

**KELTERNE
RHONEHOUSE, CASTLE DOUGLAS DG7 1SZ**



THREAVE RURAL

**LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS**



Location Plan



Ordnance Survey © Crown Copyright 2016. All rights reserved. Licence number 10002932. Digital Scale - 1:50000



NOT TO SCALE

KELTERNE

RHONEHOUSE, CASTLE DOUGLAS, DG7 1SZ

Castle Douglas 2½ Miles, Dumfries 17 Miles, Carlisle 49 Miles, Stranraer 52 Miles

A TRADITIONAL TWO STOREY DETACHED DWELLING SITUATED AMIDST THE RURAL SPLENDOUR
IN THE STEWARTRY AREA OF DUMFRIES & GALLOWAY

- WELL POSITIONED SOUTHWEST FACING DWELLING
- ATTRACTIVE MATURE WELL-KEPT GARDEN GROUNDS
- OFF ROAD PARKING (4 VEHICLES)
- RURAL YET EASILY ACCESSIBLE LOCATION
- EPC RATING – F (37)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Mr Grierson Dunlop
Turcan Connell
Princes Exchange
1 Earl Grey Street
Edinburgh, EH3 9EE
Tel: 0131 228 8111
Email: enquiries@turcanconnell.com



SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

Kelterne is situated in a quiet yet easily accessible location about 1½ miles southwest of the Village of Rhonehouse (also known as Kelton Hill). The nearby market town of Castle Douglas is some 2½ miles to the northeast of the property. The property lies in an area of outstanding natural beauty and its elevated position offers commanding open views.



Local services are conveniently located in the nearby town of Castle Douglas (The Food Town). This market town, which forms the heart of the Stewartry area, offers all essential services with a comprehensive range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops and craft outlets. Primary schooling is available at the nearby Village of Gelston with both Primary and Secondary schools available at Castle Douglas.

Communications to the area are good with the property lying in close proximity to the main A75 EuroRoute, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75 and the international airports of Prestwick and Glasgow are about

58 miles and 72 miles respectively. There are mainline railway stations at both Dumfries and Lockerbie.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses, the closest being within Castle Douglas.

Kelterne is an exceptional rural residence and will make a stunning family home. The property is over two floors and would lend itself to any configuration of accommodation. The property benefits from secluded garden grounds.



DIRECTIONS

From the Castle Douglas bypass west of the Threave roundabout, turn left sign posted Rhonehouse. Follow this road through the village of Rhonehouse on the Old Military Road and Kelterne is located on the right hand side, as indicated on the location plan which form part of these particulars.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Kelterne are sought in excess of £185,000

VIEWING

By appointment with the Sole Selling Agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

The property occupies an elevated site and offers picturesque open views over the surrounding countryside. The dwelling is traditionally stone and brick built under a tiled roof over two storeys' offering comfortable family accommodation, as follows:

GROUND FLOOR

- **Rear Vestibule**
With cloakroom off (2.11m x 1.09m), with WC & WHB.
- **Kitchen** (4.35m x 4.24m)
Fully fitted floor and wall units stainless steel sink and drainer, white goods, oil fired Rayburn Range, double aspect windows.
- **Central Hallway** (4.51m (max) x 2.81m (max))
Built in Cupboard, stairs off, understair cupboard.



- **Dining Room** (4.97m x 3.11m)
Double aspect windows.
- **Sitting Room** (6.11m x 4.15m)
With feature fireplace, large picture windows offering outstanding views.

FIRST FLOOR

- **Landing** (3.67m X 1.84m)
With airing cupboard and access to large floored storage area in eaves.
- **Double Bedroom 1** (4.56m x 3.08m)
With walk-in wardrobe with hatch to attic space.
- **Double Bedroom 2** (4.61m (max) x 2.72m))
With built-in cupboards.
- **Single Bedroom 3** (3.54m x 2.19m)



- **Family Bathroom**
WC, WHB, large freestanding shower cubicle with thermostatic shower, Respatex cladding, partially tiled.



OUTSIDE

Large mature well-kept garden grounds mostly laid down to lawned areas with mature shrubs and specimen trees. Located under the house is a cellar / storage area. Gravelled parking area with space for at least four vehicles.

SERVICES

- Mains water and electricity
- Private drainage
- Oil fired central heating system
- Fully UPVC double glazed (installed November 2014)
- The telephone line is installed subject to the normal BT regulations

HOME REPORT

A Home Report is available via: www.packdetails.com using the reference number: HP452685 along with the postcode: DG7 1SZ.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc. whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Mr Grierson Dunlop, Turcan Connell** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band E.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared July 2016



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS