GHAEL COTTAGE

RHONEHOUSE, CASTLE DOUGLAS, DG7 1SA

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan

NOT TO SCALE
Plan for indicative purposes only

GHAEL COTTAGE

Rhonehouse, Castle Douglas, DG7 1SA

Castle Douglas 2 Miles, Dumfries 16 Miles, Carlisle 49 Miles, Stranraer 52 Miles

A CHARMING END TERRACED GALLOWAY COTTAGE SITUATED IN THE PICTURESQUE VILLAGE OF RHONEHOUSE WITHIN THE STEWARTRY AREA OF DUMFRIES & GALLOWAY

- VERY WELL-PRESENTED THREE BEDROOM COTTAGE
- LARGE LANDSCAPED GARDEN GROUNDS TO THE REAR WITH OPEN COUNTRYSIDE VIEWS
- DETACHED WORKSHOP & GARDEN STORES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC RATING – F (36)

FOR SALE PRIVATELY

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VENDORS SOLICITORS

Mrs Karen Baird
Hall Baird
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764

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

OnTheMarket.com

INTRODUCTION

Ghael Cottage is situated within the pretty Stewartry village of Rhonehouse, which is about 2 miles west of Castle Douglas within Dumfries & Galloway.

Ghael Cottage has been extremely well maintained over the years with many of the original features remaining, which add to the charm and character of this traditional cottage. Ghael Cottage benefits from large garden grounds with open countryside views, which have been landscaped to incorporate lawns, vegetable and fruit gardens. The property also benefits from a large workshop and garden stores, with off road parking to the side.

Local services are conveniently located in the nearby town of Castle Douglas (The Food Town). This market town, which forms the heart of the Stewartry area, offers all essential services with a comprehensive range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops and craft outlets. Primary schooling is available at the nearby Village of Gelston with both Primary and Secondary schools available at Castle Douglas.

Communications to the area are good with the property lying in close proximity to the main A75 EuroRoute, 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 and the international airports of Prestwick and Glasgow are about 58 miles and 72 miles respectively. 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 Castle Douglas.

DIRECTIONS

From the Castle Douglas bypass west of the Threave roundabout, turn left signposted Rhonehouse. Follow this road to the Village of Rhonehouse and Ghael Cottage is located on the right hand side, as indicated on the location plan which form part of these particulars.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Ghael Cottage are sought in excess of: £197,000

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

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PARTICULARS OF SALE

The property occupies a central village location, is of traditional stone construction rendered under a slated roof. Ghael cottage offers comfortable family accommodation, as follows:

GROUND FLOOR

- **Front Door Porch**
  With original tiled floor, inner door to central hallway.

- **Central Hallway**
  With stairs off to first floor.

- **Dining Room**
  With gas fire set in feature fireplace, display alcove, window to the front.

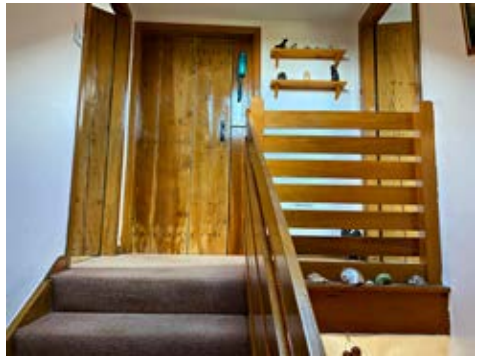
- **Living Room**
  With gas fire set in feature fireplace, window to the front.

- **Double Bedroom 1**
  With window to the rear, built-in cupboards.

- **Kitchen**
  With a range of fitted floor and wall units, range cooker with electric ovens and gas hob, extractor hood, sink & drainer, tiled floor, window to the rear.

- **Utility Room**
  Sink & drainer, small range of floor and wall units, plumbed for automatic washing machine, part glazed UPVC door to outside.

- **Family Bathroom**
  Modern bathroom suite with WC, WHB, large bath, standalone shower cubicle, built-in shelved cupboards.



FIRST FLOOR

- **Double Bedroom 2**
  With velux window & built-in wardrobes.

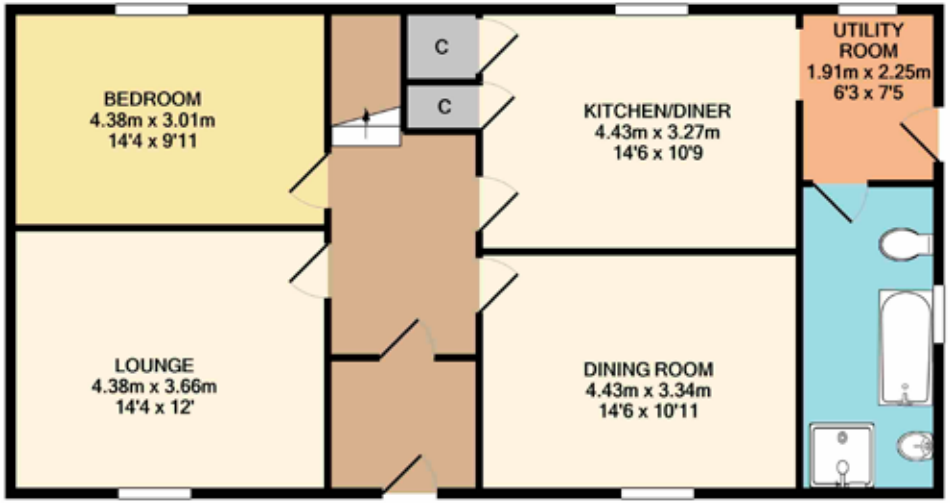
- **Double Bedroom 3**
  With velux window & built-in wardrobes.

- **Box Room**

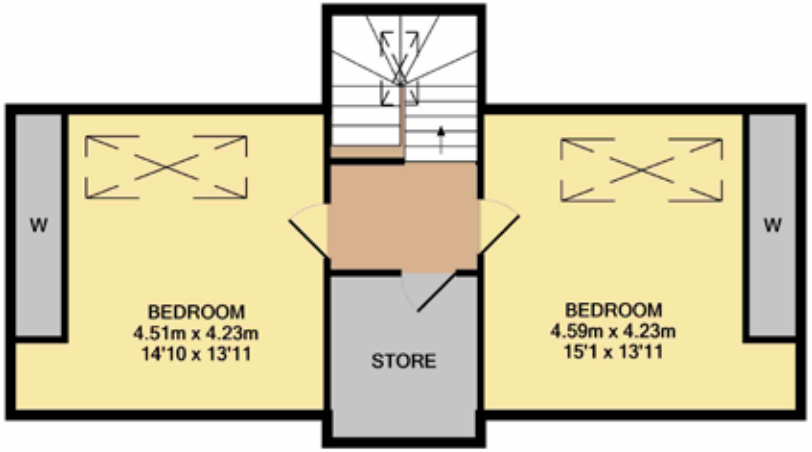
LOWER GROUND FLOOR
Ghael Cottage benefits from a cellar area, which is accessed externally, providing further storage space.

OUTSIDE
As mentioned earlier within these particulars, there are large landscaped garden grounds to the rear which overlook open countryside. There are detached storage buildings to the rear of the garden, which could be utilised for a number of uses, with ample off-road parking to the side.

SERVICES
- Mains water, electricity & drainage
- Gas central heating
- Fully double glazed
- The telephone line is installed subject to the normal BT regulations



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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HOME REPORT
A Home Report can be downloaded direct from our website: www.threaverural/property

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, **Hall Baird Solicitors** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX
Band D.

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.

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 form 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 February 2020

Sale Plan

Promap
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Plan for indicative purposes only

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