

# SUNNYHILL LODGE

Holywood, Dumfries, DG2 0SD



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



NOT TO SCALE  
Plan for indicative purposes only

# SUNNYHILL LODGE

## Hollywood, Dumfries, DG2 0SD

Dumfries 6 Miles, Carlisle 41 Miles, Glasgow 76 Miles, Edinburgh 78 Miles

### A CHARMING WELL-PRESENTED DETACHED COTTAGE SITUATED WITHIN A RURAL BUT ACCESSIBLE AREA OF DUMFRIES & GALLOWAY

- TRADITIONALLY BUILT THREE BEDROOM COTTAGE
- WELL-MAINTAINED GARDEN GROUNDS
- HARDSTANDING OFF-ROAD PARKING
- OPEN VIEWS OVER THE SURROUNDING COUNTRYSIDE
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC RATING – E (44)

#### FOR SALE PRIVATELY

##### VENDORS SOLICITORS

Mr R Styles  
Walker & Sharpe Solicitors  
37 George Street  
Dumfries  
DG1 1EB  
Tel: 01387 267222



##### SOLE SELLING AGENTS

Threave Rural  
The Rockcliffe Suite  
The Old Exchange  
Castle Douglas  
DG7 1TJ  
Tel: 01556 453 453  
Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)





## INTRODUCTION

Sunnyhill Lodge is conveniently located within Holywood Parish, only six miles from the principle town of Dumfries. The property occupies a rural location, yet within close proximity to the A76 and other major road networks.

Sunnyhill Lodge is a charming, well-presented cottage occupying a good-sized plot with garden grounds to three sides, which are mainly down to lawns and raised beds with a variety of plants and mature shrubs. The property also benefits from hardstanding off road parking. This detached cottage is situated in a countryside location with lovely views across the surrounding countryside.

Local services including, primary schooling and a village shop can be accessed at the nearby village of Holywood. A more comprehensive range of 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. Holywood Church is only a 10-minute drive from 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 and where 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 18 hole courses, the closest being at Dumfries.

## DIRECTIONS

From Dumfries, follow the A76 signed Kilmarnock and follow this road for about 5½ miles, turning left signed Inrogray and Sunnyhill Lodge is located 1 mile further on, on the right 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 Sunnyhill Lodge are sought in **excess of: £215,000**

## 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

Sunnyhill Lodge is of traditional construction set under a slated roof. The property in more detail briefly comprises:



- **Central Hallway**  
With UPVC door, wooden flooring, built-in cupboard.
- **Kitchen**  
With a range of fitted floor and wall units, American style fridge freezer, integrated dishwasher, induction hob with cooker hood, built-in electric oven, wine cooler, sink & drainer, tiled flooring, window to the front.
- **Utility Room**  
Plumbed for automatic washing machine, floor and wall units, part glazed UPVC door to outside, window to the front.
- **Family Bathroom**  
Large jacuzzi bath, WC, WHB, built-in corner shower cubicle, tiled flooring, window to the side.



- **Living Room / Dining Room**  
Large bright room with double aspect windows, large multi-fuel stove connected to the heating system.



- **Double Bedroom 1**  
With window to the side.
- **Double Bedroom 2**  
With window to the rear, built-in wardrobes.
- **Double Bedroom 3**  
With window to the side, two built-in cupboards.



## OUTSIDE

Garden grounds to three sides, which are neatly laid to lawns, raised beds and mature shrubs, with hardstanding off-road parking to the front. The property is surrounded by open countryside.

## SERVICES

- Mains water
- Mains electricity
- Private drainage
- Oil fired central heating system
- Multi-Fuel stove (connected to the heating system)
- The telephone is installed subject to the normal BT regulations.

## COUNCIL TAX

Band C

## HOME REPORT

A Home Report can be made available upon request.

## 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 R Styles, Walker & Sharpe**, for a definitive list of burdens subject to which the property is sold.

## 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.

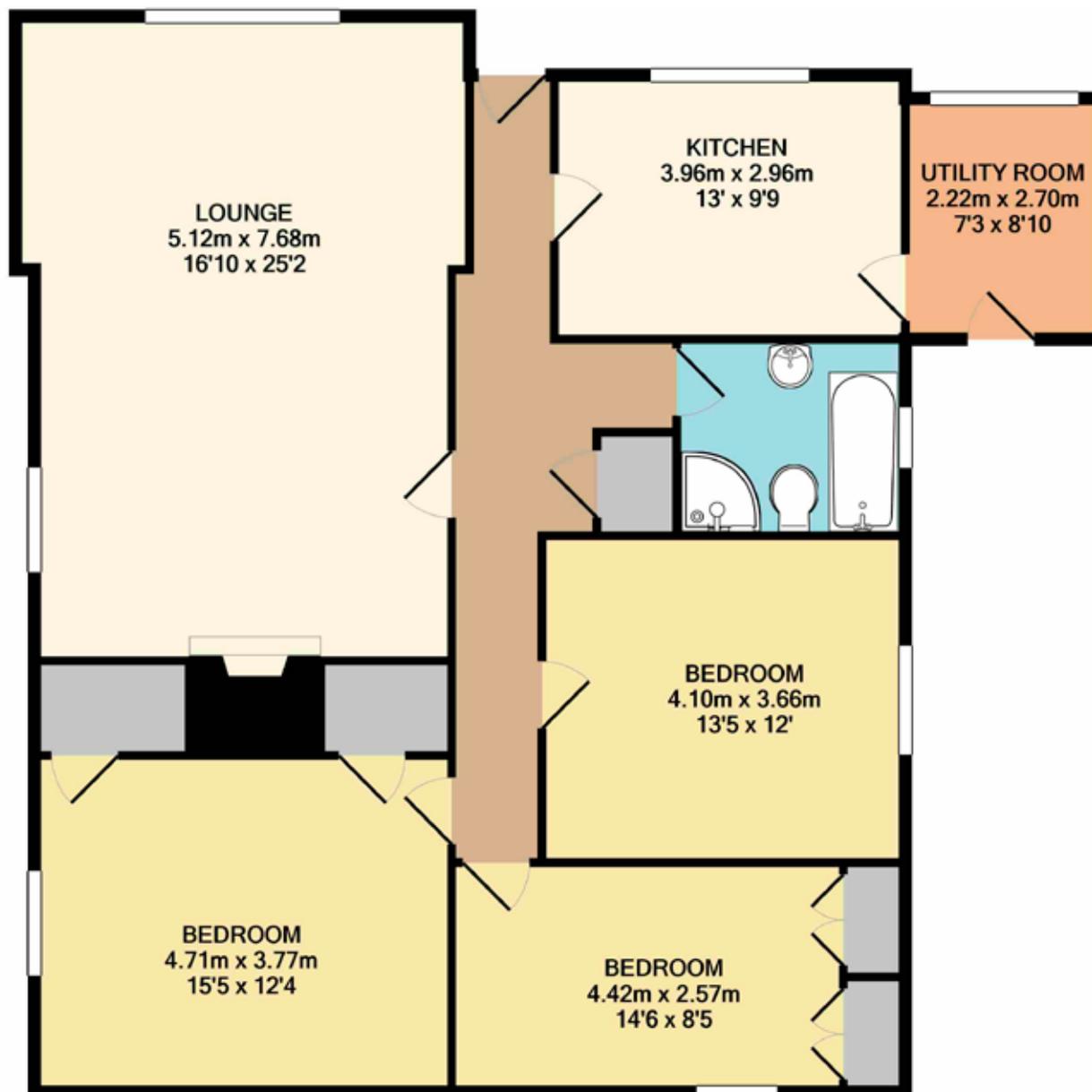
## WARRANTY CLAUSE

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.

## ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

## Floor Plan



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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### **IMPORTANT NOTICE - TEMPORARY VIEWING ARRANGEMENTS**

**Due to the ongoing pandemic (COVID 19), viewings can take place under strict social distancing rules, these include:**

- Vendors are strongly advised to wait outside while viewings are completed, or in different parts of a house if it's large enough.
- Potential buyers will not be allowed to touch surfaces including door handles and solid surfaces.
- Potential purchasers are advised to wear masks and gloves and must not present any COVID-19 symptoms including a cough.
- Only two people will be able to attend viewings.

### **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 legal 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 vendors' solicitors at conclusion of the missives. This deposit will be non-returnable in the event of the purchaser(s) failing to complete the sale for any reason not attributable to the vendors 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 neither 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 whatsoever 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 prospective purchasers.
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 are 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. Intending purchasers must satisfy themselves by inspection or otherwise in these respects.
7. These particulars have been prepared in good faith and in accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to prospective purchasers' interest in the property then further, specific information/verification should be sought from Threave Rural. Prospective purchasers should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as statements of fact.

***Particulars prepared June 2020***





