



GLENLOCHAR HOUSE

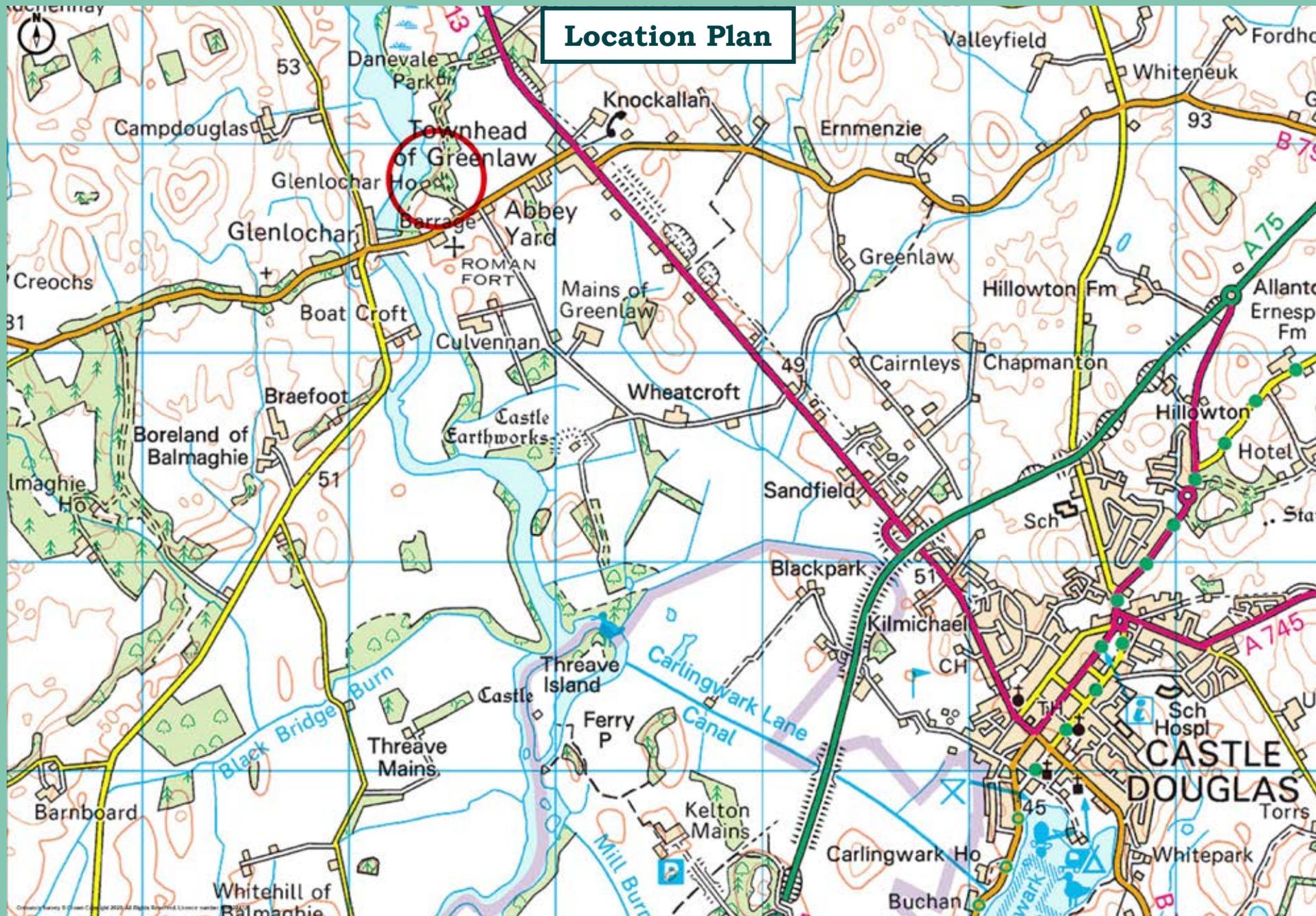
Glenlochar, Castle Douglas, DG7 2LR



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



GLENLOCHAR HOUSE

Glenlochar, Castle Douglas, DG7 2LR

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

A BEAUTIFULLY POSITIONED GEORGIAN HOUSE IS SET WITHIN ITS OWN LANDSCAPED GARDEN GROUNDS WITH UNINTERRUPTED STUNNING VIEWS OVER THE RIVER DEE AND ROLLING HILLS BEYOND

- SIX BEDROOM DETACHED COUNTRY HOUSE (REQUIRES SOME COSMETIC UPGRADING)
- STUNNING ELEVATED POSITION
- LANDSCAPED MATURE GARDEN GROUNDS
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC – G(01)

IN ALL ABOUT 2.4 Ha (5.93 Acres)

VENDORS SOLICITORS

Mr Iain McDonald
Gillespie Gifford & Brown
135 King Street
Castle Douglas
DG7 1NA
Tel: 01556 503744



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

Glenlochar House is situated within the pretty hamlet of Glenlochar and some three miles from the busy market town of Castle Douglas.

Glenlochar House is a category 'B' listed building dating from the late 18th, early 19th century with its principal facade overlooking the River Dee providing stunning uninterrupted views all year round. The property is surrounded by its own landscaped garden grounds, which are made up of mature trees, shrubs, lawns and attract a variety of wildlife. Glenlochar House benefits from well-proportioned rooms containing many original period features and has been in the same family ownership since 1953. The property does require some modernisation and upgrading, however, offers huge potential to create a wonderful family home and potential for development of a B & B.

The hamlet of Glenlochar is a friendly community and benefits from a village hall, which run a variety of activities throughout the year, including a playgroup which provides early learning and childcare places. Primary Schooling can be found in the nearby village of Crossmichael. 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 within an easy drive of 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 Castle Douglas.

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 Glenlochar House are sought **in excess of: £400,000**

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 charming property of character is of traditional stone construction rendered under a slated roof. The accommodation is arranged over 3 floors and briefly comprises:

LOWER GROUND FLOOR

- **Rear Entrance Porch**
With part glazed UPVC door.
- **General Store**
With skylight window.
- **Utility Room**
Plumbed for automatic washing machine, Belfast sink, window to the side.



- **Kitchen**
With a range of built-in cupboards, range of floor units, sink & drainer, window to the front with window seat. The original lazy waiter is still in situ.
- **Lower Central Hallway**
With stairs off the first floor.
- **Cloakroom**
With WC & WHB.
- **Cold Store**
With window to the front.
- **Double Bedroom 1**
With window to the front
- **Double Bedroom 2**
With window to the rear.



GROUND FLOOR

- **Upper Landing**
Reached by the stone staircase from the lower ground floor providing access to a cloakroom, then to the central hallway.
- **Cloakroom**
With WC & WHB.
- **Central Hallway**
A grand central hallway with doors off to front door porch.
- **The Wee Kitchen**
With floor and wall units, sink & drainer and original lazy waiter.
- **Dining Room**
With double aspect windows providing stunning views over the River Dee towards Loch Ken and the hills beyond.



- **Sitting Room**
With windows to three sides.



FIRST FLOOR

- **Double Bedroom 3**
With window to the rear, WHB
- **Double Bedroom 4**
With window to the front overlooking the River Dee, WHB & Jack & Jill door to single bedroom 5.
- **Single Bedroom 5**
With window to the front.
- **Double Bedroom 6**
Window to the front with window seat, WHB.
- **Family Bathroom**
With bath, WHB, shower cubicle, bath, heated towel rail, built-in cupboard, window to the rear.



- **Cloakroom**
With WC & WHB.

ATTIC ROOMS

There are two large rooms in the attic space, both with skylights, along with a good-sized boxroom. These rooms are accessed by a staircase from the first floor and have huge potential for developing into further living space.

SERVICES

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

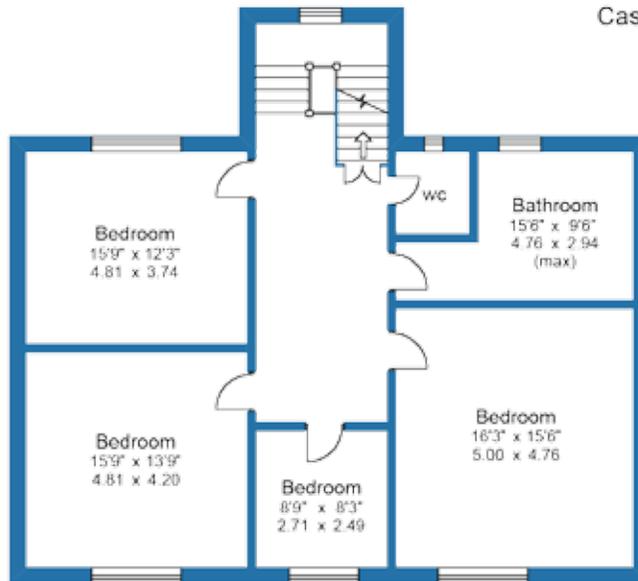
THE GARDEN GROUNDS

Glenloch House is surrounded by its own landscaped garden grounds which are mainly laid to lawns with a variety of mature trees and shrubs. As mentioned earlier the grounds from the front of the property lead directly to the River Dee affording stunning views all year.

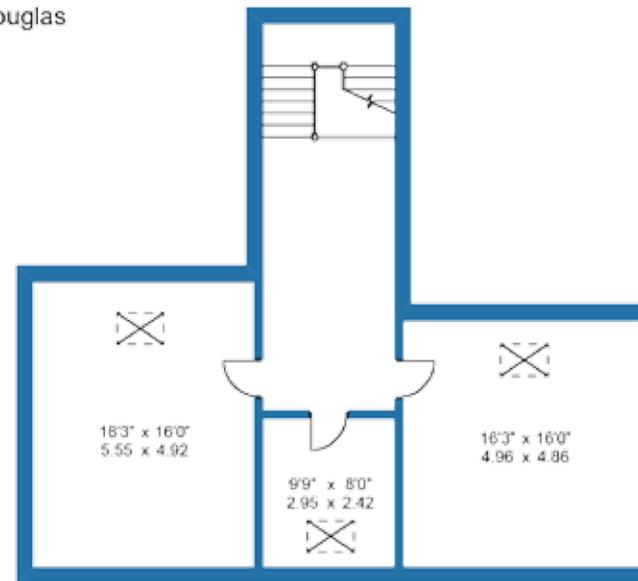


Glenloch House
Castle Douglas

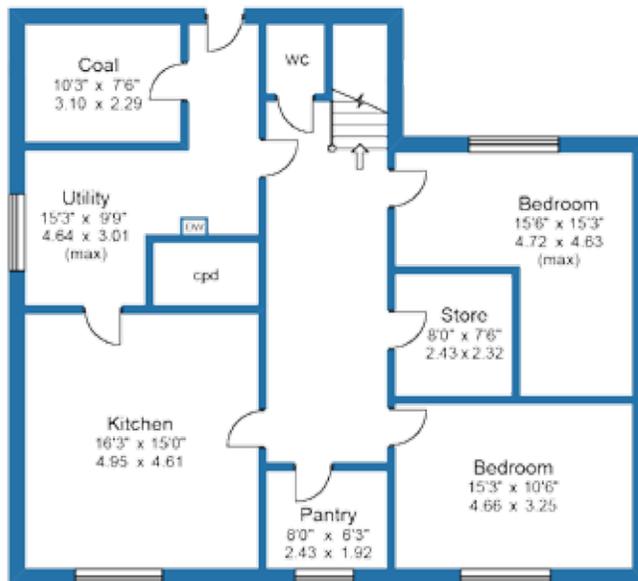
Floor Plan



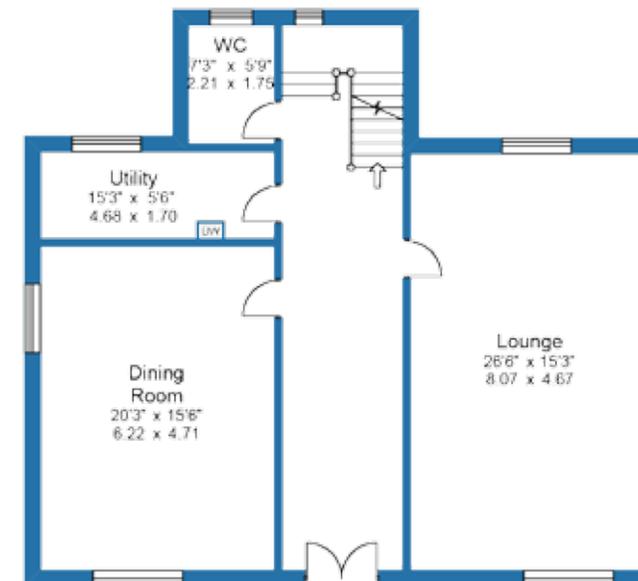
First Floor



Attic Floor



Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.





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 Iain McDonald, Gillespie Gifford & Brown** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band G.

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 November 2020



