



NORTHFIELD

Springholm, Castle Douglas, DG7 3LP



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NORTHFIELD

Springholm, Castle Douglas, DG7 3LP

Castle Douglas 5 miles, Dumfries 14 miles, Carlisle 45 miles, Glasgow 88 miles, Edinburgh 90 miles

A CHARMING SEMI-DETACHED COTTAGE BENEFITTING FROM GENEROUS GARDEN GROUNDS TO THE REAR SITUATED WITHIN THE VILLAGE OF SPRINGHOLM

- SEMI-DETACHED TWO BEDROOM BUNGALOW
- DEVELOPMENT POTENTIAL
- ATTACHED SINGLE GARAGE & OFF-ROAD PARKING
- GENEROUS GARDEN GROUNDS TO THE REAR
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC RATING – G (06)

OFFERED FOR SALE AS A WHOLE

FOR SALE PRIVATELY

VENDORS SOLICITORS

Mr J Baxter
A B & A Matthews
37, Albert Street
Newton Stewart
DG8 6EG
Tel: 01671 404100



THREAVE RURAL
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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

Northfield Cottage is situated within the village of Springholm in Dumfries and Galloway. The property is a semi-detached traditional cottage benefitting from off-road parking, single attached garage and generous rear garden grounds with views over the open countryside. The property has been well-maintained over the years but may benefit from some cosmetic upgrading, however, provides a blank canvas for any purchaser and we are of the opinion that there could be potential for extending to the rear. Any interested party would need to make their own enquiries in this respect with the regional council www.dumgal.gov.uk/planning

Springholm offers local services such as a village shop, hotel / public house with primary schooling a very short walk from the property. A further range of 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.

DIRECTIONS

As indicated on the Location Plan which forms part of these particulars.

METHOD OF SALE

The property is offered for sale **as a whole**.

GUIDE PRICE

Offers for Northfield Cottage are sought **in excess of: £145,000**

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

Northfield is of traditional construction set under a slated roof and in more detail briefly comprises:

- **Dining Room**
With gas fire and window to the front.



- **Kitchen**

Range of floor and wall units, sink & drainer, plumbed for automatic washing machine, window to the rear, door to rear garden grounds.



- **Bathroom**

With built-in shower cubicle, vanity unit with WHB set in, WC, tiled walls, window to the rear.



- **Living Room**

Stairs off the bedroom 2.



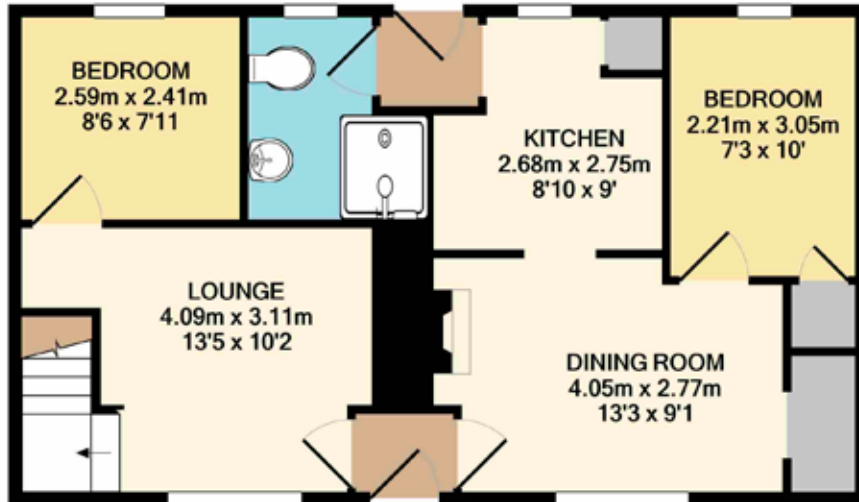
- **Double Bedroom 1**

With window to the rear.

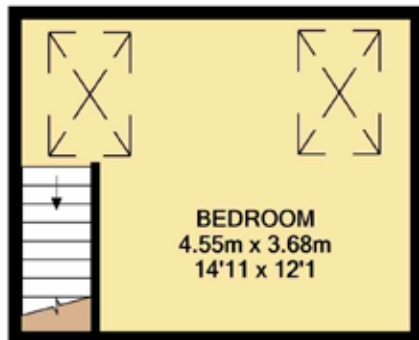


First Floor

- **Double Bedroom 2**
With two velux windows to the rear.



GROUND FLOOR



1ST 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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OUTSIDE

There is off-road parking to the front and generous garden grounds to the rear, which are mainly laid to lawns with mature trees, raised beds and mature shrubs. The rear garden grounds overlook the surrounding countryside and there may be some development potential for extending the dwelling, but as mentioned earlier, any interested party would need to make their own enquiries in this respect. An attached single garage is located to the side of the property.



SERVICES

- LPG central heating system
- Mains water
- Mains drainage
- The telephone is installed subject to the normal BT regulations

COUNCIL TAX BANDING

Band C

HOME REPORT

A Home Report can be made available upon request.

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.

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 J Baxter, A B & A Matthews** for a definitive list of burdens subject to which the property is sold.

INGOING

There are no ingoing claims affecting the property

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 February 2021

