

# DAMHEAD FARMHOUSE & KENNELS

Damhead Farmhouse, Tinwald, Dumfries, DG1 3PL



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



Promap  
LANDMARK INFORMATION GROUP

DUMFRIES

NOT TO SCALE  
Plan for indicative purposes only

# DAMHEAD FARMHOUSE & KENNELS

## Damhead Farmhouse, Tinwald, Dumfries, DG1 3PL

Dumfries 4 miles, Carlisle 37 Miles, Glasgow 72 Miles, Edinburgh 76 Miles

**AN EXCEPTIONAL RESIDENTIAL SMALLHOLDING UTILISED AS A HIGHLY SUCCESSFUL BOARDING KENNELS, SITUATED IN A PICTURESQUE AREA OF DUMFRIES WITH VIEWS OVER THE STUNNING SURROUNDING COUNTRYSIDE**

- EXCEPTIONAL WELL MAINTAINED & MODERNISED FARMHOUSE
- FOUR BEDROOMS (1 EN-SUITE)
- RANGE OF OUTBUILDINGS CURRENTLY UTILISED AS BOARDING KENNELS
- GRAZING PADDOCK & AMENITY WOODLAND
- EPC – E (40)

IN TOTAL ABOUT 2.75 ACRES

**FOR SALE PRIVATELY AS A WHOLE**

### VENDORS SOLICITORS

Mrs Sharon Fyall  
JHS Law  
8-10 Bank Street  
Dumfries  
DG1 2NS

Email: Sharon.Fyall@jhslaw.co.uk  
Tel: 01387 739000



**THREAVE RURAL**

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VALUERS & RURAL CONSULTANTS

### 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

Damhead farmhouse & kennels are conveniently located about 4 miles from the busy market town of Dumfries in Southwest Scotland, just off what is known as, the high road of Tinwald. Damhead Farmhouse is a very well-presented detached property with no immediate neighbours and is surrounded by the stunning countryside of Dumfries & Galloway.

Damhead farmhouse has been very well maintained and updated, incorporating all fixtures and fittings associated with modern family living, yet retaining the charm and character of the property with clean, modern décor throughout.

At present the current owners of Damhead operate a successful boarding kennel business with the kennels located within the range of outbuildings. The kennels benefit from all services laid in with areas set aside for office space, kitchen facilities, laundry room, storage areas, etc.

All services are located within the busy market town of Dumfries, boasting all essential and professional services, along with three retail parks, an ice rink, and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices. Damhead is only about a 15-minute drive to the new Dumfries & Galloway Royal Infirmary.

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

From the Dumfries take the A701 signed Glasgow / Edinburgh, follow this road for about 2½ miles and after the national speed limit signs, take a right turn signed Tinwald. On passing through the village of Tinwald, take a left turn off Crochmade Road and follow this road for about 1½ miles and Damhead is located on 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 Damhead Kennels are sought in excess of: £475,000

## 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](mailto:enquiries@threaverural.co.uk)**  
**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**

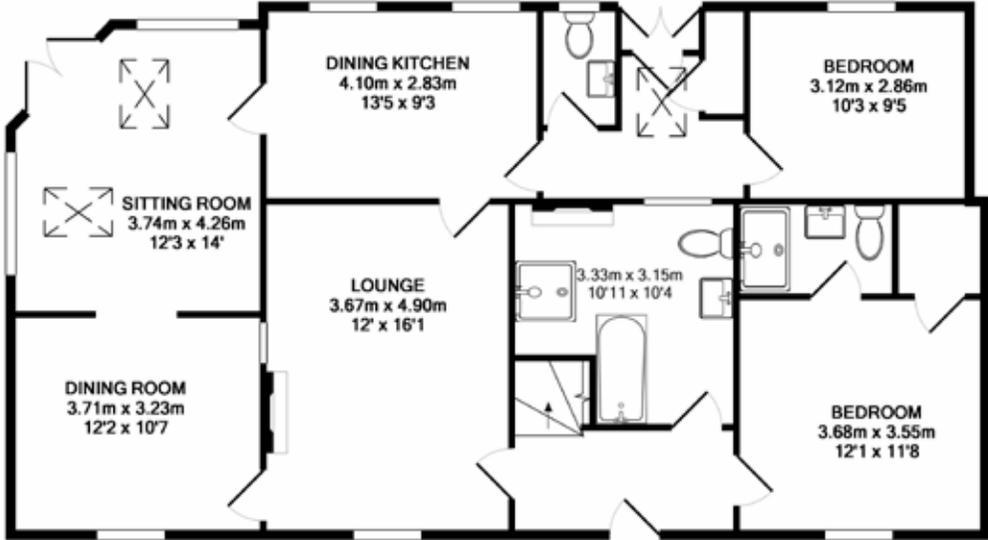


## PARTICULARS OF SALE

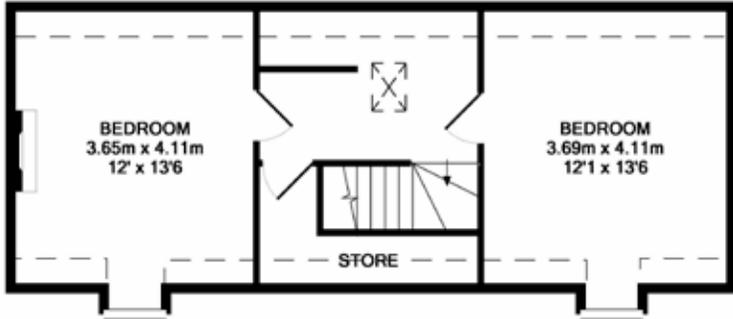




# Floor Plan



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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## DAMHEAD FARMHOUSE

Damhead Farmhouse is an exceptionally presented, modernised and well-maintained dwelling of traditional construction under a slate roof. The accommodation is arranged over 2 floors providing bright and spacious living accommodation. The property in more detail briefly comprises:

### GROUND FLOOR

- **Rear Entrance Doorway**  
Leading into the sunroom.
- **Sunroom**  
Large windows and glazed patio doors with two light tunnels, stepping up to the dining room.



- **Dining Room**  
With window to the front, door leading to the sitting room.



- **Kitchen**  
With multi-fuel Range Master Range, extractor fan, range of floor and wall units, Belfast sink, plumbed for automatic washing machine, double aspect windows, tiled floor.
- **Inner Hallway**  
With cloakroom off.
- **Cloakroom**  
With WC & WHB
- **Rear Hallway**  
With built-in storage cupboard, door to outside.
- **Double Bedroom 1**  
Feature fireplace, window to the side.



- **Central Hallway**  
With feature staircase off to first floor, front door to outside.
- **Family Bathroom**  
With standalone shower cubicle, bath, WC, WHB, wooden floor.



- **Sitting Room**  
Multi-fuel stove set on slate hearth, window to the side.



- **Master Bedroom 2**  
With original window shutters, built-in cupboard, door off to en-suite.
- **En-suite**  
Double shower cubicle with mains shower over, WC, WHB, chrome heated towel rail, tiled floor.



## FIRST FLOOR

- **Upper Landing**  
With velux window, storage alcove and walk-in storage cupboard.
- **Double Bedroom 3**  
With window to the front.
- **Double Bedroom 4**  
With wood burner set in feature fireplace, window to the front.

## SERVICES

- Mains water
- Private drainage
- Fully Double Glazed
- Oil fired central heating system
- Multi-fuel stove
- The telephone line is installed subject to the normal BT regulations.





## OUTSIDE

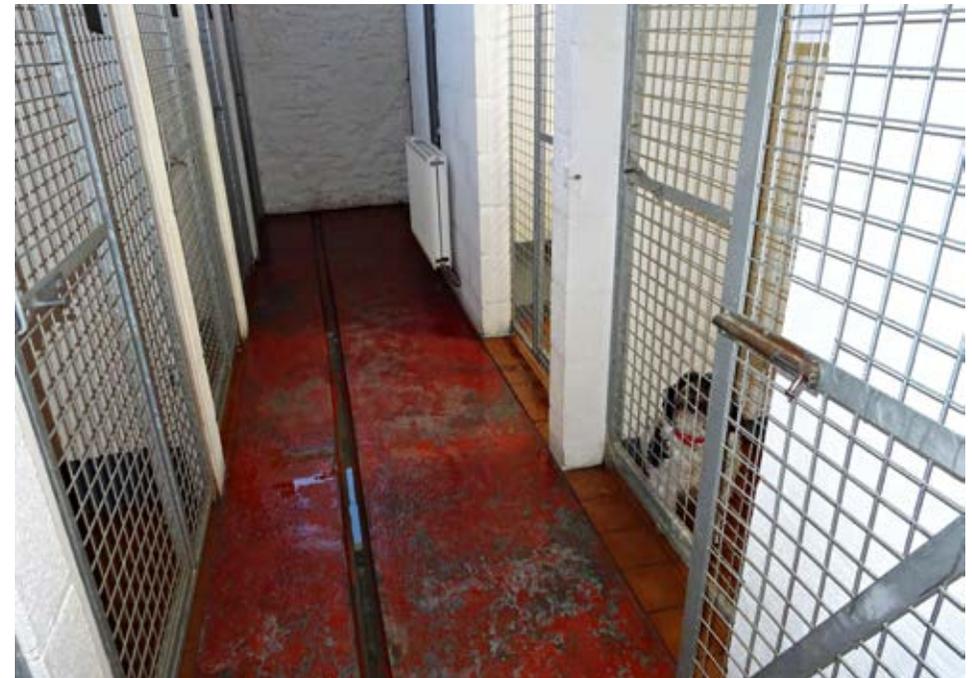
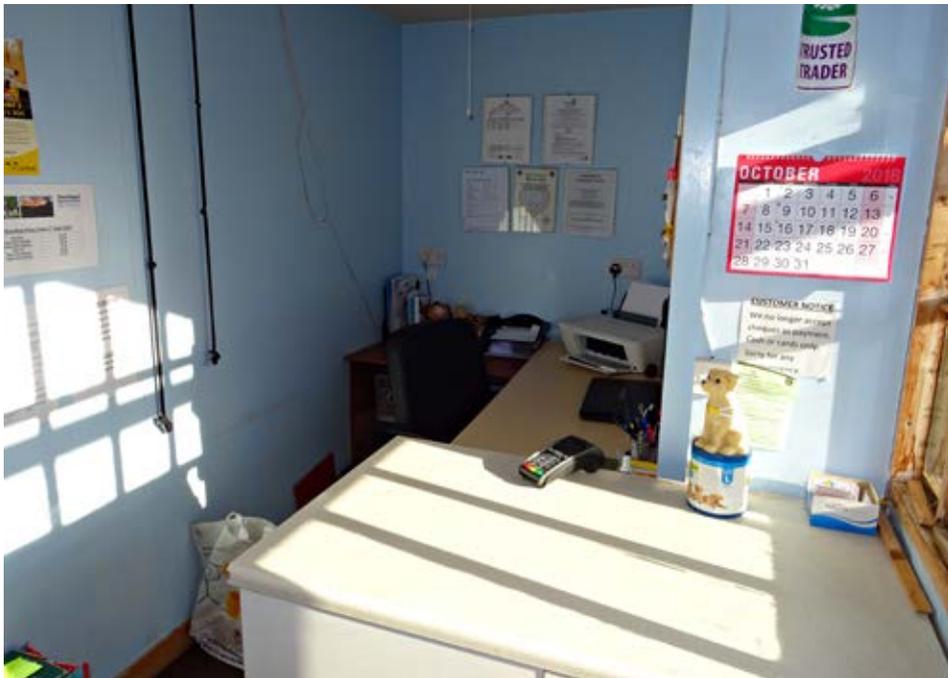
A large gravelled parking area is accessed through the first of boundary gates, where parking is available for several vehicles. There exist a large area of garden grounds just off this parking area, which are laid to lawns, mature shrubs, specimen trees with the addition of a summerhouse. The garden grounds and car park are separated with a quality timber fence, which leads to the grazing paddock and amenity woodland. A second gated access offers further car parking and access to the kennels.

## THE OUTBUILDINGS

Damhead Kennels benefits from a range of traditional and modern outbuildings, which are currently utilised for a successful boarding kennel business. The outbuildings benefit from independent supplies of power, water, drainage and heating.

These outbuildings have been adapted and configured to accommodate a number of kennels, office space, laundry rooms, storage space and outdoor runs, however these buildings could be utilised for a number of uses and one, which is of the vernacular type, could well have residential development opportunities, which is consistent with the Dumfries & Galloway Council local structure plan.

It should be noted that moveable items within the outbuildings are not included in the sale, however they may be available by separate negotiation.





### THE LAND

Damhead Kennels extends in total to about 2.75 acres including the areas occupied by the farmhouse, kennels, car parks, garden grounds, etc. The land is well-fenced and is currently utilised for equestrian grazing or for exercising boarded pets.

We are informed that the land has benefitted, in the past, from planning permission for three holiday lodges, but for the avoidance of doubt, this has now lapsed and any interested parties would need to make their own enquiries in this respect.



### 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, **Sharon Fyall, JHS Law** for a definitive list of burdens subject to which the property is sold.



## **COUNCIL TAX**

Band D.

## **RATEABLE VALUE (DAMHEAD BOARDING KENNELS)**

£3,000 effective from 01-APR-17

## **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.

## **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 November 2018*



# Sale Plan

About : 1.111 ha (2.747 acres)



