



THE WEE BYRE

Wallaceton, Dunscore, Dumfries, DG2 0TG



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

THE WEE BYRE

Wallaceton, Dunscore, Dumfries, DG2 0TG

Dunscore 3 miles, Thornhill 9 miles, Dumfries 14 miles, Carlisle 46 Miles, Glasgow 70 Miles, Edinburgh 73 Miles

A CHARMING TRADITIONAL RESIDENTIAL EQUESTRIAN / SMALLSCALE AGRICULTURAL HOLDING SITUATED WITHIN A STUNNING RURAL LOCATION OF DUMFRIES & GALLOWAY

- CHARMING BEAUTIFULLY PRESENTED FOUR BEDROOM COURTYARD DWELLINGHOUSE
- LANDSCAPED GARDEN GROUNDS
- HUGE POTENTIAL FOR SELF-SUFFICIENT LIVING
- TWO GRAZING PADDOCKS
- STUNNING OPEN VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- EPC – D (60)

FOR SALE PRIVATELY AS A WHOLE

IN ALL ABOUT 4.7 ACRES

VENDORS SOLICITORS

Robert Wilson & Sons
109 Drumlanrig Street
Thornhill
Dumfries
DG3 5LX
Tel: 01848 330251



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

The Wee Byre is located about 14 miles Northwest of the busy market town of Dumfries and about 3 miles from the thriving community of Dunscore. The property is set within a traditional courtyard development, with the property having been converted to an extremely high standard, incorporating all features for modern day family living, yet retaining the character and charm of this former courtyard building.

The Wee Byre benefits from beautifully landscaped garden grounds with stunning views across the open countryside. A dedicated patio is neatly laid with sandstone paving, making this the ideal area for alfresco dining and entertaining with family and friends. Another feature of this property is the two grazing paddocks, which would lend themselves to small scale agricultural or equestrian purposes. The property has huge potential for self-sufficient living. The Wee Byre is a registered agricultural smallholding with a main location code of: 75/333/0112.

Primary schooling is available in the Village of Dunscore, some 3 miles distant, with both primary & secondary schooling available at the highly regarded Wallace Hall Primary & Wallace Hall Academy in Thornhill, about 9 miles from the property. Dunscore further boasts a newly built Health Centre and a local community run public house.

A wider range of local services can be found in the town of Thornhill which boasts an attractive and comprehensive range of shops, including two small supermarkets, a chemist, several niche clothes shops, a butcher, a baker, two hairdressers, an authentic Scottish/Italian café/fish & chip shop founded in 1929, high quality gift and fancy goods shops (one of which stages frequent art exhibitions), coffee shops and café/restaurants, a beautician, a chocolatier, as well as various hotels, pubs, Library, a garage and petrol station, dentist, podiatrist, community hospital, and health centre. A further range of professional and retail services are available in the busy market town of Dumfries some 14 miles distant, which boasts three retail parks, an ice rink, a modern sports centre, a University Campus and is within easy reach of the newly constructed hospital.

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. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

DIRECTIONS

From Dunscore follow the B729 for 3 miles and within the hamlet of Wallaceton, turn right at the telephone box and follow the track to the courtyard and The Wee Byre is the first property 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 as a whole.

GUIDE PRICE

Offers for The Wee Byre are sought in excess of: £360,000

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

The Wee Byre is of traditional construction under a slated roof. The property occupies an elevated site with stunning views over the surrounding countryside. The accommodation is arranged over 2 floors and in more detail briefly comprises:

GROUND FLOOR

- **Garden Room**
With wood burning stove set in feature fireplace, handmade Spanish floor tiles, glazed to two sides with three velux windows and patio doors leading to the patio area, neatly laid with sandstone paving. Glazed double doors through to the lounge.



- **Lounge**
With wood burning stove, two windows to the front and one to the side.
- **Kitchen**
Range of fitted floor and wall units, breakfast bar, sink & drainer, electric cooker with cooker hood, large walk-in pantry.

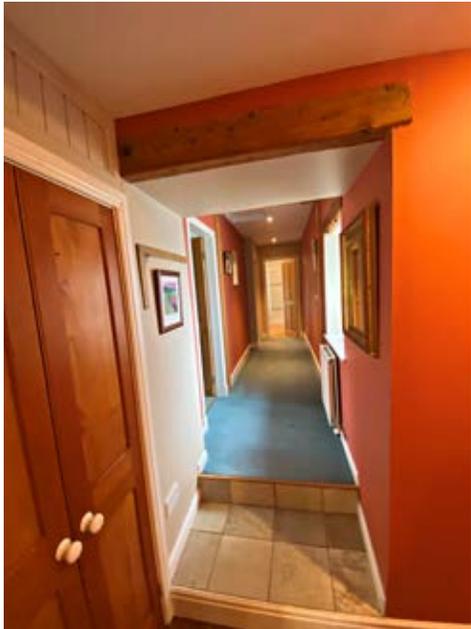


- **Utility Room**

With sink, plumbed for automatic washing machine, built-in cupboard, door to garden grounds, door off to shower room.

- **Shower Room**

With shower & WHB.



- **Double Bedroom 3**

With window to the side.



- **Double Bedroom 1**

With window to garden grounds.

- **Double Bedroom 2**

With en-suite, window to garden grounds, built-in wardrobes.

- **Shower Room**

- **Central Hallway**

With stairs off to first floor, understair cupboard.

- **Family Bathroom**

With bath with shower over, WC, WHB.



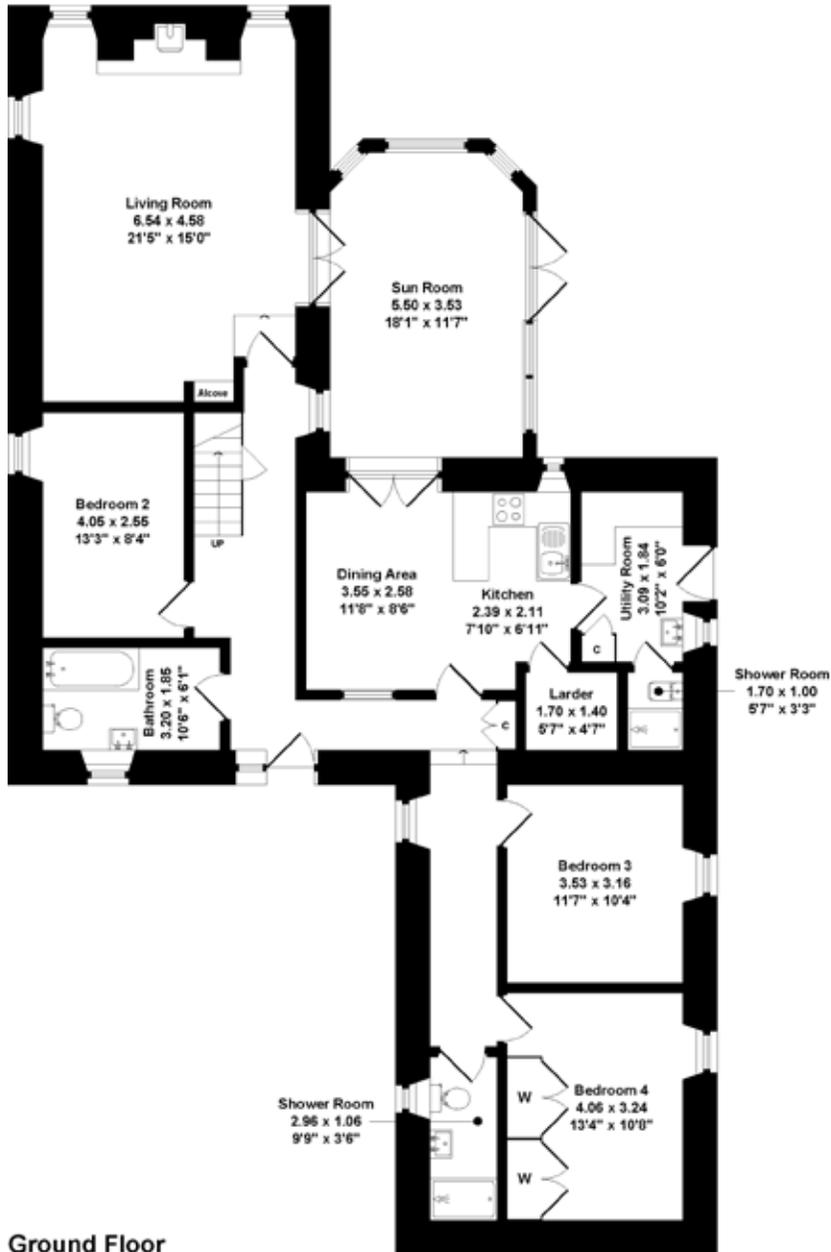
The Wee Byre
Wallaceton, Auldgirth, Dumfries, DG2 0TG

FOR IDENTIFICATION ONLY - NOT TO SCALE
Approximate Gross Internal Area: 179m² (1,926sqft)
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Sale Plan

The Wee Byre
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FIRST FLOOR

- **Landing**
With velux window, built-in cupboard.
- **Master Bedroom 4**
With a range of built-in cupboards.
- **Box Room**
With velux window.



SERVICES

- Mains water and electricity.
- Private drainage.
- Oil fired central heating system.
- Wood burning stoves
- The telephone line is installed subject to the normal BT regulations.

OUTSIDE

The property benefits from beautiful mature garden grounds made up of a feature pond, mixture of trees, shrubs, and variety of flowering plants which provide a mixture of scent and tapestry throughout the year. The hard-standing areas are neatly laid to sandstone flags. There are dedicated vegetable & fruit gardens along with a large brick-built barbecue. The garden grounds, along with the land have huge potential for self-sufficient living. To the side and rear of The Wee Byre, exists an attached single garage which benefits from electricity laid in and a greenhouse.



THE GRAZING PADDOCKS

Access to the grazing paddock is laid to grass with beautiful mature trees and shrubs, wildflower meadows, with winding defined paths leading to the grazing paddock and stone-built garden store. The grazing paddock extends and at present is down to grass for grazing. The land is registered with the AFRC-RPID with a main-location code of: 333/0112.



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, Robert Wilson & Sons, for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band E.

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 from the date of entry until paid.

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.

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

Sale Plan



FOR IDENTIFICATION ONLY



