



MINTO HOUSE

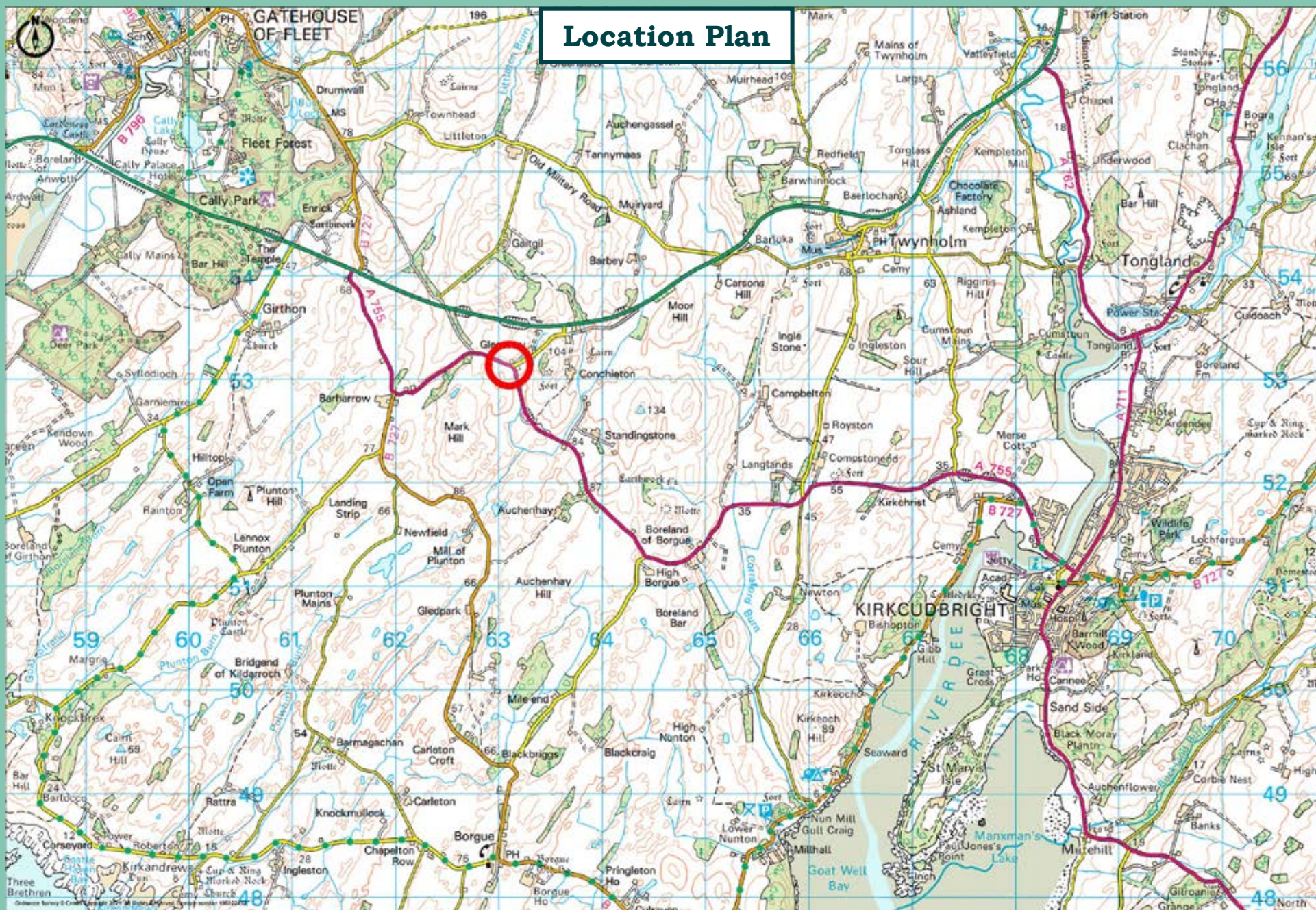
Borgue, Kirkcudbright, DG6 4SZ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



MINTO HOUSE

Borgue, Kirkcudbright, DG6 4SZ

Kirkcudbright 5 miles, Borgue 3.5 miles, Castle Douglas 10 miles, Dumfries 28 miles, Carlisle 65 miles, Glasgow 103 miles

A THOROUGHLY CHARMING MODERNISED SMALLHOLDING OCCUPYING A PICTURESQUE COUNTRYSIDE LOCATION WITHIN DUMFRIES & GALLOWAY

- EXCEPTIONAL SYMPATHETICALLY MODERNISED THREE BEDROOM COTTAGE
- GENEROUS LANDSCAPED GARDEN GROUNDS
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- PICTURESQUE RURAL LOCATION
- WITHIN CLOSE PROXIMITY TO THE COAST
- ABOUT 4.38 ACRES OF GRAZING LAND
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC RATING – F34

IN ALL ABOUT 4.966 ACRES (2.01 HECTARES)

VENDORS SOLICITORS

Valerie McElroy
GGB Law
135 Irish Street
Dumfries
DG1 2NT



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

Minto House is conveniently located within close proximity to the picturesque harbour town of Kirkcudbright, the historical village of Gatehouse and the pretty village of Borgue. The property occupies a rural site and is only a short drive to some of the most spectacular beaches and bays within Dumfries & Galloway and only a short drive to major road networks.

Minto House is of traditional Galloway construction, which during the current ownership has been sympathetically modernised to an extremely high standard, incorporating all features for modern day family living. The property has been greatly improved with the addition of high-quality fixtures and fittings along with exceptional décor throughout, complimenting this traditional Galloway cottage.

The property benefits from generous landscaped garden grounds, which offer areas of pretty amenity woodland with a wildflower carpet, neatly laid lawns and a raised patio area making this the perfect area for alfresco dining and family entertaining. There are also a range of outbuildings, to include stables, which have been sectioned off from the main garden grounds. Minto House attracts a huge variety of wildlife to include deer and an array of wild birds.

A feature of the property is the 4.38 acres of grazing land, which is located just across the minor road opposite the dwellinghouse. The grazing land is currently utilised for the grazing of horses and sheep, benefitting from a field shelter, making this idyllic property for any smallscale agricultural or equestrian purposes. The property is registered with the AFRC-RPID with a main location code of: 513/0002.

Minto House is only a short drive from the historical village of Gatehouse, convenient for all the usual amenities such as shops, a post office, tea rooms/ restaurants, inns/hotels, etc. Gatehouse is also a recognised UNESCO Biosphere community. Biosphere Communities are places where local residents and businesses have committed to being proud supporters of the Biosphere. The village attracts a wide range of artists and makers, with the artist town of Kirkcudbright, a 10-minute drive from the property. Kirkcudbright is extremely popular with tourists and is known as the 'Artist's Town' as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town. A further range of services can be found in Castle Douglas (The Food Town), with the high street being renowned for its niche retailing with a wide range of traditional shops and craft outlets.

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 18 hole courses, the closest being at Kirkcudbright. The Solway Firth is a popular yachting destination and Scotland's only 'Blue Flag' marina is located adjacent to Kirkcudbright Harbour. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

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. The international airports of Glasgow & Edinburgh are within an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

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 Minto House are sought in excess of: £300,000

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



Minto House occupies an idyllic countryside location and offers bright and comfortable family accommodation throughout. The property in more detail briefly comprises:

- **Kitchen / Diner / Family Room**
With engineered oak flooring, glossy base units with solid oak worktops, sink & drainer, light tunnel with velux window set in, patio doors to the front of the property.
- **Boot Room / Sunroom**
With tiled flooring, two windows to the rear, door to rear garden grounds.
- **Utility Room**
With glossy white base units, solid oak worktops, plumbed for automatic washing machine, window to the rear.
- **Inner Hallway**
With large walk-in cupboard.



- **Living Room**

With multi-fuel stove set in feature granite fireplace, windows to the front and rear, stairs off to first floor.



- **Front Entrance Porch**

Glazed to three sides with door to outside.

- **Master Bedroom (En-Suite)**

A lovely cosy retreat incorporating a stunning en-suite. A wood burning stove is set within a pretty feature fireplace.

- **En-Suite**

With large modern tiled shower enclosure, tiled flooring, bespoke wash hand basin set on solid oak windowsill with cupboard below, heated towel rail, WC.





FIRST FLOOR

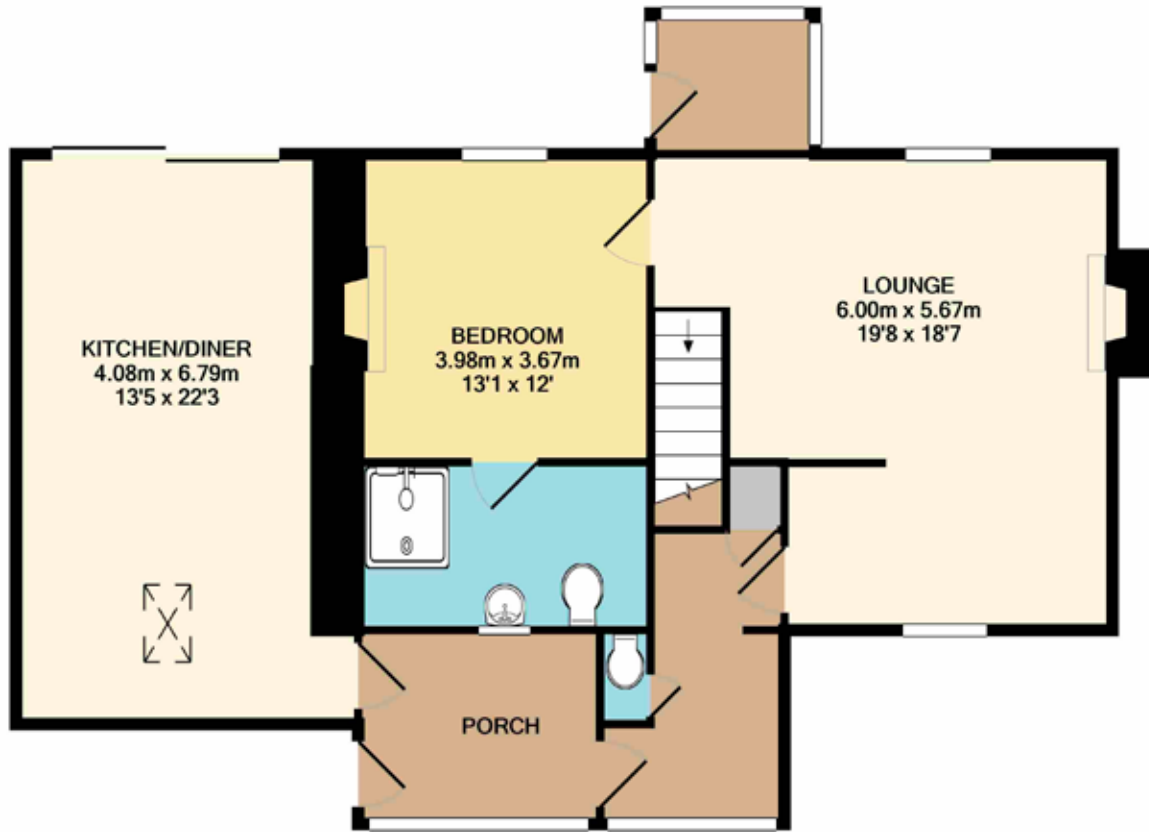
- **Double Bedroom 2**
With dormer window to the front and velux to the rear.
- **Double Bedroom 3**
With dormer window to the front and velux to the rear.
- **Bathroom**
Clad with modern Respatex, bath, WC & WHB.

SERVICES

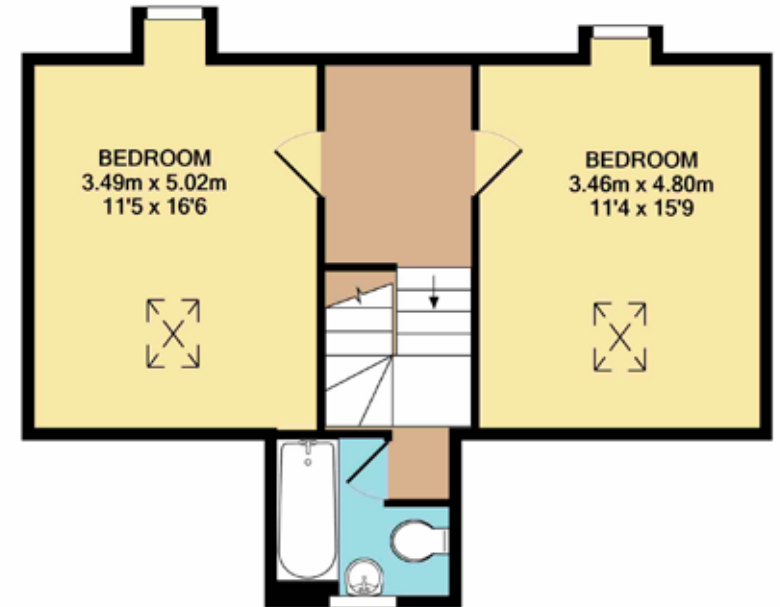
- Mains water and electricity
- Private drainage
- LPG fired central heating
- Wood burning stoves
- The telephone line is installed subject to the normal BT regulations.



Floor Plan



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

The front and side of the property is neatly laid with grey gravel with off road parking to the side. As stated earlier, the garden grounds have been cleverly landscaped incorporating amenity woodland and a dedicated patio area, perfect for alfresco dining or family and social entertaining. There are a range of outbuildings, including stabling for horses. It should be noted that there is a shared tarmac access to the front, in favour of the attached neighbouring property. A copy of the Land Certificate KRK10305 can be made available upon request.

THE LAND

The land extends in total to about 4.38 acres and is registered with the AFRC-RPID with a main location code of 513/0002. The land is currently utilised for smallscale agricultural and equestrian purposes but could lend itself to a variety of uses and lifestyle purposes. The addition of this land offers huge potential for some self-sufficient living.









COUNCIL TAX

Band D.

HOME REPORT

It should be noted that the property is an agricultural holding, which benefits from an agricultural holding number (513/0002) and therefore there is no requirement for the sellers to provide a Home Report, as it is classed as mixed use. **For the avoidance of doubt, it should be noted that the dwellinghouse and grazing land are being sold as a whole and cannot purchased separately.**

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, **Valerie McElroy, GGB Law**, for a definitive list of burdens subject to which the property is sold.

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 March 2021



Sale Plan



