CRAIGENDARROCH

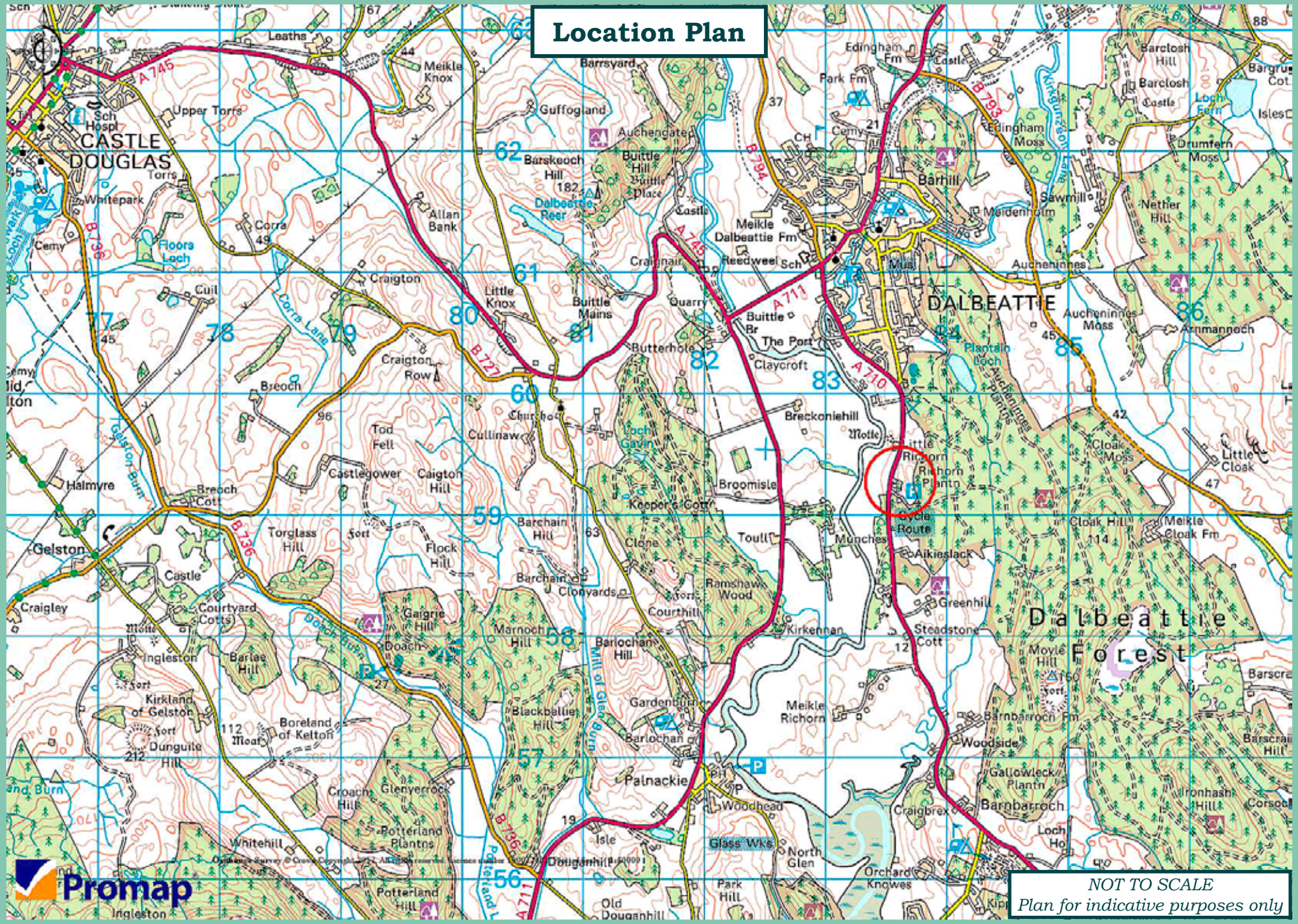
Colvend Road, Dalbeattie, Dumfries & Galloway, DG5 4QU

An an exceptional residential dwelling benefitting from a detached commercial café

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



CRAIGENDARROCH

Colvend Road, Dalbeattie, Dumfries & Galloway, DG5 4QU

Castle Douglas 6 miles, Stranraer 60 miles, Dumfries 13 miles, Carlisle 51 miles,

AN EXCEPTIONAL RESIDENTIAL DWELLING BENEFITTING FROM A DETACHED COMMERCIAL CAFÉ LOCATED ON THE PERIPHERY OF DALBEATTIE FOREST

-
- MODERN FOUR BEDROOM ONE & A HALF STOREY DWELLING
- STANDALONE COMMERCIAL CAFE
- DOUBLE GARAGE / WORKSHOP
- LANDSCAPED GARDEN GROUNDS AND AMENITY WOODLAND
- LARGE CARPARK

IN ALL ABOUT 1.72 acres (0.694 HECTARES)

VENDORS SOLICITORS
Mr Tom Potinger
A M Simpson & Sons
10 – 14 Well Street
Moffat
DG10 9DP
Tel: 01683 220118
Email: ams@am-simpson.co.uk

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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

Craigendarroch is situated on the edge of Dalbeattie Town on the Colvend Road. The property lies in a semi-rural location on the edge of Dalbeattie Forest within very close proximity to the 7stanes world-class mountain biking trails, making it the ideal location for enthusiastic mountain bikers.

Dalbeattie provides a wide range of essential services with a new school under construction, which will cater for nursery to secondary education. The town also boasts a wide range of retail and professional services, along with a new medical practice and leisure facilities.

A wider range of shops, supermarkets and services can be found in the surrounding towns of Kirkcudbright & Castle Douglas, with the regional centre of Dumfries offering the West of Scotland University Campus, a major hospital (with a new Hospital currently under construction), a range of high street shops, retail parks and large supermarkets.

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 Dalbeattie. Dalbeattie also boasts one of the 7stanes world-class mountain biking centres.

The property is also in close proximity to the safe anchorage of Kippford, affectionately known as the 'Scottish Riviera'.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan at Stranraer. The international airports of Prestwick & Glasgow are within an hour's drive of the property.

This idyllic property not only benefits from a fully modernised one & a half storey dwelling, but from a standalone commercial café, which has been rented out on an informal basis, providing a useful income stream. The entire property lends itself to any tourist based enterprise and with the close proximity of the 7stanes mountain biking trails, a high level of tourist traffic both from the forest enterprises and the nearby Kippford anchorage ensures a steady throughput of business.

DIRECTIONS

From Dalbeattie bypass, follow the signs for the Solway Coast and Craigendarroch is located on the left-hand side, about 1½ miles outside the town boundaries, as indicated on the Location Plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Craigendarroch are sought in excess of £395,000

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

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PARTICULARS OF SALE

THE DWELLINGHOUSE

Craigendarroch is a modern one & a half storey dwelling under a slated roof. The property has been well-maintained and with the addition of an upstairs master suite, along with a full-length covered walkway the property provides comfortable family accommodation as follows:

GROUND FLOOR

- **Central Hallway**
  Large 'L' shaped hallway with built-in cupboard and premium laminate floors, which accurately recreates the charm and character of rustic flooring.

- **Living Room** (4.34m x 4.54m)
  A bright room with double aspect windows and wood burning stove.

- **Double Bedroom 1** (3.93m (max) x 3.11m))
  With large window to the front and built-in cupboards.

- **Sitting Room** (3.66m x 5.47m)
  Windows to the front and rear, wood open fire.

- **Double Bedroom 2** (3.34m x 3.05m)
  Large double built-in wardrobes and window to the rear.

- **Family Bathroom** (1.93m x 2.24m (max))
  Modern and tastefully decorated, with WC, WHB & freestanding shower cubicle

- **Kitchen**
  Modern floor and wall units, sink & drainer, double aspect windows, stairs off the first floor.

- **Utility Room** (3.71m x 1.83m)
  Modern floor and wall units, sink & drainer, window to the side, door leading to outside via a full-length covered walkway.

FIRST FLOOR

- **First Floor Landing**
  With double aspect velux windows.

- **Single Bedroom 3** (3.66m x 2.36m)
  With coombed ceilings, built-in wardrobe & velux window.

- **Master Bedroom Suite** (6.58m (to include en-suite) x 3.66m))
  Double aspect velux windows, built-in cupboards, coombed ceilings.

- **En-suite**
  With WC, WHB, large free standing bath with view through velux window.

BRAMBLES CAFE

This busy detached cafe is situated to the rear and side of the main dwelling, which is cleverly screened providing an outside patio seating area with internal seating, currently for eighteen. Brambles Café is currently rented to a third party, which provides the owners of Craigendarroch with a steady income stream. The café accommodation briefly comprises:

- **Dining Area** (5.79m x 4.32m)
  A bright and airy dining area, which currently has seating for eighteen, door to outside patio area.

- **Inner Hallway** (2.63m x 1.2m)
  With a room containing WC & WHB off and storage area with WC.

- **Kitchen** (4.38m x 3.10m)
  Fitted floor and wall units, sink & drainer, door to outside.

OUTSIDE

Craigendarroch has beautifully landscaped garden grounds, which surround the whole property. The entire subjects, to include the area occupied by the dwelling house, carpark & brambles café extend to about 1.72 acres.

The grounds are laid down to lawns with an unusual mixture of flowering perennials making up the borders. The rear garden grounds are cleverly landscaped and are made up of amenity woodlands, mature shrubs & lawned areas. The current owners have created poultry enclosures within the orchard, which houses and unusual selection of poultry, providing free range eggs which are made available to the general public.

SERVICES

- Mains water
- Mains electricity
- Private drainage
- Oil fired central heating system throughout
- The telephone is installed subject to the normal BT regulations.

COUNCIL TAX BANDING
The council tax banding for Craigendarroch dwelling house: Band E

RATEABLE VALUE
The rateable value for Brambles Café: £825 pa as at 1st April 2017

The current business rates are approximately 40p in the £1.00, but it is our considered opinion that the property may attract Small Business Relief. Potential purchasers are advised to make their own enquiries in this respect.

HOME REPORT
Given that the property is being sold in one lot, it is not a requirement for a mixed use property, i.e. residential and commercial, to have a Home Report. We have therefore provided both a residential EPC and a commercial EPC as per the details on our website

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 Tom Potinger, A M Simpson & Sons** for a definitive list of burdens subject to which the property is sold.

MINERAL & SPORTING RIGHTS
Insofar as these rights form part of the property's title they are included in this sale at no additional charge. The sporting rights are in hand, however it is noted that there are no fishing rights included in the property's title.

ENTRY & VACANT POSSESSION
Immediately upon completion.

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

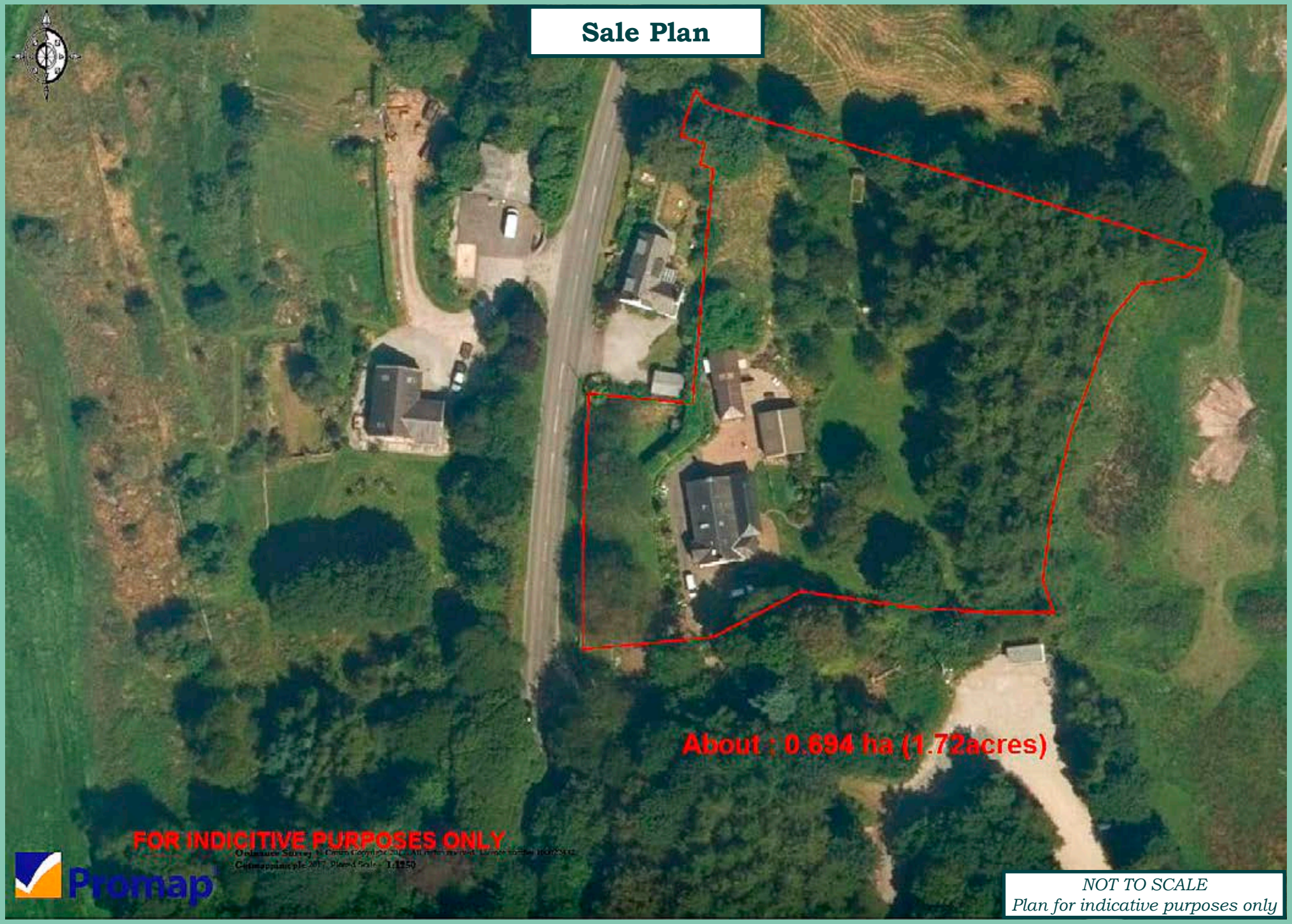
Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

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 June 2017


Sale Plan
About : 0.694 ha (1.72acres)
FOR INDICITIVE PURPOSES ONLY
Promap
NOT TO SCALE
Plan for indicative purposes only

Kippford Village about 2½ miles from Craigendarroch

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