



DISDOW COTTAGE

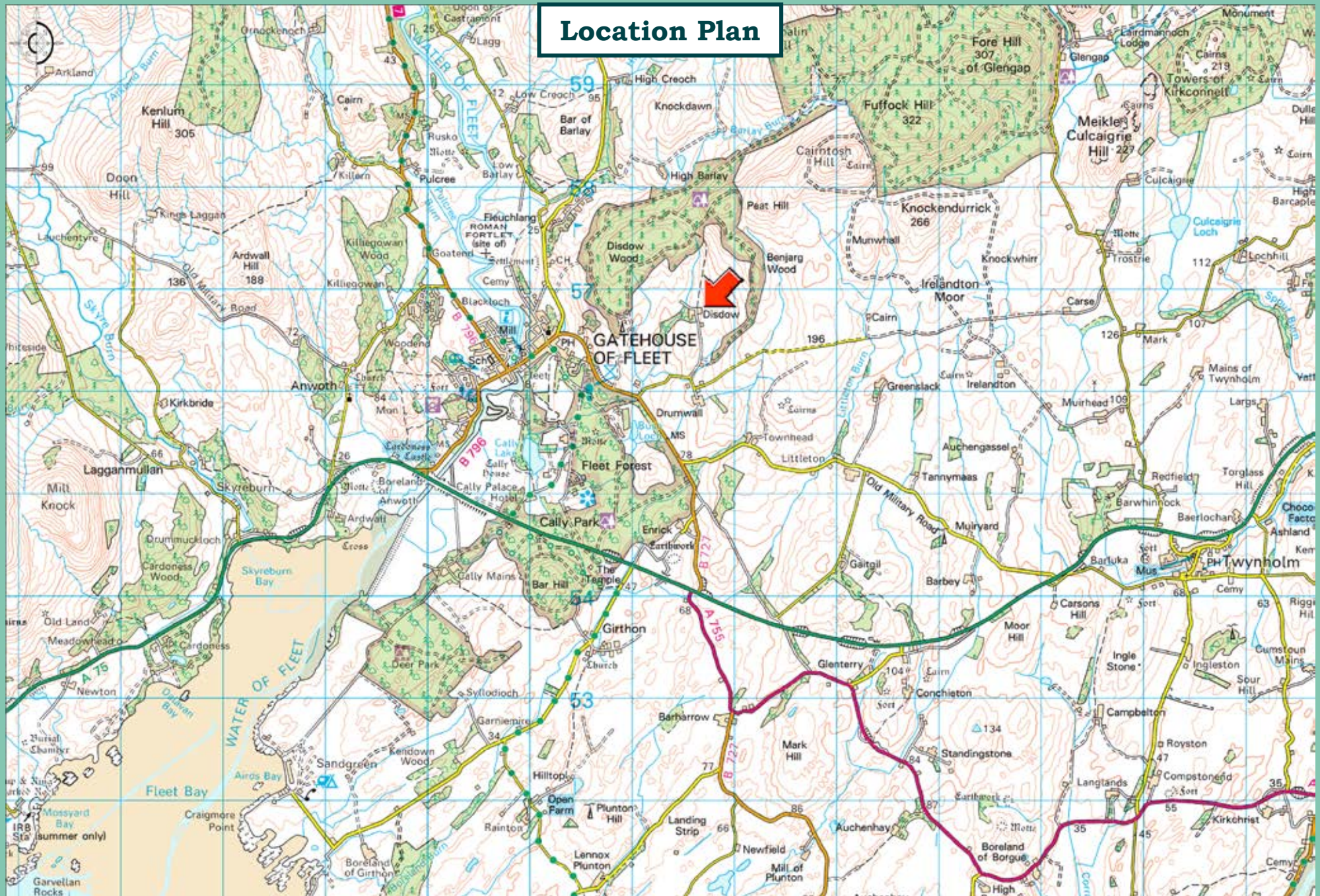
Gatehouse of Fleet, Castle Douglas, DG7 2DE



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



DISDOW COTTAGE

Gatehouse of Fleet, Castle Douglas, DG7 2DE

Kirkcudbright 8 miles, Castle Douglas 13 Miles, Dumfries 31 Miles, Carlisle 65 Miles, Glasgow 97 Miles

A CHARMING TRADITIONAL GALLOWAY SMALLHOLDING SITUATED IN A BEAUTIFUL COUNTRYSIDE LOCATION ON THE PERIPHERY OF GATEHOUSE OF FLEET

- TRADITIONAL FOUR BEDROOM GALLOWAY COTTAGE
- CAREFULLY LANDSCAPED GARDEN GROUNDS
- ELEVATED POSITION WITH DISTANT SEA VIEWS
- ABOUT 9 ACRES OF GRAZING LAND & AMENITY WOODLAND
- HUGE POTENTIAL FOR SELF-SUFFICIENT LIVING
- WITHIN EASY COMMUTING DISTANCE OF MAJOR ROAD NETWORKS
- EPC RATING – E (40)

IN ALL ABOUT 9.55 ACRES (3.86 Hectares)

VENDORS SOLICITORS

Mr Grierson Dunlop
Turcan Connell
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE
Tel: 0131 228 8111



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

Disdow Cottage is located in a beautiful rural setting on the periphery of the village of Gatehouse of Fleet, yet within an easily accessible area of Dumfries & Galloway. This charming traditional Galloway cottage is set within its own landscaped garden grounds with a pretty stream running along the Northern boundary. In addition, the property benefits from about 9 acres of grazing land & amenity woodland, which could lend itself to equestrian or smallscale agricultural uses. The property is ideally situated for those seeking a rural lifestyle, yet within easy reach of major commuting links.

Disdow Cottage has been partially modernised to include a new bathroom and has been neutrally decorated throughout. The property is in walk-in condition and for those seeking to extend the property, Disdow Cottage has lots of potential, however, any interested party would need to make their own enquiries in this respect with Dumfries & Galloway Council.

The grazing land is made up of one field enclosure, in all about 8 acres. The land benefits from good roadside access and a direct access could be created from the rear of the cottage. For the equestrian lover, direct hacking is available on to scenic forestry tracks.

A range of local services are conveniently located within the historical village of Gatehouse, where there are a range of shops and a grocery store and with a variety of places to eat out. Gatehouse is also a recognised UNESCO Biosphere community. Biosphere Communities are places where local residents and businesses have committed to being proud supporters of the Biosphere.

The village attracts a wide range of artists and makers, with the artist town of Kirkcudbright, a 10 minute drive from the property. 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. A further range of services can be found in Castle Douglas (The Food Town), with the high street being renowned for its niche retailing with a wide range of traditional shops and craft outlets.

This area of Southwest Scotland is a varied and picturesque part of Southern Scotland, ranging from the moorland of the Southern Upland hills to the bays and sandy beaches of the Solway Coast. It is an historic and distinctly rural county where agriculture and tourism form the backbone of the local economy.

Given the diverse landscape and proximity to the Solway Coast the area offers unique walks, equestrian hacking, cycling, sailing and for the keen golfer, Dumfries & Galloway boasts no fewer than twenty-nine 18-hole courses, the closest being at Gatehouse of Fleet. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

Communications and arterial links are very good with the A75 in close proximity and the M6 and M74 at Lockerbie. The international airports of Glasgow and Prestwick are within easy commuting distance.

METHOD OF SALE

Disdow Cottage is offered for sale by private treaty **as a whole**.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

GUIDE PRICE

Offers for Disdow Cottage are sought **in excess of: £275,000**

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

DISDOW COTTAGE

This very attractive charming four bedroom cottage is of traditional stone-built construction set under a slated roof. Disdow Cottage provides comfortable family accommodation over a single floor, as follows:

- **Front Entrance Hallway**
With laminate flooring.

- **Double Bedroom 1**

With windows to the front and rear.



- **Sitting Room**

With French doors to rear garden grounds, window to the rear, open fire, laminate flooring, built-in cupboard.



- **Kitchen**

With a range of floor and wall units, walk-in pantry with window to the front, plumbed for automatic washing machine, sink & drainer, large built-in storage cupboard, laminate flooring, two windows to the front.



- **Family Bathroom**

Recently modernised to include a standalone shower cubicle, WC, WHB, two windows to the front.

- **Double Bedroom 2**

With window to the rear.

- **Central Hallway**

With one window to the front.

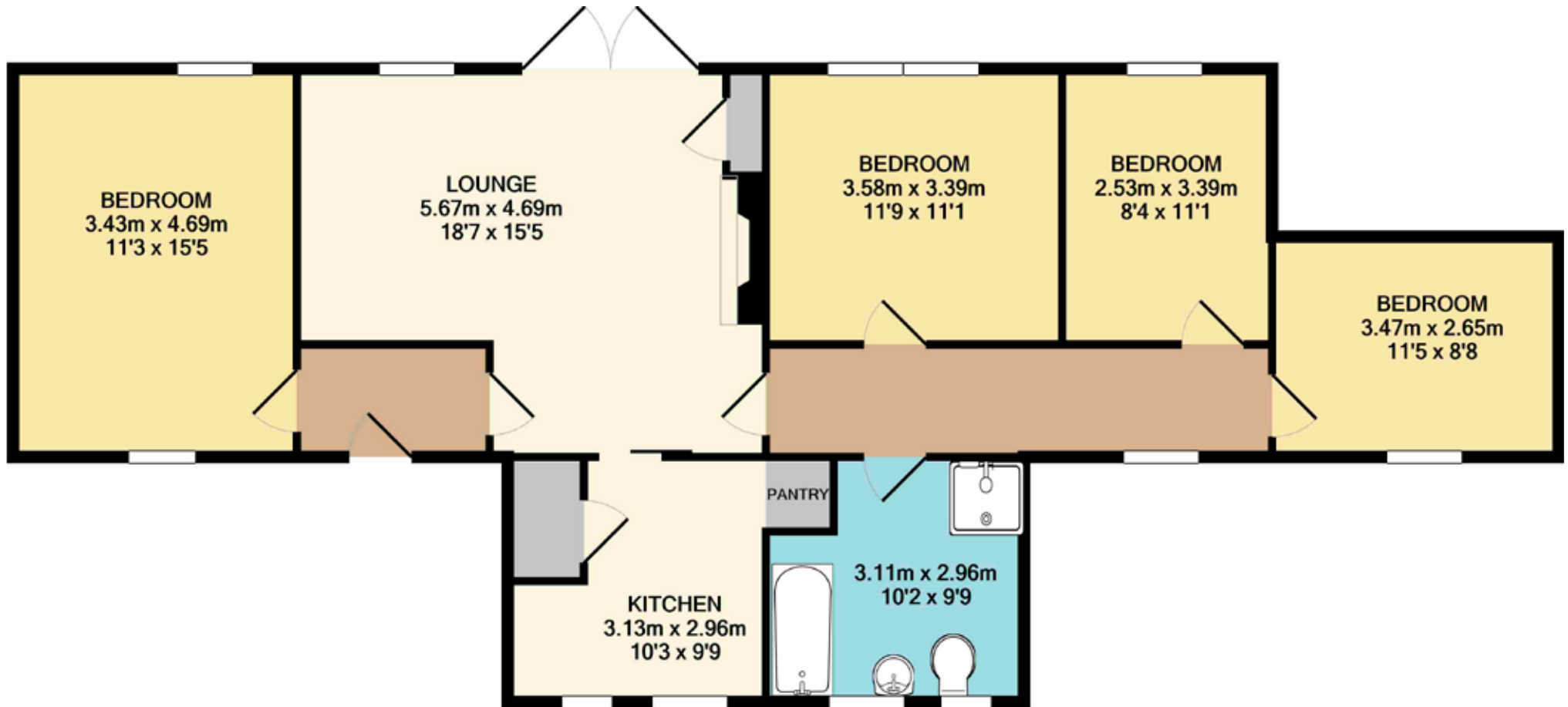
- **Double Bedroom 3**

With window to the rear.

- **Double Bedroom 4**

With window to the front.

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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GARDEN GROUNDS

Disdow Cottage is surrounded by its own enclosed garden grounds with a pretty stream running along the northern border. The gardens are mainly laid to lawns, mature shrubs and specimen trees. To the front of the cottage there is ample off-road parking. To the rear and side of the property are two timber detached double garages.



THE GRAZING LAND

The grazing land at Disdow Cottage amounts to about 9 acres. The land would lend itself to equestrian or smallscale agricultural uses. The acreage includes an area of amenity woodland, which shelters the property and creates a lifestyle holding. The land benefits from roadside frontage and a secondary access could be created from the rear of the cottage. The land is watered by natural runner and is all down to grass for grazing.

SERVICES

- Private drainage
- Mains electricity & water
- Oil fired central heating
- Double glazing
- The telephone is installed subject to the normal BT regulations



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, **Turcan Connell** for a definitive list of burdens subject to which the property is sold. However, it is noted that a servitude exists through the grazing field, with the track marked blue on the sale plan.

COUNCIL TAX BANDING

Band D

HOME REPORT

It should be noted that the property is an agricultural holding, which benefits from an agricultural holding number and therefore there is no requirement for the sellers to provide a Home Report, as it is classed as mixed use.

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 July 2020

Some pictures taken at an earlier date in 2019 supplied by the Sellers

Sale Plan



NOT TO SCALE
Plan for indicative purposes only

