



KENMARE HOUSE

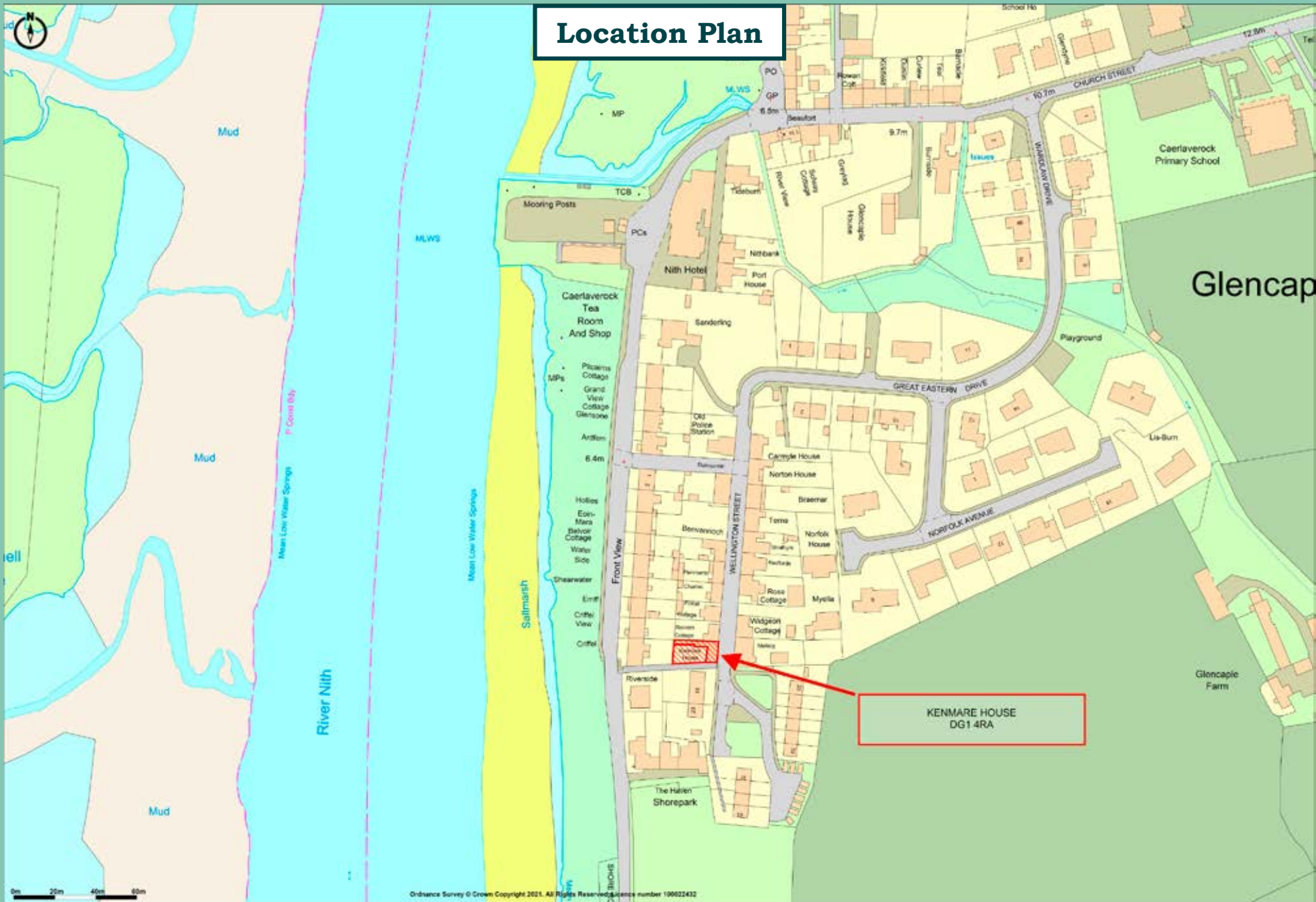
Wellington Street, Glencaple, Dumfries, DG1 4RA



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



KENMARE HOUSE

Wellington Street, Glencaple, Dumfries, DG1 4RA

Dumfries 3 miles, Carlisle 32 miles, Glasgow 81 miles

AN EXCEPTIONAL SYMPATHETICALLY MODERNISED END-TERRACED DWELLING SITUATED IN THE IDYLIC RURAL VILLAGE OF GLENCAPLE WITHIN DUMFRIES & GALLOWAY

- BEAUTIFULLY PRESENTED THREE BEDROOM DWELLINGHOUSE
- SYMPATHETICALLY MODERNISED TO AN EXTREMELY HIGH STANDARD
- MATURE COTTAGE GARDEN GROUNDS
- UNDERFLOOR HEATING THROUGHOUT, HEAT RECOVERY SYSTEM & SOLAR PANELS
- WITHIN EASY REACH OF MAJOR ROAD NETWORKS
- EPC – D (64)

VENDORS SOLICITORS

Mr Neil Webster
Walker & Sharpe
37 George Street
Dumfries
DG1 1EB
Tel: 01387 267222



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

Kenmare House is located within the pretty village of Glencaple, a small settlement situated on the banks of the River Nith.

Kenmare House is a truly exceptional end-terraced property which has been refurbished & sympathetically modernised to an extremely high standard incorporating all features for modern day living to include, underfloor heating throughout, heat recovery system, solar hot water and solar panels.

Kenmare House is in walk-in condition offering contemporary and diverse family living. The décor along with the fixtures and fittings are of an extremely high standard with the whole property providing bright and roomy accommodation. The dwellinghouse occupies an end terraced site within the village with views over the River Nith and the surrounding countryside. Kenmare benefits from enclosed south facing cottage garden grounds, which are made up of lawns, mature shrubs and a plethora of unusual flowering plants. A paved patio offers a dedicated area for alfresco dining or family and social entertaining. The property is situated in a sought-after semi-rural location, yet within easy driving distance of major road networks

Glencaple is a quiet village 3 miles from the edge of Dumfries, originally built as a ship building village. The village sits close to the mouth on the banks of the River Nith on the Burns Trail and has a Hotel, Shop and Bistro all within a short walking distance of the property. Caerlaverock Castle and the famous Wildfowl and Wetlands Trust are both within 5 miles. The Solway coast is just a few miles away with its quiet sandy beaches.

A wider range of services are located within the busy market town of Dumfries, boasting all essential and professional services, along with three retail parks, an ice rink, a University Campus and the recently constructed hospital is within an easy driving distance. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus, only a short drive from Kenmare, offering a wide variety of further education choices.

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 18 hole courses.

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 Kenmare 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





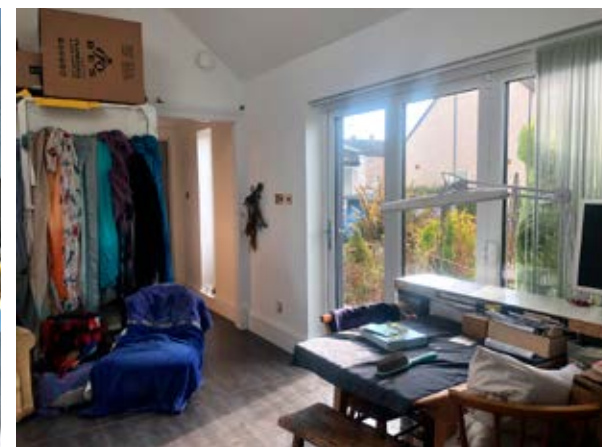
PARTICULARS OF SALE

KENMARE HOUSE

This exceptional modernised dwelling is of traditional stone construction set a slate roof. As mentioned earlier, the property benefits from all features for modern day family living to include underfloor heating throughout. The accommodation is arranged over 2 floors and briefly comprises:

GROUND FLOOR

- **Entrance Hallway**
A bright entrance hallway with slate tiled flooring.
- **Wet Room**
Slate tiled flooring, shower with glazed screen, modern sanitary ware and heated towel rail.
- **Studio / Guest Accommodation**
This room is currently utilised as an office and hobby room, but the current owners have incorporated a space saving fitted wall bed (not included), allowing this to be utilised for guest accommodation when required. There are triple bifold doors leading to the garden grounds. This room also benefits from a vaulted ceiling with large velux window with automatic opening and roller shutter, slate tiled flooring and a feature window exists through to the hallway.
- **Utility Room**
A range of contemporary floor & wall units, plumbed for automatic washing machine and dishwasher, sink & drainer, tiled floor.





- **Kitchen Diner**

Again, a range of contemporary floor & wall units incorporating an integrated fridge set within deep under counter drawers, double electric ovens, induction hob with pop up extractor fan, Zip Hydro tap providing instant boiling water & chilled cold water, the floor is laid to slate tiles. The kitchen leads into a dedicated dining area, making this the perfect area for family dining.

- **Sunroom**

A beautiful bright room with five velux windows and full length glazing to one wall with patio doors set in providing access to the garden grounds. The flooring is engineered walnut and a feature window exists through to the hallway.





- **Lounge**
With wood burning stove, original cornice and ceiling rose, window to the front, French doors through to the sunroom, engineered walnut flooring, window to the front.
- **Central Hallway**
A bright spacious central hallway with a timber carpeted staircase with wrought iron balustrade finished with a walnut hand rail, leading to the first floor. The understair space has been cleverly designed to incorporate a cloakroom with a WC & WHB.
- **Double Bedroom 1**
With window to the front, built-in shelved alcove.

FIRST FLOOR

- **Upper Landing**
With window looking over the garden grounds.
- **Family Bathroom**
With large bath, modern range of sanitary ware, large shower cubicle, heated towel rail, Italian limestone tiled, window to the front.



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

With dedicated dressing area, built-in wardrobes, two windows to the side, en-suite.



- **En-Suite**

With enclosed shower cubicle, WC & WHB.

- **Double Bedroom 3**

With double aspect windows, built-in wardrobes.

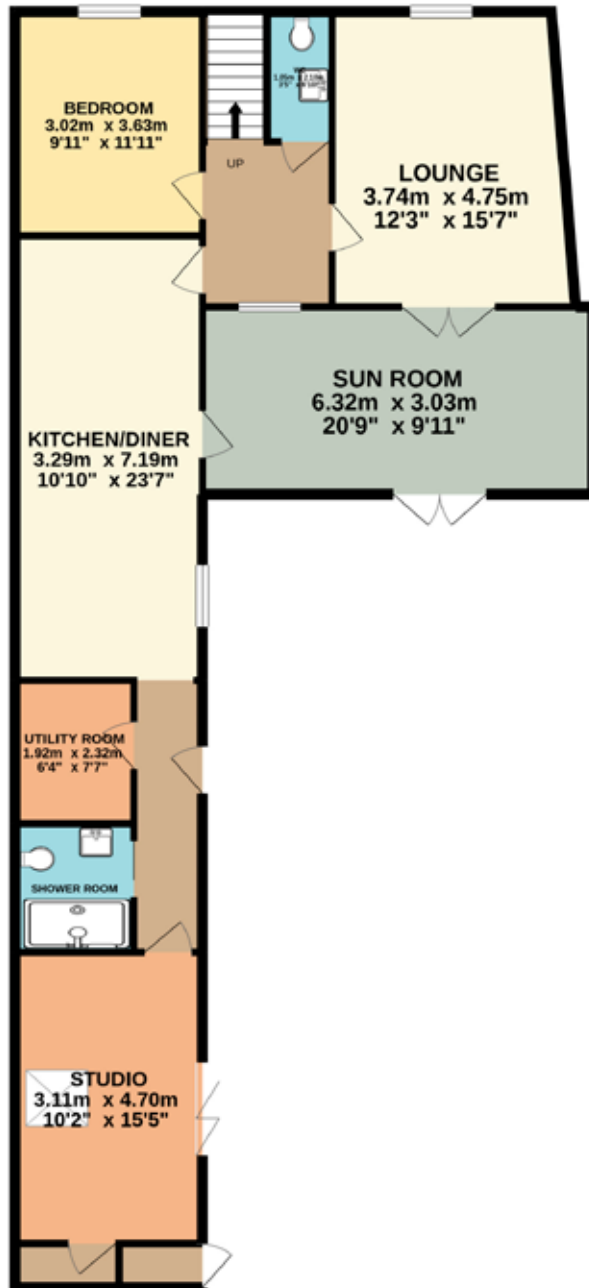
SERVICES

- Mains water and electricity
- Oil fired central heating
- Underfloor heating throughout
- Heat recovery system
- Solar panels (no feed-in tariff)
- Solar hotwater
- Fully double glazed
- The telephone line is installed subject to the normal BT regulations.

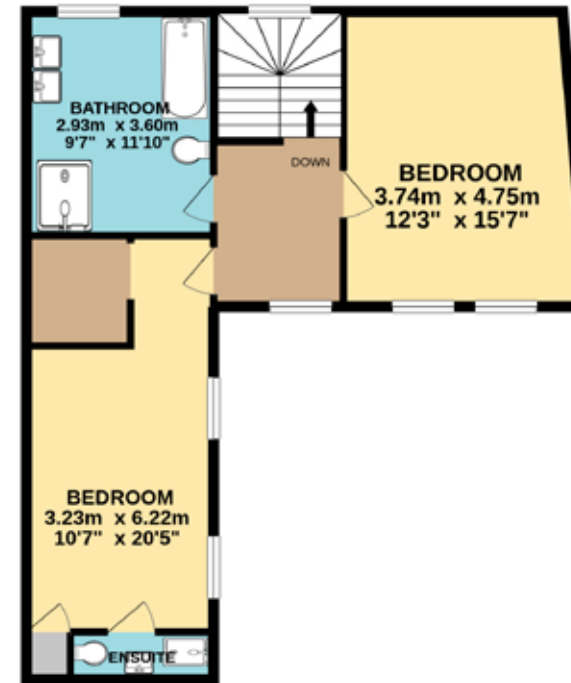


Floor Plan

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

As mentioned earlier Kenmare benefits from mature south facing garden grounds made up of lawns, mature shrubs and flowering plants. There is a paved patio making this the perfect area for alfresco dining or family and social entertaining.

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 Neil Webster, Walker & Sharpe** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band E.

HOME REPORT

A home report can be downloaded direct from our website www.threaverural.co.uk/property

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

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.

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 May 2021

