



KEEPERS COTTAGE

Balmaghie Estate, Glenlochar, Castle Douglas, DG7 2PB



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

KEEPERS COTTAGE

Balmaghie Estate, Glenlochar, Castle Douglas, DG7 2PB

Castle Douglas 10 miles, Dumfries 27 miles, Carlisle 64 miles, Glasgow 104 miles

A CHARMING DETACHED COTTAGE WITH A GRAZING Paddock NESTLED WITHIN A FORMER COUNTRY ESTATE NOT FAR FROM THE MARKET TOWN OF CASTLE DOUGLAS

- TRADITIONAL FOUR BEDROOM COTTAGE (1 EN-SUITE)
- MATURE GARDEN GROUNDS
- GRAZING Paddock OF ABOUT 4 ACRES
- EPC RATING –E(44)
- WITHIN CLOSE PROXIMITY TO MAJOR COMMUTING LINKS

IN ALL ABOUT 4.71 ACRES (1.904 HECTARES)



VENDORS SOLICITORS

Mrs Karen Baird
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502 764
Email: karen@hallbaird.co.uk



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

Keepers Cottage is situated on the periphery of the pretty hamlet of Glenloch, not far from the market town of Castle Douglas. The property is nestled within a former country estate and is surrounded by woodland and open farmland. As such, the area abounds with a variety of wildlife.

This charming, detached cottage is surrounded by its own mature garden grounds and offers roomy four-bedroom accommodation over a single floor. A feature of Keepers Cottage is the grazing paddock amounting to about 4 acres which could be utilised for smallscale agricultural, equestrian or tourism-based enterprise.

A range of 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 main A75 Euro Route only a short drive from the property, 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 with the international airports of Glasgow and Edinburgh, also being within an easy drive. There are main line railway stations at Dumfries & Lockerbie, which runs a full timetable of services both north and south.

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, etc. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

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 Keepers Cottage are sought **in excess of: £270,000**

VIEWING

By appointment with the 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



PARTICULARS OF SALE

Keepers Cottage is of traditional construction with a conservatory being a later addition. The accommodation very briefly comprises:

- **Conservatory**
The conservatory is of UPVC construction and fully glazed, making this the perfect room for enjoying the views and spotting a huge variety of wildlife.
- **Lounge**
With a wood burning stove set in a feature fireplace, built-in storage cupboard.
- **Double Bedroom 2**
With double aspect windows and built-in wardrobes.
- **Double Bedroom 3**
With window to the front.
- **Inner Hallway**
With bedroom 4 and family bathroom off.
- **Double Bedroom 4**
With window to the rear.



- **Family Bathroom**
Bath with shower over, WC, WHB, heated towel rail and window to the rear.
- **Kitchen**
A spacious kitchen with a range of floor and wall units, sink and drainer, walk-in pantry, window to the rear.



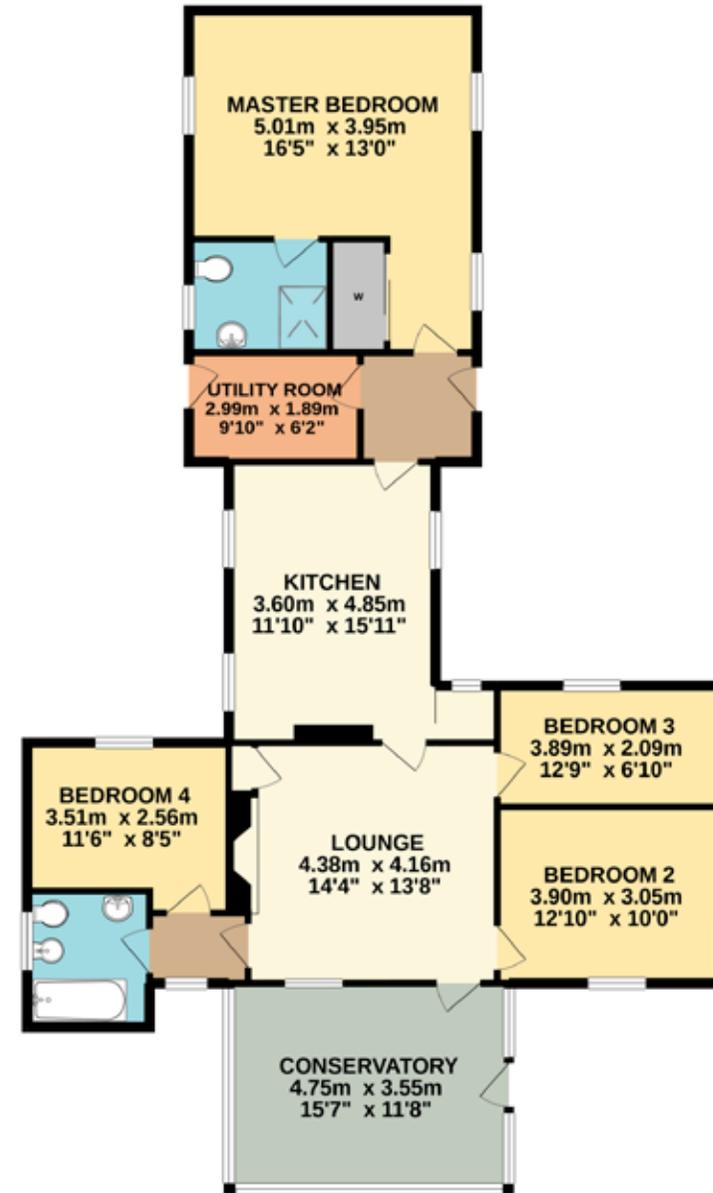
- **Front Entrance Hallway**
With part glazed UPVC door to the front.
- **Utility Room**
With base units, sink & drainer, door to rear garden grounds.
- **Master Bedroom 1 (En-suite)**
With double aspect windows, built-in wardrobes and en-suite off.
- **En-Suite**
Currently in the style of a wet room with a shower, WHB, WC and window to the rear.



SERVICES

- Oil fired central heating system.
- Mains electricity
- Private drainage & water

GROUND 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

Garden grounds surround Keepers Cottage and are mainly laid to lawns and mature shrubs with hard standing parking to the front. A feature of the property is the grazing paddock of about 4 acres, which has huge potential for small scale agricultural, equestrian or a tourist-based enterprise.

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, **Mrs Karen Baird, Hall Baird Solicitors**, for a definitive list of burdens subject to which the property is sold. However:

COUNCIL TAX

Band D

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.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge.

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 and accordance with the relevant sections of the Consumer Protection Act 2008 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 2021





Sale Plan

About: 1.904 ha (4.71 acres)

Ruin

Track

Keeper's Cottage

Coltsford

FOR IDENTIFICATION PURPOSES ONLY



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