



HOLLY LODGE

Crocketford, Dumfries, DG2 8QH



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



Promap

LANDMARK INFORMATION GROUP

NOT TO SCALE
Plan for indicative purposes only

HOLLY LODGE

Crocketford, Dumfries, DG2 8QH

Castle Douglas 7 mile, Dumfries 9 miles, Carlisle 43 miles, Glasgow 85 Miles, Edinburgh 87 Miles

AN EXCEPTIONAL RESIDENTIAL / LIFESTYLE PROPERTY SITUATED IN A PICTURESQUE COUNTRYSIDE LOCATION ON THE OUTSKIRTS OF CROCKETFORD IN DUMFRIES & GALLOWAY

- EXCEPTIONAL SYMPATHETICALLY MODERNISED & EXTENDED 3/4 BEDROOM DWELLING HOUSE
- MATURE GARDEN GROUNDS WITH SUMMER HOUSES
- LARGE TARMAC DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES
- RANGE OF MODERN & TRADITIONAL OUTBUILDINGS (WITH DEVELOPMENT POTENTIAL)
- EPC – D63

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Mr Iain McDonald
Gillespie Gifford & Brown LLP
135 King Street
Castle Douglas
DG7 1NA
Tel: 01556 503744
Email: iain.mcdonald@ggblaw.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

Holly Lodge is located on the outskirts of the village of Crocketford, which is about a 10 minute drive to the busy market towns of Dumfries & Castle Douglas within Southwest Scotland.

Holly Lodge was built in 1880 and since has been sympathetically modernised & extended (1995 and again in 2012), to an extremely high standard incorporating all features for modern day family living, yet retaining the character of the property with the bespoke finishings adding charm, style and elegance throughout. The property benefits from electronic gated access to a large tarmac courtyard, providing parking for several vehicles. The outbuildings have been maintained to a very high standard over the years and are currently utilised for feed storage, etc. One of these buildings benefits from change of use to a store, office space, etc. and has a rateable value, where small business rates relief currently applies.

The property is surrounded by the stunning Dumfries & Galloway countryside and is completely enclosed within its own private garden grounds, with no immediate neighbours.

The village of Crocketford is situated along the main A75 Euroroute and benefits from a hotel, village shop and a niche retail outlet. A wider range of professional services are located at both Dumfries & Castle Douglas, both offering a good choice of primary & secondary schooling. The new DGRI hospital is situated on the western outskirts of Dumfries, which is only a 10 minute drive away.

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. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

DIRECTIONS

Upon entering the village of Crocketford from the A75, take the A712 sign posted 'Corsock, Balmaclellan & New Galloway'. Follow this road for just over a mile and Holly Lodge is located on the left 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 Holly Lodge are sought in excess of: £360,000

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

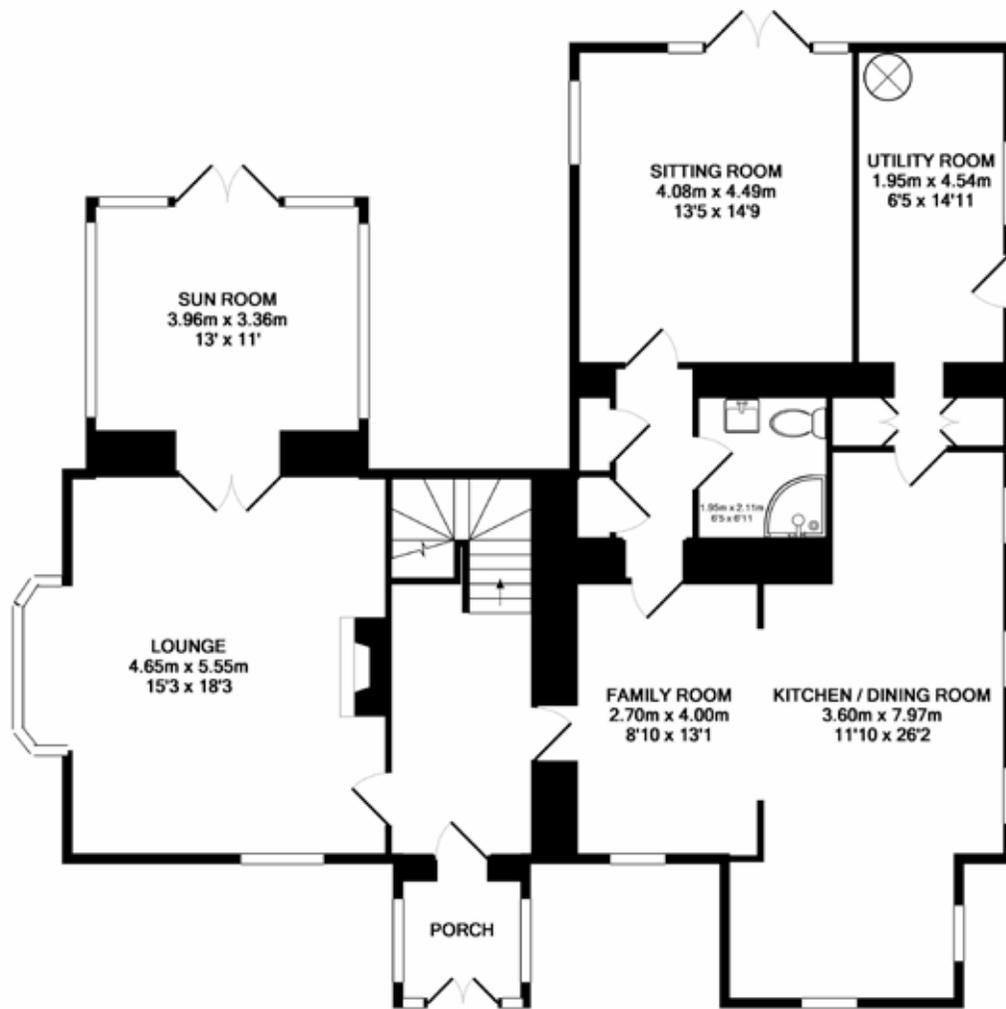


PARTICULARS OF SALE

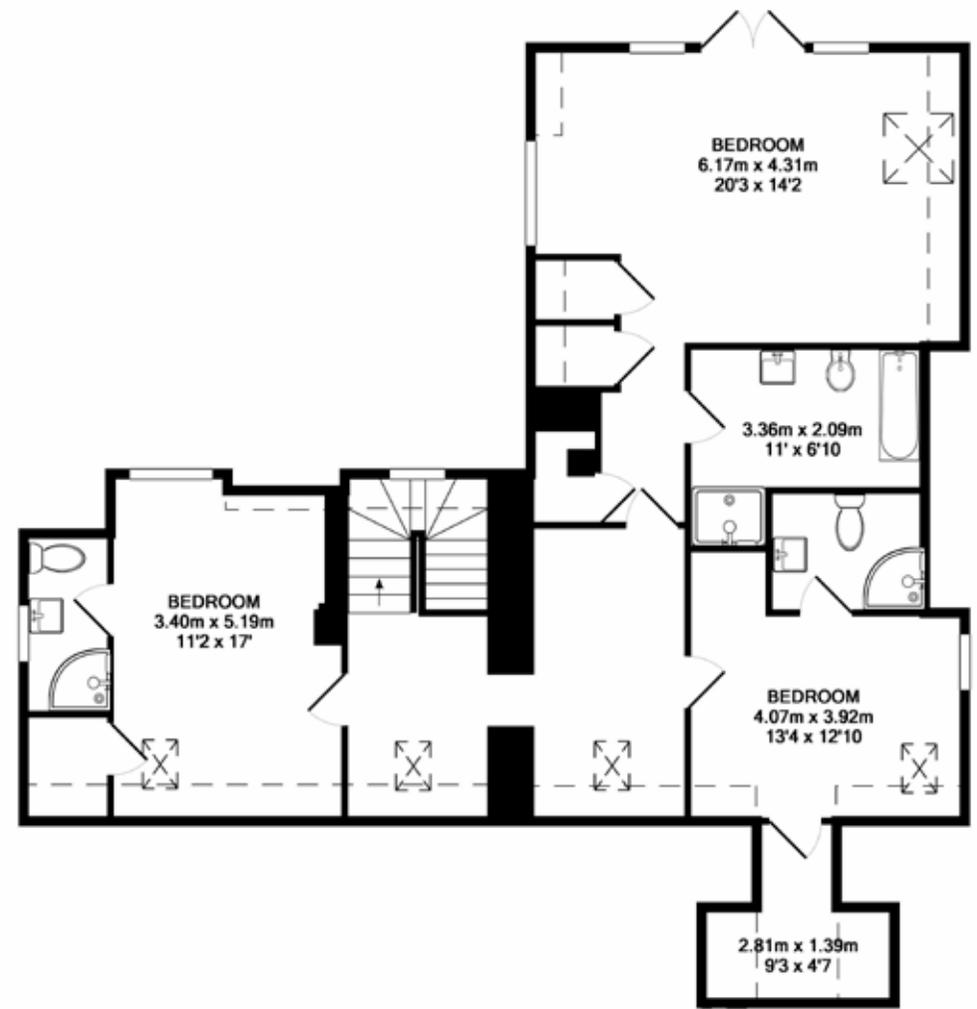
HOLLY LODGE DWELLING HOUSE



Holly Lodge is mainly of traditional stone construction under a slated roof. This exceptional dwelling has been sympathetically extended over the years by the current owners, providing comfortable cosy living spaces. The property occupies an elevated site with stunning views over the surrounding countryside. A large area to the front of the property has been laid with tarmac, providing parking for several vehicles. The accommodation is arranged over two floors and in more detail briefly comprises:



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR

- **Front Entrance Porch**

With cathedral style ceiling, tiled flooring and modern leaded glass windows to three sides, storm door to outside with glass panels above.

- **Central Hallway**

With solid oak flooring, bespoke built staircase off, under stair access hatch.



- **Living Room**

A bright and airy room with double aspect windows and French doors leading to the sun room, multi-fuel stove is set in a feature sandstone fireplace, solid oak flooring.

- **Sun Lounge**

With windows to three sides and three velux windows, tiled floor, patio doors to garden grounds.

- **Family Room / Bedroom 1**

With solid oak floor, feature fireplace with electric effect log burner, patio doors to garden grounds.

- **Inner Hallway**

With built-in airing cupboard, built-in cupboard housing electricity meters.





- **Kitchen / Diner / Snug**

The kitchen has been sympathetically modernised in keeping with the building incorporating fully fitted floor and wall units, built-in wine cooler, integrated dishwasher, breakfast bar with cupboards below, large built-in four oven oil fired AGA set in feature inglenook fireplace, built-in microwave oven, single electric oven, sink and drainer, induction hob, five windows providing lots of natural light and a built-in window seat. The dining area has ample room for a large family dining table, with the snug area off providing an area to relax.



- **Utility Room**

With floor and wall units, integrated freezer, plumbed for automatic washing machine, sink & drainer, window to the side.

- **Shower Room**

Mains water powered double shower cubicle, partially respatex clad, WC, WHB, tiled floor.

- **Sitting room**

With solid oak flooring, feature fireplace, window to the side, patio doors to garden grounds.



FIRST FLOOR

- **Mid Landing**

With window to the rear and built-in bookcases leading to upper landing and reading areas.

- **Upper Landing**

Bright upper landing with two reading areas and velux windows, a sauna has been installed just off one of the reading areas (which is not included in the sale, but can be made available by separate negotiation).



- **Double Bedroom 2**

With velux window to the front and double aspect windows to the rear, hidden walk-in wardrobe, door off to en-suite.

- **En-suite**

Corner shower unit, WC, WHB, window to the side, partially respatex clad.



- **Double Bedroom 3**

With built-in walk-in wardrobe, window to the side and velux window to the front, door off to En-suite.

- **En-suite**

With corner shower cubicle, WC, WHB, velux window, partially respatex clad.

- **Master Bedroom Suite 4**

The master bedroom suite benefits from it's own inner hallway, which leads to it's own private bathroom off the hallway and into the beautifully presented bedroom. This is a bright room with the benefit of patio doors leading to a small balcony affording uninterrupted countryside views. There is also with a window to the side and a velux window. All windows have been fitted with made to measure blinds, with the addition of fibre optic mood lights set within the ceiling.

- **Master Bedroom Suite Bathroom**

With bath, WC, WHB, built-in shower cubicle, partially respatex clad, bidet, infrared touch screen mirror, velux window.



SERVICES

- Mains water and electricity.
- Private drainage.
- Oil fired heating system & wood burning stove.
- Double glazed throughout.
- The dwelling house is wired for a bespoke sound system throughout.
- The telephone line is installed subject to the normal BT regulations.



THE GARDEN GROUNDS

The property benefits from its own beautifully landscaped garden grounds with a large area to the front of the property laid with tarmac, providing parking for several vehicles. The garden grounds are made up of specimen trees and shrubs, flower borders, lawned areas and a decorative pond. The whole of the garden grounds offer privacy and seclusion.

It should be noted that a pedestrian gate exists providing access to a local farmers field, this gate will be removed and built back into the dry stone dyke upon completion of any sale.



SUMMER HOUSES & GARDEN ROOM

In addition to the garden grounds there exists a charming octagonal shaped summer houses with internal bench seating.

The larger garden room currently houses a hot tub (which is not included in the sale, but can be made available by separate negotiation), separate shower room and electricity laid in. Given the quality and build of the summer house, it could be utilised for a range of uses.

THE OUTBUILDINGS

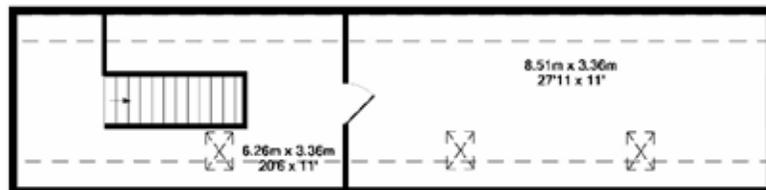
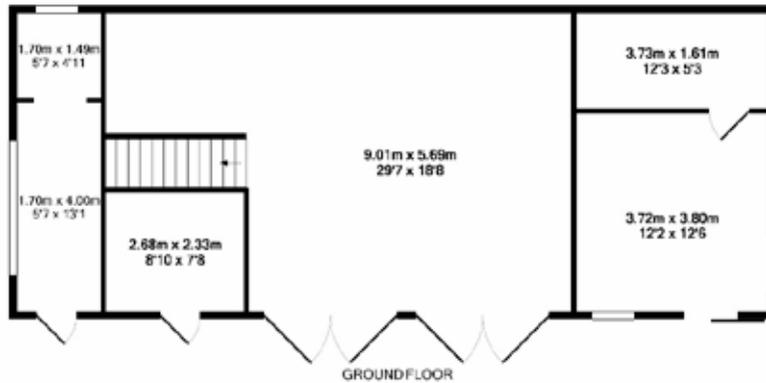
Holly Lodge benefits from a range of outbuildings, which are at present the current owners utilise for their own business use, with one of the units benefitting from a rateable value of £525 p.a. (small business rates relief applies). The outbuildings have both electricity and water laid in. Given the range of buildings and diversity of them, they could be utilised for a range of uses.

Along with the outbuildings is a dedicated stable with feedstore suitable for overnight stabling for events. If horses are your passion, close by there is good livery available just a few miles away. The remainder of the ground floor is made up of covered dog kennels & run, double garage / store area and there also exists a purpose-built wash bay with drainage. The loft above is currently utilised as a gym.

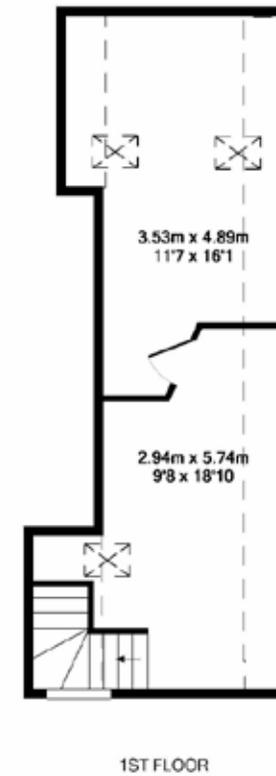
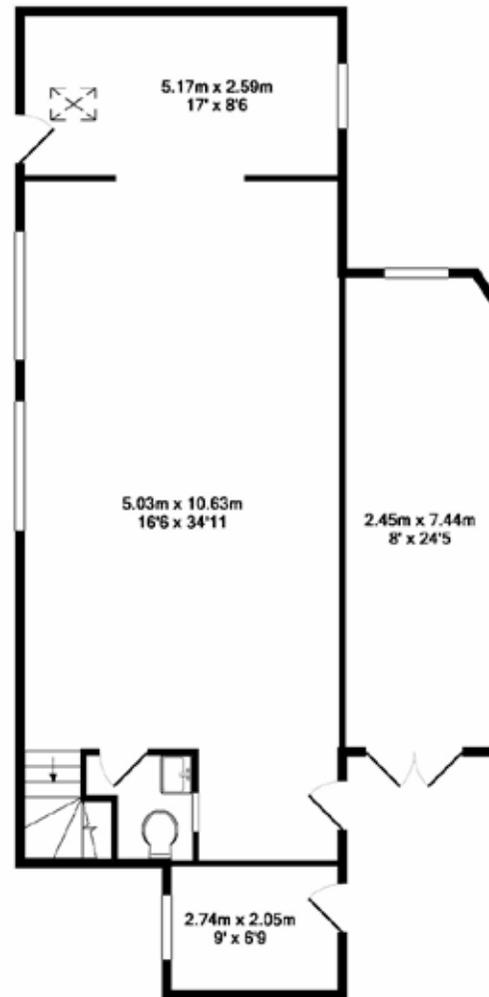


MATTERS OF TITLE

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 Iain McDonald, Gillespie Gifford & Brown**, for a definitive list of burdens subject to which the property is sold.



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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 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.

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.

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.

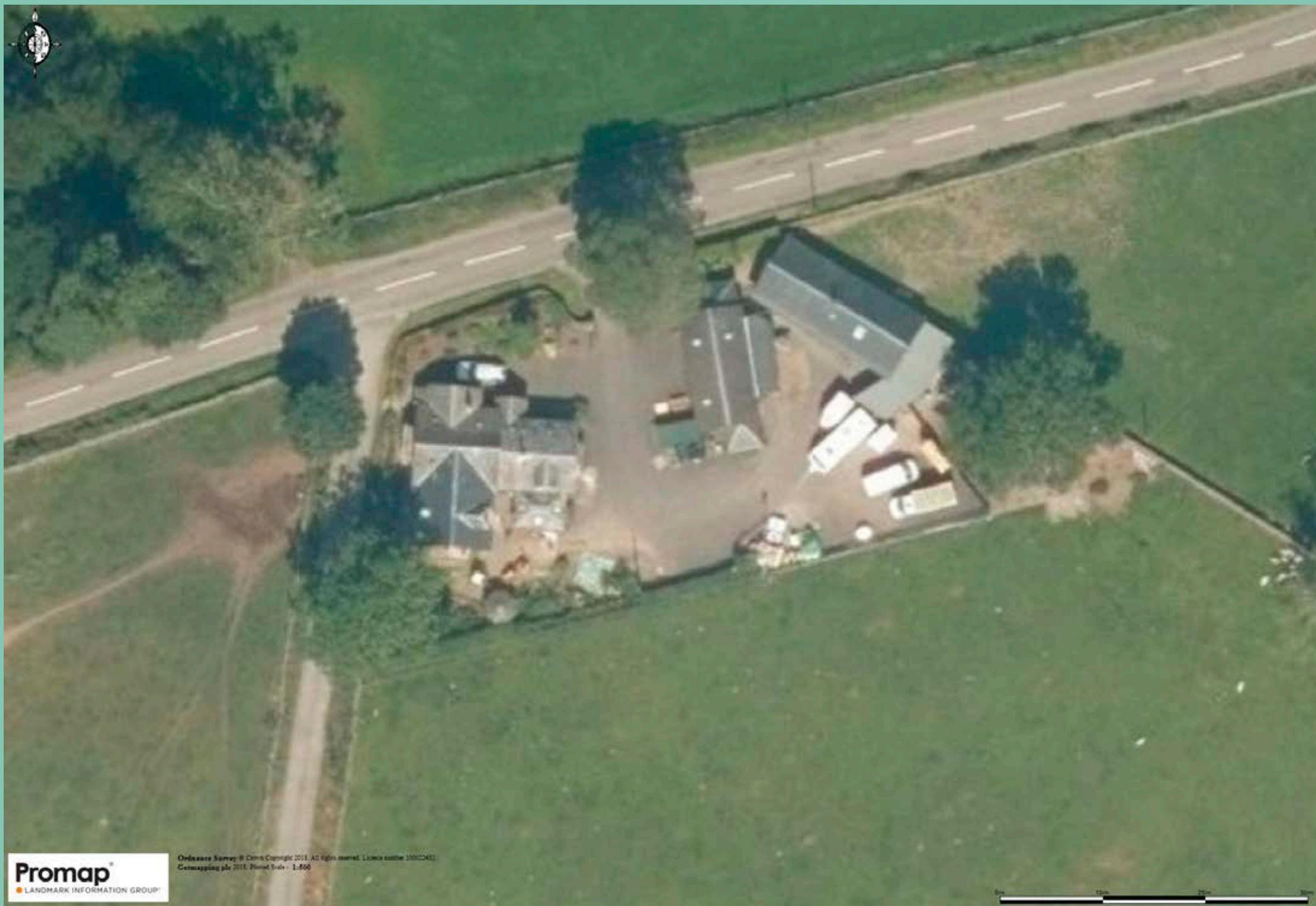
IMPORTANT NOTICE

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 2018







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