



CORBIETON HOUSE

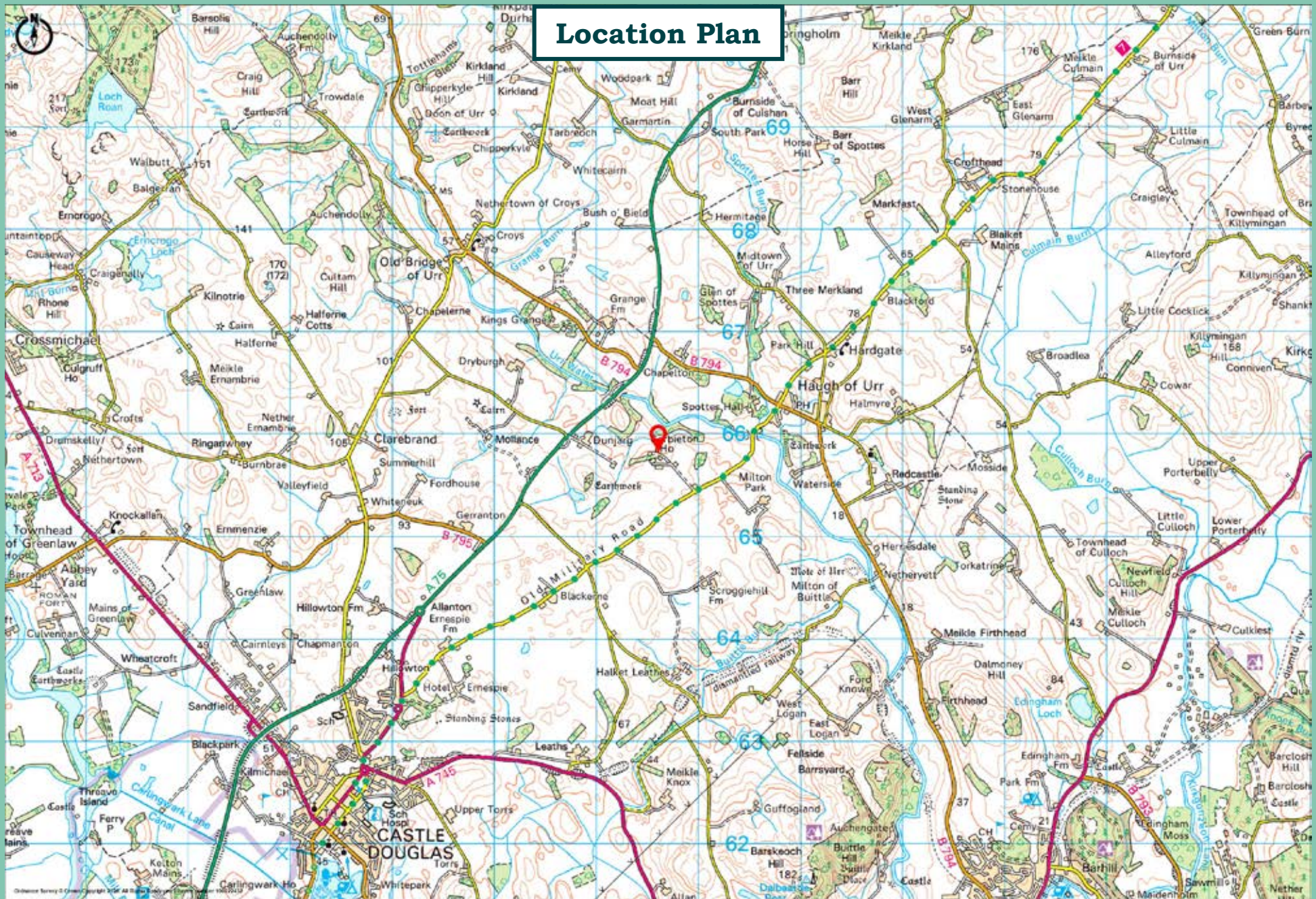
Castle Douglas, DG7 3JJ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



CORBIETON HOUSE

Castle Douglas, DG7 3JJ

Castle Douglas 3 miles, Dumfries 16 miles, Carlisle 53 miles, Glasgow 93 miles

A COMMANDING COUNTRY HOUSE SET WITHIN ITS OWN BEAUTIFULLY LANDSCAPED GARDEN GROUNDS JUST ON THE OUTSKIRTS OF CASTLE DOUGLAS IN DUMFRIES & GALLOWAY

- BEAUTIFULLY PRESENTED COUNTRY HOUSE
- ELEVATED POSITION WITH OPEN VIEWS
- LANDSCAPED MATURE GARDEN GROUNDS
- HUGE POTENTIAL FOR SELF-SUFFICIENT LIVING
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC –F27

IN ALL ABOUT 3.497 ACRES (1.415 HECTARES)

VENDORS SOLICITORS

Adele Nicol
Anderson Strathern
1 Rutland Court
Edinburgh
EH3 8EY
Tel: 0131 6258013



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

Corbieton House is situated only three miles from the market town of Castle Douglas and about one mile from the village of Haugh of Urr. The property is nestled within its own beautiful grounds and is thought to date from the 17th century.

Corbieton House is surrounded by beautifully landscaped garden grounds and benefits from views across the surrounding countryside. At present Corbieton House is a fine family home, but in past years was utilised as a country house hotel, which could easily be re-established or indeed the basis for a B & B business. The property is beautifully presented with well-proportioned rooms containing many original period features, including attractive fireplaces, cornices, cast iron radiators etc. The house is approached via a sweeping treelined driveway, with parking for several vehicles to the front of the property with the dwelling nestled within private enclosed gardens. The gardens are mainly laid to lawns with colourful flowering shrubs, a variety of mature trees, apples trees, etc. Set within the garden grounds exists a pretty summer house along with an original stone-built dovecote.

The nearest local services can be found within the village of Haugh of Urr, which offers a public house / restaurant, the Laurie Arms which incorporates a part-time Post Office, Church, Village Hall, a small village green along with primary and nursery education at the sought after Hardgate School.

A wider range of services can be found at Castle Douglas, only a short drive from the property. Castle Douglas (The Food Town) forms the heart of the Stewartry area, offering 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 & Secondary education is available within the town.

Communications to the area are very good with the property lying in close proximity to the main A75 Euro Route, 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 1½ hour's drive from the property. 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 at Thornhill.

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 Corbieton House are sought **in excess of: £650,000**

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

This exceptional property of character is of traditional stone construction rendered under a slated roof. The accommodation is arranged over 2 floors and briefly comprises:

GROUND FLOOR

- **Front Entrance Porch**
With tiled flooring, small conservatory off.
- **Central Hallway**
With feature staircase to first floor.



- **Lounge**
With open fire set in feature fireplace, two windows to the front.



- **Trophy Room**
With open fire set in feature fireplace, shelved display alcove, window to the front, doors off to bar & drawing room.
- **Bar**
With shelved wooden gantry and serving bar.





- **Drawing Room**
A lovely bright room with large bay window, French doors to raised patio area and garden grounds, electric fire set in feature fireplace.



- **Dining Room**

Another lovely bright room with picture window to garden grounds, electric fire set in feature fireplace.

- **Inner Hallway**

With built-in cupboards.



- **Gents Cloakroom**

- **Sitting Room**

Double aspect windows, open fire with electric fire set in.

- **Ladies Cloakroom**

- **Walk-in Pantry**

- **Rear Hallway**

With built-in cupboards.

- **Gun Room**

- **Kitchen**

Range of floor units, small oil-fired range set in inglenook fireplace, large cooking range with gas hob, plumbed for automatic washing machine & dish washer, sink & drainer, double aspect windows.



FIRST FLOOR



- **Upper Hallway**
With feature stain glass window.
- **Double Bedroom 1 (En-Suite)**
With window to the front.
- **En-Suite 1**
With shower, WC, WHB
- **Single Bedroom 2 (En-Suite)**
With window to front.
- **En-Suite 2**
With shower, WC, WHB
- **Double Bedroom 3 (En-Suite)**
- **En-Suite 3**
With shower, WC, WHB
- **Double Bedroom 4 (En-Suite)**
With large bay window and two windows to the side.
- **En-Suite 4**
With shower, WC, WHB
- **Double Bedroom 5 (En-Suite)**
With window overlooking garden grounds
- **En-Suite 5**
With shower, WC, WHB
- **Double Bedroom 6 (En-Suite)**
With large bay window and two windows to the side.
- **En-Suite 6**
With shower, WC, WHB
- **Double Bedroom 7 (En-Suite)**
With double aspect windows.
- **En-Suite 7**
With shower, WC, WHB



- **Bathroom**
With bath & WHB.
- **Cloakroom**
With WC.
- **Double Bedroom 8 (En-Suite)**
With window to the side.
- **En-Suite 8**
With bath, WC, WHB
- **Double Bedroom 9 (En-Suite)**
With window to the front.
- **En-Suite 9**
With shower, WC, WHB

SECOND FLOOR

- **Double Bedroom 10 (En-Suite)**
With feature arch window to the side.
- **En-Suite 10**
With shower, WC, WHB



- **Store Room**
Housing hot water tank.
- **Double Bedroom Suite 11 (En-suite)**
A self-contained bedroom suite with a feature arch window, window to the side and inner hallway leading to the en-suite.
- **En-Suite 11**
With bath, WC, WHB
- **Games Room 1**
With three velux windows, feature fireplace.
- **Games Room 2**
With two velux windows.



SERVICES

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

Floor Plan



GROUND FLOOR



1ST FLOOR



ATTIC 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 of 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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THE GARDEN GROUNDS

Corbieton House is surrounded by its own landscaped garden grounds, with a variety of flowering plants, mature trees and shrubs, which provide a tapestry of scent and colour throughout the year. A pretty summerhouse is also situated within the grounds along with an original pigeon cote.



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, **Adele Nicol, Anderson Strathern** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band H.



HOME REPORT

A home report can be made available upon request.

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.



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 October 2020

Sale Plan



