charged as assessed by an independent valuer.

### DESCRIPTION

The house was build around 1920 and is of traditional stone construction with a rendered exterior. It is in a reasonable condition although some repairs need to be made to the following: an area of first floor ceiling plasterwork, utility room sink, and a new lock to the back door. Most of the rooms would benefit from re-decoration. There are solar pv panels which contribute some of the electricity used by the farmhouse and heating system. It will be leased unfurnished.

### ACCOMODATION

#### First Floor

- Two double bedrooms one with an open fireplace, with south facing dormer windows with views to the loch.
- Small bathroom and WC, old cast iron bath, south facing window.
- Landing and staircase to ground floor.
- All original timber pine flooring

#### Ground Floor

- Large bedroom or sitting room, south-facing window with shutters overlooking the garden. Open fireplace, shelved reveal
- Hallway with door to conservatory
- Living room with wood burning stove, shelved reveal, south facing window with shutters over looking the garden. Timber paneling.
- Hardwood flooring with under floor heating for the above rooms
- Kitchen with electric cooker and old-fashioned kitchen units and shelves. Belfast sink.
- Entrance / utility room with large Belfast sink. WC off.
- South facing conservatory
- Quarry tiles with under floor heating to the above rooms.

There is a secure area of lawn and herbaceous borders to the front/south of the house with a washing line and a greenhouse. Entrance steps, parking area and woodshed to the back/north of the house. There is also boiler shed attached to the side of the house.

## **HEATING**

All the domestic hot water and central heating is provided by a logwood fueled heating system consisting of a Veto boiler and a large accumulator tank, which is housed in the boiler shed. Given the age and size of the house this system works efficiently.

However, it is very demanding on human time and energy. Currently about 18 tons of softwood logs are needed each year, less if hardwood can be used. Material is usually purchased as cordwood by the lorry load, and then needs to be sawn, chopped and stored before use. Drier wood burns much more efficiently, and the firewood system should be ideally organised two years in advance and at scale.

During the winter months it is best to keep the boiler burning continually, and during spring, summer and autumn to light the boiler on a daily basis. During hot weather this can be reduced to once every few days.

## **IMPORTANT NOTE**

This heating system was designed as a District Heating Scheme in order to serve two houses; the farmhouse and the new house next door, the Croft House. It will be the responsibility of the farmhouse tenant to provide the heat energy for both houses. This will mean sourcing, purchasing, clogging, splitting and storing the firewood and keeping the boiler burning as required.

The energy used by the new house will be metered and the tenant will be paid per kWh for the energy provided to the new house. Having the tools, the ability and time to carry out this function will be a requirement of the tenancy.

Tombreck Farming LLP is responsible for the building insurance, the general maintenance of the house and the cost of any repairs to the central heating system. The tenant will be responsible for paying the Council Tax (Valuation Band D, currently £1351.00 per year) and the electricity bill. The tenant will be responsible for keeping the house and garden in good order and to report any faults or problems to the landlord. The apple trees and the strawberries on the woodshed roof are excluded from the lease.

SM 23/03/22