



ST CUTHBERTS COTTAGE

Colvend, Dalbeattie, Dumfries & Galloway, DG5 4QW



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

ST CUTHBERTS COTTAGE

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Dalbeattie 6, Castle Douglas 13 miles, Dumfries 20 miles, Carlisle 60 miles,

A TRADITIONAL GALLOWAY COTTAGE SITUATED IN A PICTURESQUE AREA OF DUMFRIES & GALLOWAY

- THREE BEDROOM DETACHED COTTAGE (REQUIRES MODERNISATION)
- SINGLE GARAGE
- GATED ACCESS PROVIDING OFF ROAD PARKING
- MATURE GARDEN GROUNDS
- EPC RATING – G



VENDORS SOLICITORS

Mrs Karen Baird
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764
Email: karen@hallbaird.co.uk



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

St Cuthberts Cottage is situated in a semi-rural location on the coastal road between Kippford (affectionately known as the 'Scottish Riviera') and Colvend and within very close proximity to the 7stanes world-class mountain biking trails within Dalbeattie Forest.

This charming detached property was originally constructed in 1871 and has been extended over the years. The entire property would benefit from a degree of modernisation however, St Cuthberts Cottage lends itself to development of a lovely family home or indeed holiday accommodation.

Dalbeattie provides a wide range of essential services with a newly constructed school, which caters from 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 nearby town of Castle Douglas, with the regional centre of Dumfries offering the West of Scotland University Campus, a major new hospital, 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.

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.

DIRECTIONS

From Dalbeattie bypass, follow the signs for the Solway Coast. Follow this road for about 6 miles and St Cuthberts Cottage is located on the right-hand side, 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 St Cuthberts Cottage are sought in excess of £200,000

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

St Cuthberts Cottage is of brick-built construction rendered under a tiled roof. The property has been well-maintained over the years, however would benefit from a degree of modernisation. The property in more detail briefly comprises:



GROUND FLOOR

- **Front Entrance Porch**
Window to the front.
- **Central Hallway**
Stairs off to first floor.



- **Kitchen** (5.32m x 3.29)
Double aspect windows, floor and wall units, Calor gas hob, sink and drainer.
- **Utility Room** (2.79m x 2.49m)
Floor units, range of shelving units, Belfast sink, window to the side, door to outside.
- **Family Bathroom** (2.69m x 2.04m)
Coloured three piece suite, fully tiled, window to the rear.



- **Double Bedroom 1** (4.11m x 2.90m)
Built-in wardrobes, window to the rear.



- **Living Room** (5.98m x 3.92m)
Patio doors to the rear, window to the front, gas fire set in Fyfe stone fireplace.



- **Dining Room** (5.36m x 3.29m)
Window to the front.

FIRST FLOOR

- **First Floor Landing**
With light tunnel.
- **Double Bedroom 2** (4.83m x 3.31m)
With coombed ceilings, dormer window to the rear, small window to the side.
- **Family Bathroom** (3.24m x 2.40m)
Standalone shower cubicle, WC, WHB set in vanity unit, built-in cupboards
- **Double Bedroom 3** (4.90m x 3.58m)
Coombed ceilings, built-in cupboards, dormer window to the rear.
- **Cloakroom**
WC & WHB.



OUTSIDE

The property has gated access to a gravelled area at the front, providing off road parking areas. Garden grounds to the side and rear, which are mainly laid to lawns, mature shrubs and specimen trees.



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

Band F

HOME REPORT

A Home Report for both St Cuthberts Cottage is available via: www.packdetails.com using the reference number: HP542759 along with the postcode: DG5 4QW. Alternatively you can download the Home Report direct from our website: www.threaverural.co.uk

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: **Karen Baird, Hall Baird Solicitors** 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 May 2018

