



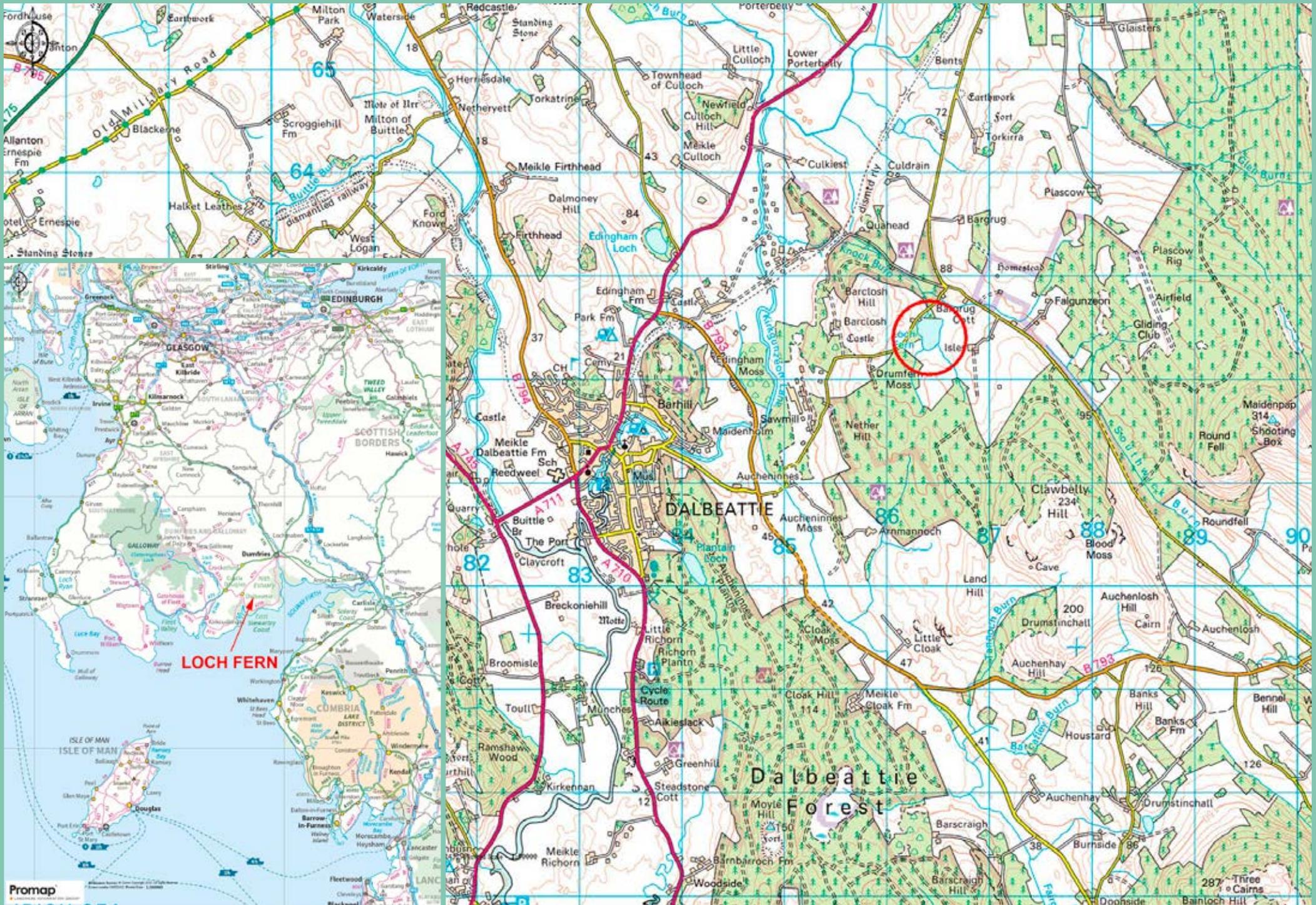
# LOCH FERN & THE BOATHOUSE

By Dalbeattie, Dalbeattie, Dumfries & Galloway, DG5 4PL



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# LOCH FERN & THE BOATHOUSE

**By Dalbeattie, Dalbeattie, Dumfries & Galloway, DG5 4PL**

Dalbeattie 3 miles, Castle Douglas 6 miles, Dumfries 12 miles, Carlisle 50 miles, Glasgow 89 miles

## A TRULY UNIQUE BOATHOUSE PERCHED ABOVE THE WATERS EDGE OF LOCH FERN NESTLED WITHIN A PEACEFUL AND TRANQUIL LOCATION OF DUMFRIES & GALLOWAY

- UNIQUE CONVERTED BOATHOUSE WITH BALCONY
- 16 ACRE SECLUDED WILD BROWN TROUT FISHING LOCH
- TACKLE ROOM BELOW WITH DOOR ACCESS TO THE BOATS MOORING
- SYMPATHETICALLY PLANTED AND BEAUTIFULLY LANDSCAPED MIXED WOODLAND
- PRIVATE OFF-ROAD PARKING
- CLOSE TO MAIN MOTORWAY NETWORKS

**IN ALL ABOUT 21.74 ACRES (8.8 HECTARES)**

### VENDORS SOLICITORS

Mr S Williams  
McJarrow & Stevenson  
55 High Street  
Lockerbie  
DG11 2JJ  
Tel: 01576 202123



### SOLE SELLING AGENTS

Threave Rural  
The Rockcliffe Suite  
The Old Exchange  
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## INTRODUCTION

The Boathouse is perched above the water's edge of the tranquil Loch Fern, a secluded 16-acre loch surrounded by sympathetically planted woodland gardens, in all about 21.74 acres. The biodiversity of the woodland attracts a huge variety of Scottish wildlife, such as badgers, deer, otters, red squirrels, ospreys, etc, and is the perfect habitat for insects and wild flora and fauna. This converted boat house is a truly magical place with its own balcony overlooking the loch and the stunning scenery, this unique property blends in beautifully with the landscape. The loch is home to some of the finest wild brown trout fishing in the South of Scotland, which was once stocked many years ago, but the brownies have bred and flourished naturally since.

The current owners purchased the property in 2003 and have since sympathetically extended the boathouse to provide open plan living accommodation adding a modern twist to this historical building, dated 1880. The accommodation offers open plan living space equipped with a fitted kitchen, high quality sofa bed and a modern shower room with a quirky porthole window. The open plan living area leads to the glass panelled balcony affording stunning views over the loch and surrounding countryside. The construction and standard of fittings are of an extremely high standard.

Below the living accommodation of the boathouse is a tackle room with an adjoining door leading to the mooring of the two mahogany clinker boats named

Swallow and Kingfisher. The mooring has a wooden central walkway for ease of access and boarding. The tackle room oozes with nostalgia with a section of the original wood panelling showing outlines of several notable fish taken from the loch, with inscriptions from 1947 and others from 1943 and 1946. Loch Fern is currently let out on a holiday let basis attracting a variety of people from all over the world. The property has been featured twice in the Trout and Salmon publication with excellent reviews.

In all the area amounts to about 21.74 acres (8.8 hectares), with the loch occupying about 16 acres. The loch is fed by two streams with a weir system at the western edge controlling the depth. The remainder of the area is laid down to woodland walks and wildlife habitats. An Aerial photograph has been included in these particulars to give an oversight of the area. The property is contained within a land certificate (KRK1194).

The location is accessible to everything this beautiful county has to offer, from historical sites, supreme mountain biking, to challenging hill walks and some of the darkest skies in the world, the outdoor and sporting enthusiasts are extremely well-catered. 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.



Dalbeattie provides a wide range of essential services with a new school, which caters 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 new hospital and a range of high street shops, retail parks and large supermarkets.

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 accessible drive of the property.

#### **DIRECTIONS**

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 Loch Fern Boathouse are sought in excess of £300,000  
It should be noted: In this case VAT will be applicable to the sale of Loch Fern.

#### **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***

#### **THE BOATHOUSE LIVING ACCOMMODATION**

As stated earlier, the living accommodation of the Boathouse was added to the original boathouse, which has been constructed and fitted to an extremely high standard. The accommodation briefly comprises:

- **Open Plan Living / Kitchen**

A range of modern fitted floor and wall units, electric cooker with extractor hood, integrated fridge, pine clad, machined oak flooring and downlighters with a dimmer switch.



- **Shower Room**

With large corner shower cubicle, WC & WHB set in modern vanity unit, porthole window.







### THE TACKLE ROOM

The tackle room is set below the living accommodation and is accessed externally. The tackle room has a workbench and a freezer with doors leading to the boats mooring.

### SERVICES

- **Water**

The water is drawn from Loch Fern via a filtration and UV filters. The water is utilised for all purposes, but given the peat content, is not used for drinking. The current owners have provided bottled water for the letting accommodation.

- **Drainage**

Drainage is to a septic tank and soakaway system.

- **Electricity**

Mains electricity.

### RATEABLE VALUE

The rateable value for Loch Fern Boathouse: £800 effective from 01-APR-17

### 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: **McJarrow & Stevenson** for a definitive list of burdens subject to which the property is sold.

### 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 August 2019*

# Sale Plan

FOR IDENTIFICATION PURPOSES ONLY

