

HIGH CHAPELTON

Borgue, Kirkcudbright, DG6 4TY



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

HIGH CHAPELTON

Borgue, Kirkcudbright, DG6 4TY

Kirkcudbright 6 miles, Castle Douglas 14 miles, Dumfries 32 miles, Carlisle 69 miles, Glasgow 98 miles

AN EXCEPTIONAL EQUESTRIAN RESIDENTIAL SMALLHOLDING SITUATED ON THE PERIPHERY OF THE PICTURESQUE VILLAGE OF BORGUE WITHIN DUMFRIES & GALLOWAY

- THREE BEDROOM DWELLINGHOUSE (1 EN-SUITE)
- SYMPATHETICALLY MODERNISED TO A VERY HIGH STANDARD
- ATTACHED FORMER BYRE (DEVELOPMENT POTENTIAL)
- FIVE FULLY SERVICED STABLES
- GRAZING PADDOCKS & FIELD SHELTER
- OFF ROAD HACKING TO THE BEACH AT BRIGHOUSE BAY
- THE PROPERTY EXTENDS TO ABOUT 8.64 ACRES
- EPC RATING: E (44)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Gillespie Gifford & Brown LLP
135 King Street
Castle Douglas
DG7 1NA
Tel: 01556 503744



THREAVE RURAL

LAND / ESTATE AGENTS
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

High Chapelton is situated on the periphery of the pretty village of Borgue near Kirkcudbright in Dumfries & Galloway. High Chapelton is set within a peaceful and picturesque location with distant sea and views over the stunning surrounding countryside. The location of the property is idyllic and unique for equestrian purposes, benefitting from off road hacking to the beach at Brighthouse Bay and hacking on quiet roads to Carrick beach. The property is also within easy access of local show centres at Barstobrick and Calgow and within a short drive to the Galloway Forest Park.

The dwelling has been sympathetically upgraded and modernised to a very high standard forming a unique residence, including fully serviced stables and surrounded by its own land extending in total to about 8.64 acres. High Chapelton also benefits from an attached former byre (utilised as a workshop), which has electricity and water laid in. We are informed that this building has benefitted from planning permission in the past to extend the main dwellinghouse.

Given the diversity of the property, there may be potential for development of a small livery business. Any potential purchaser would need to make their own enquiries in this respect with Dumfries & Galloway Council (www.dumgal.gov.uk/planning)

The village of Borgue is a very active community and benefits from a primary school, Hotel and the annual Borgue Fair a highlight in Borgue's social calendar. Borgue is located close to the coast and the beautiful sandy coves and beaches.

All essential services are found in the busy harbour town of Kirkcudbright, which is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists and is known as the 'Artist's Town' as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town, with both being highly regarded.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, 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. The international airports of Glasgow & Edinburgh are within a one and a half hour drive. 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 Gatehouse. All equestrian activities in the area are extremely well supported with two riding clubs, two active branches of the Pony Club of Great Britain.

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 and the international airports of Glasgow and Prestwick are within 57 miles & 80 miles respectively.

DIRECTIONS

From Borgue take the B727 signed Carrick and follow this road taking the second turning on the left hand side immediately after the Smiddy, follow this road for about half a mile and High Chapelton 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.

GUIDE PRICE

Offers for High Chapelton are sought **in excess of: £410,000**

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



High Chapelton is of traditional stone-built construction set under a slated roof. The whole property benefits from distant sea views and views over the surrounding countryside. The accommodation in more detail briefly comprises:

- **Utility Room / Boot Room**
Range of floor units, double stainless-steel sink, plumbed for automatic washing machine, original small picture window to the side, velux window, houses Worcester boiler. External door with access to raised decking area.
- **Side Door Porch**
With Oak flooring
- **Cloakroom**
With WC & WHB.
- **Kitchen**
With a range of fitted floor and wall units, oil fired AGA range set in a beautiful inglenook fireplace, induction hob, electric oven, integrated fridge & dishwasher, windows to the front and rear.
- **Dining Room / Sitting Room**
With woodburning stove set in a feature fireplace with brick hearth, oak flooring, double aspect windows.
- **Central Hallway**
With oak staircase to first floor, under stair cupboard, window to the rear.
- **Front Door Porch**
Large bright front door porch, glazed to three sides with flagstone flooring.





- **Living Room**
With wood burning stove inset into the wall and surrounded by a feature fireplace, windows to the front and rear.



FIRST FLOOR

- **Upper Landing**
With velux window and window to the front.
- **Master Bedroom (En-suite)**
With oak flooring, double aspect windows plus a velux window, built-in wardrobes, en-suite off.
- **En-suite**
Modern bathroom suite comprising of a large standalone shower cubicle. WC, WHB, window to the rear, heated towel rail, tiled walls.

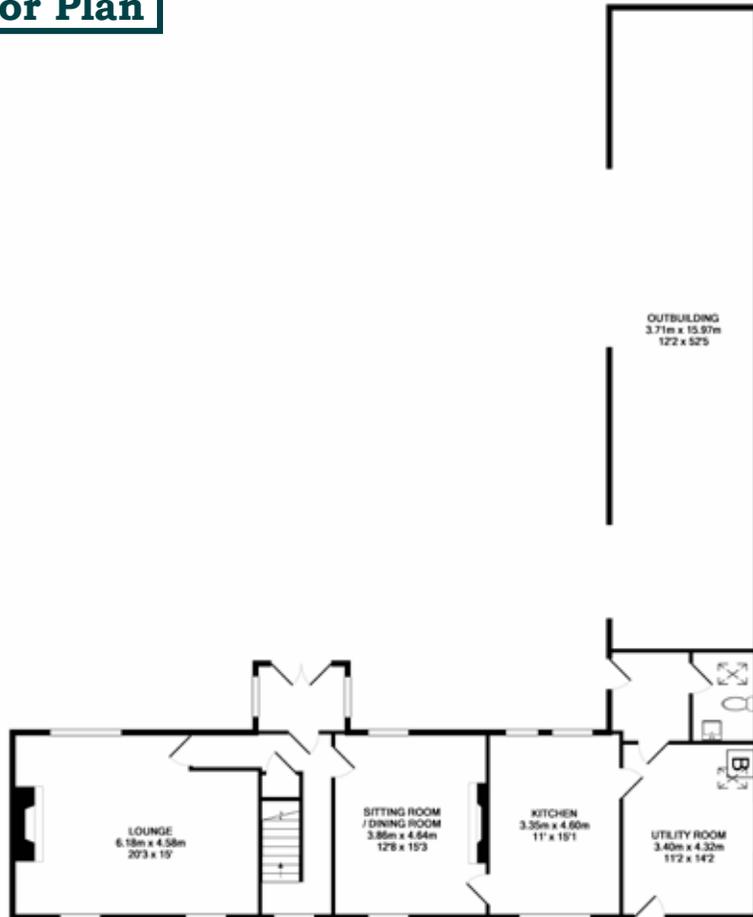


- **Family Bathroom**
Large bath with shower over, WC, WHB, partially tiled, built-in cupboard, velux window.

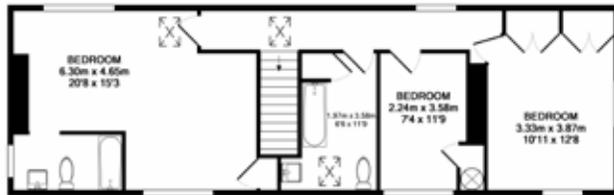


- **Double Bedroom 2**
With window to the side, airing cupboard.
- **Double Bedroom 3**
With picture window to the front affording views over the open countryside and towards the sea, window to the side, built-in cupboards.

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 misstatement. 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 is given to their operability or efficiency can be given.
Made with Metaplan 12/07/18

SERVICES

- Mains electricity.
- Private drainage & water.
- Oil fired central heating system.
- Double glazed throughout (with the exception of the utility room).
- The telephone is installed subject to BT Regulations.

OUTSIDE

The front of the property is accessed via a hardstanding former courtyard. There are large garden grounds to the rear, which are neatly laid to lawns and a raised patio area. From the garden grounds, an agricultural gate provides access to the stables.



THE STABLES & ASSOCIATED AMENITIES

High Chapelton benefits from four wooden stables, each being 14ft x 14ft with a concrete base and fully rubber matted with a 4ft overhang. The stables benefit lighting and water laid in. A fifth stable is situated within the workshop which is 12ft x 12ft. Located within the grazing land, there exists a field shelter which could be converted to stabling, if required. The field shelter measures 30ft x 14ft and has a concrete floor with rubber matting.

There is ample room at High Chapelton for the development of an arena, however any interested party would need to make their own enquiries in this respect with Dumfries & Galloway Council, should they wish to pursue this.

A storage container (20ft x 8ft) with a lean-to off (18ft x 9ft) is situated opposite the wooden stables and is currently utilised as a tack room for harnesses, saddlery and feed storage, with the lean-to utilised for hay storage.

GRAZING PADDOCKS

The grazing land at High Chapelton extend in total to about 8.64 acres to include the areas occupied by the dwellinghouse, access tracks, etc. The land spans both sides of the farm drive and is currently all down to grass for grazing. The enclosures benefit from water laid in. As stated earlier, the grazing land benefits from a standalone field shelter.





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 **Gillespie Gifford & Brown LLP** 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.

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 August 2019

