



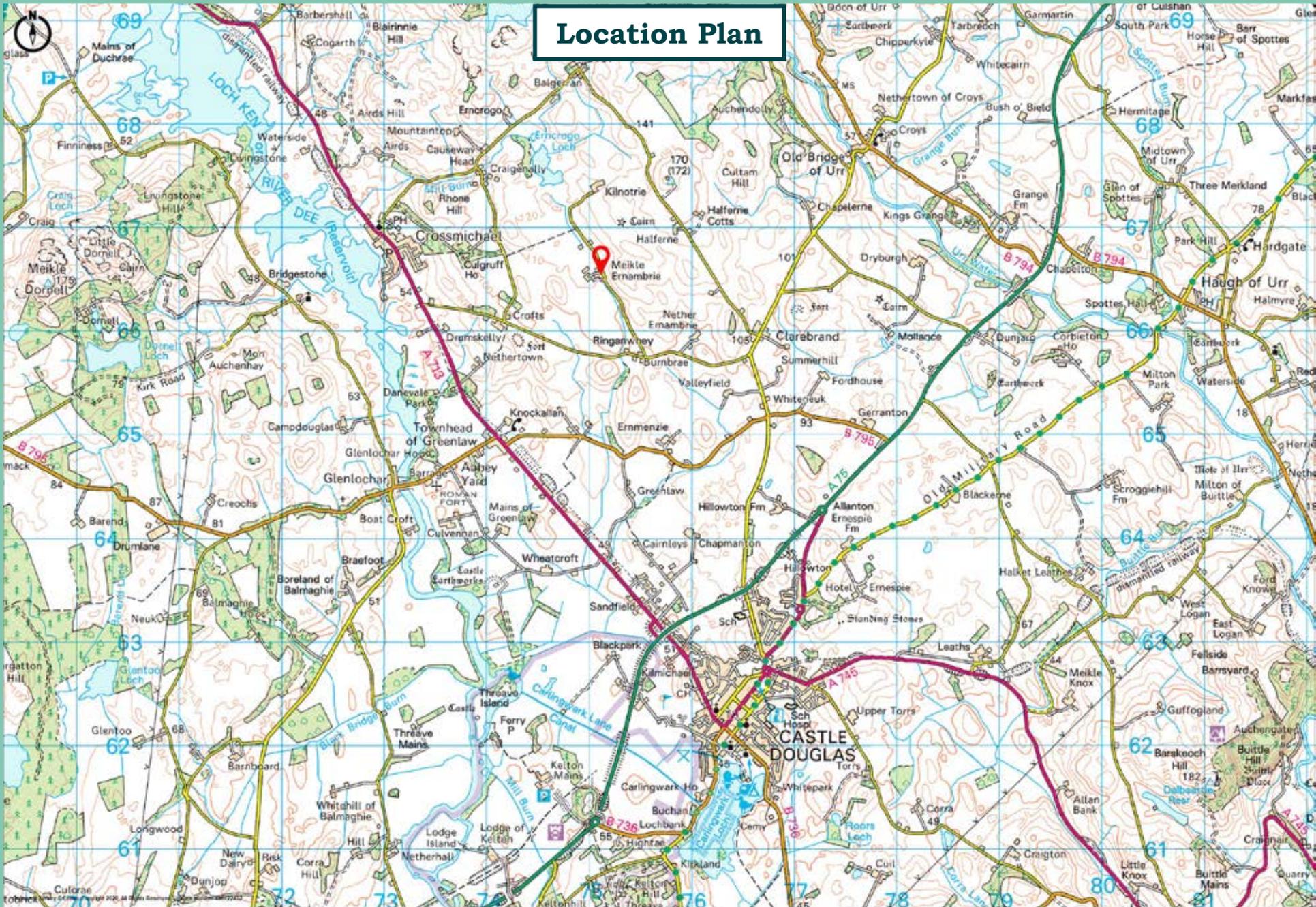
# LARCH HOUSE

Meikle Ernambrie, Clarebrand, Castle Douglas, DG7 3AN



LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# LARCH HOUSE

**Meikle Ernambrie, Clarebrand, Castle Douglas, DG7 3AN**

Castle Douglas 3 miles, Dumfries 18 Miles, Carlisle 55 Miles, Glasgow 94 Miles, Edinburgh 96 Miles

## AN EXCEPTIONAL ARCHITECT DESIGNED BARN CONVERSION SITUATED IN THE HEART OF GALLOWAY WITH STUNNING VIEWS OVER THE SURROUNDING COUNTRYSIDE

- MODERN SPACIOUS FOUR BEDROOMED ACCOMMODATION
- STUNNING VIEWS OVER THE SURROUNDING COUNTRYSIDE
- EFFICIENT HEATING SYSTEM THROUGHOUT INCLUDING UNDERFLOOR HEATING
- CONVENIENTLY LOCATED TO MAJOR ROAD NETWORKS
- EPC RATING – D (61)

**FOR SALE PRIVATELY**

### VENDORS SOLICITORS

Abby McAteer  
Gillespie Gifford & Brown  
33 High St  
Dalbeattie  
DG5 4AD  
Tel: 01556 611247



### 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

Larch House is situated within a beautiful rural location near the hamlet of Clarebrand, only a short drive to the market town of Castle Douglas. Larch House provides the rare opportunity to purchase a bespoke dwelling with stunning views over the surrounding countryside.

This exceptional property is an architect designed barn conversion offering elegance and style throughout, benefitting from a modern and sustainable heating system incorporating thermal solar panels, heat recovery ventilation system with the main heating running from an efficient Charnwood multi-fuel boiler stove, the property has underfloor heating and individual thermostatic controls in each room. This stunning contemporary conversion of a former barn offers exceptional living space with enticing views of Screele and Bengairn. For those wishing to work from home, coaxial cables have been routed to every room. The property is approached by a sweeping driveway with parking available for several vehicles. Larch House also benefits from garden grounds and dedicated patio areas, which are perfect for alfresco dining or family and social entertaining.

Local services are conveniently located within Castle Douglas (The Food Town), which forms the heart of the Stewartry area. Castle Douglas 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 & Secondary education is available within the town.

Communications to the area are 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 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.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## GUIDE PRICE

Offers for Larch House are sought in excess of: £340,000

## 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

Larch House is of traditional stone construction set under a slated roof, offering comfortable stylish accommodation, as follows:



- **Entrance Vestibule**  
With built-in storage cupboard.



- **Open Plan Kitchen / Diner & Lounge**  
A light filled open plan room incorporating all features for modern day family living. The kitchen has polished concrete flooring with a dedicated dining area, a range of modern fitted floor units with integrated dishwasher, built-in electric oven and hob with a narrow picture window to the rear. The lounge has engineered oak flooring with a large multi-fuel stove and large patio doors, with glazed units at either side, providing access to the front patio area. Set within the roof are three large double glazed velux windows allowing light to flood into this contemporary living space.
- **Double Bedroom 1**  
With patio doors to the front, built-in wardrobes and engineered oak flooring.
- **Shower Room**  
With shower and modern sanitary ware.



- **Utility Room**

Base unit with sink and drainer set in, plumbed for automatic washing machine, polished concrete flooring, small window to the rear, door off to rear garden grounds and covered walk-way leading to lean-to storage / log store.

- **Double Bedroom 2 (En-Suite)**

With double aspect windows, built-in wardrobe, engineered oak flooring, en-suite off.

- **En-Suite**

Glazed shower cubicle, tiled floor and modern sanitary ware.



### FIRST FLOOR

A bespoke staircase leads from the main living area with the treads formed from windfall timber flowing through to the minstrels' gallery, which offers stunning views across the rolling hills beyond. From here further accommodation is as follows:

- **Double Bedroom 3**

With built-in wardrobe, velux window to the front, two windows to the side and Arrowslit window overlooking the open plan living area below.

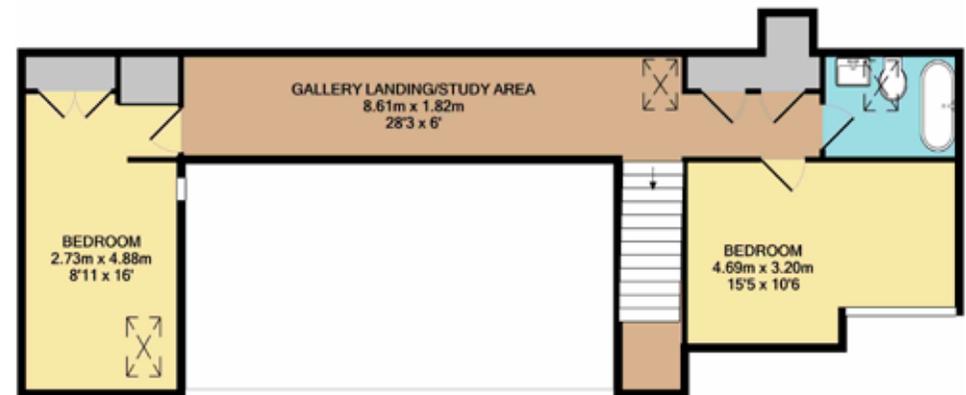
- **Double Bedroom 4**

With window to the front.



- **Family Bathroom**

With large floor standing bath, modern sanitary ware, tiled floor, velux window.



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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## **OUTSIDE**

The property is approached by a sweeping driveway with garden grounds to one side which has a pretty stream running through. Parking is available for several vehicles to the front with a dedicated patio area. To the rear of the property are generous garden grounds with a useful lean-to storage building.

## **SERVICES**

- Mains water and electricity
- Private drainage (bio-disc septic tank)
- Underfloor heating throughout
- Heat recovery system
- Efficient boiler running from the multi-fuel stove
- Thermal solar panels
- Coaxial cables to every room
- The telephone line is installed subject to the normal BT regulations (BT Full fibre 100 with a guaranteed minimum of 100Mbps download and 30Mbps upload speeds will be connected on 5th November 2020).

## **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; Abby McAteer, Gillespie Gifford & Brown for a definitive list of burdens subject to which the property is sold.

## **COUNCIL TAX**

At present the property has a rateable value (£2,800 effective from 01-APR-17) due to its current use as holiday accommodation, however can revert to a council tax banding and we are informed that Larch House would be a band F.

## **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  
Some of the photographs included taken Summer 2019*

