



THE WATERHOLE

Lochfoot, Dumfries, DG2 8NR



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



THE WATERHOLE

Lochfoot, Dumfries, DG2 8NR

Castle Douglas 14 miles, Dumfries 5 miles, Carlisle 42 miles, Glasgow 81 Miles, Edinburgh 83 Miles

AN EXTREMELY WELL-PRESENTED DETACHED BUNGALOW WITH OPEN VIEWS ACROSS TRANQUIL LOCHRUTTON WITHIN THE SEMI-RURAL VILLAGE OF LOCHFOOT

- TRADITIONAL DETACHED THREE BEDROOM BUNGALOW (2 EN-SUITE)
- GARDEN GROUNDS WITH OPEN VIEWS ACROSS THE LOCH TO THE REAR
- TARMAC DRIVEWAY TO THE FRONT & SIDE
- IDYLIC VILLAGE LOCATION
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC – D (67)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Jill Irvine
Brazenall & Orr
104 Irish Street
Dumfries
DG1 2PB
Tel: 01387 255695



THREAVE RURAL
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VALUERS & RURAL CONSULTANTS

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





THE WYBOLDEN

INTRODUCTION

The Waterhole is located within the picturesque village of Lochfoot with amenities including a primary school and a thriving village hall. The nearby town of Dumfries is conveniently located some 5 miles distant, with the thriving market town of Castle Douglas about 14 miles from the village. The new DGRI at Dumfries is only a 5 minute drive away from the property.

Once the local public house and now a beautifully presented family home. The property is in walk-in condition, with attention to detail having been paid to the spacious layout with quality fixtures and fittings throughout. The property sits back off the main street in Lochfoot with a generous tarmac driveway to the front and side. The garden grounds to the rear have open views across the tranquil Lochrutton Loch and the surrounding countryside.

The Waterhole looks a very 'chocolate box' property from the front but is deceptively spacious. Upon entering the cosy central hallway, where a multi-fuel stove is fitted, there are two spacious double bedrooms off with one en-suite, which follows through to the large, bright sitting room. The sitting room, dining room and kitchen are pretty much open plan and benefit from beautiful views over Lochrutton Loch. A master suite is located to the side of the property, which could have potential to create a self-contained annex.

All services are located within a short drive of the property, with the busy market town of Dumfries boasting all essential and professional services, along with three retail parks, an ice rink, a modern sports centre and a University Campus. Dumfries offers a wide choice of both secondary schooling with the Crichton University Campus 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 courses. Equestrian activities are a feature of the area, with two active branches of the Pony Club of Great Britain.

DIRECTIONS

The Waterhole is situated within the Village of Lochfoot, as indicated on the location plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for The Waterhole are sought in excess of: £310,000

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



DETAILED PARTICULARS OF SALE

The accommodation is arranged over a single floor and in more detail briefly comprises:

- **Front Entrance Porch**
With part glazed UPVC door to the front.
- **Central Hallway**
A cosy central hallway with a fitted multi-fuel stove.



- **Double Bedroom 1 (En-suite)**
With double aspect windows, walk-in wardrobe and en-suite.
- **En-Suite**
With corner shower cubicle, WC & WHB.



- **Double Bedroom 2**
With double aspect windows.



- **Family Bathroom**
With modern sanitary ware & fixtures and fittings, bath, large shower cubicle.



- **Side Entrance Porch / Office**

This area is currently utilised as an office space with patio doors to the side of the property.

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

With double aspect windows & en-suite off. With the inclusion of the separate entrance to the office which then leads to this bedroom, there is huge potential for creation of a self-contained annex or such like.

- **En-Suite**

With corner shower cubicle, WC & WHB.



- **Living Room**

A lovely bright and spacious family living space with a picture window to the rear and patio doors to the garden grounds. A large multi-fuel stove is set in a feature fireplace.



- **Dining Room**

With picture window to the rear and a multi-fuel stove.



- **Kitchen**

Following seamlessly through from the dining area, the kitchen is fully fitted with floor and wall units, sink & drainer with modern mixer tap, rangemaster gas range with cooker hood, door to the rear porch.

- **Utility Room**

Plumbed for automatic washing machine, sink & drainer, base units & utility cupboard.



SERVICES

- Mains water and electricity.
- Mains drainage.
- Gas central heating system.
- Double glazed throughout.
- The telephone line is installed subject to the normal BT regulations

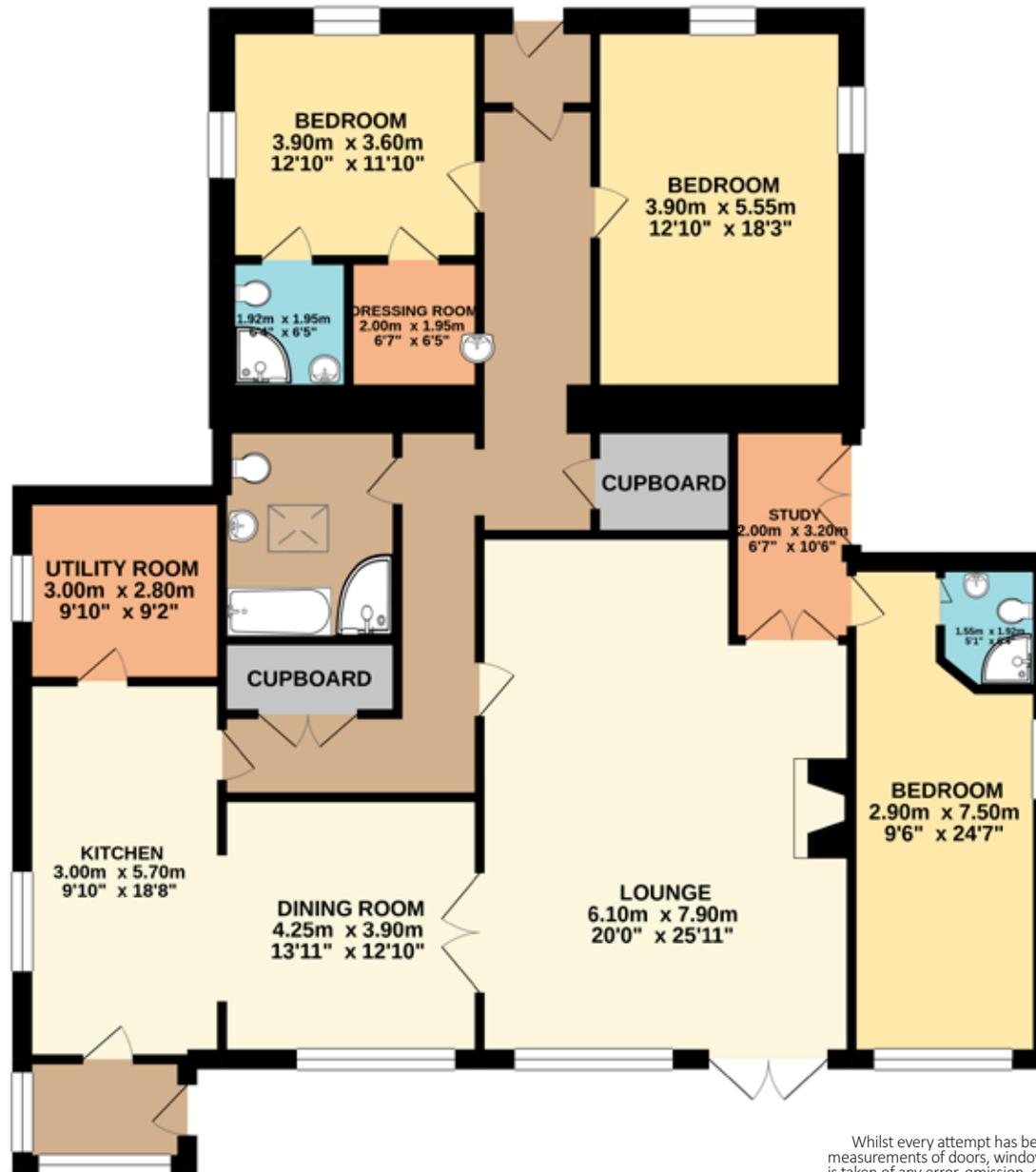


OUTSIDE

The front and west side of the property is mainly laid to tarmac providing ample parking for several vehicles. The rear garden is laid to gravel and lawn along with a dedicated raised timber patio & pretty summerhouse, making this the perfect area for family and social entertaining. There is also a useful log store and timber garden shed.

Floor Plan

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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HOME REPORT

A Home Report can be downloaded direct from our website: www.threaverural.co.uk

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, **Jill Irvine, Brazenall & Orr**, for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band E.

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 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 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 October 2021

Sale Plan



FOR IDENTIFICATION PURPOSES ONLY

