

# KENVIEW

Balmaclellan, Castle Douglas, DG7 3PT



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# KENVIEW

## Balmaclellan, Castle Douglas, DG7 3PT

Castle Douglas 12 miles, Dumfries 25 miles, Ayr 57 miles, Carlisle 60 miles, Glasgow 74 Miles.

## A CHARMING TRADITIONAL COTTAGE SITUATED ON A GENEROUS PLOT WITH VIEWS ACROSS LOCH KEN AND THE SURROUNDING COUNTRYSIDE

- TRADITIONAL FOUR BEDROOM COTTAGE
- PRIVATE GATED DRIVEWAY & DETACHED GARAGE
- MATURE GARDEN GROUNDS SURROUNDING THE DWELLING
- SOME POTENTIAL FOR SELF-SUFFICIENT LIVING
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC RATING: D (57)

### FOR SALE PRIVATELY

#### VENDORS SOLICITORS

Gillespie Gifford & Brown  
135 King Street  
Castle Douglas  
DG7 1NA  
Tel: 01556 503744



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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](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)





## INTRODUCTION

Kenview is situated about 2½ miles from the pretty villages of New Galloway and Balmaclellan within the Stewartry area of Dumfries & Galloway.

Kenview is a traditional Galloway cottage occupying a generous plot just off the A713. The property is deceptively spacious benefitting from stunning views across Loch Ken and the surrounding countryside. There are mature garden grounds surrounding the cottage, including a small area of woodland and a detached garage. This charming cottage has huge potential for some self-sufficient living and provides the most idyllic space for those working from home and seeking this type of lifestyle at this time.

The nearest local services are within a short drive with New Galloway offering two hotels, the popular Smithy Tearoom, community shop, Glenkens medical practice, as well as an attractive 9 Hole Golf course. The village also boasts the Catstrand visitor centre with café, exhibition space, shop and 90-seater theatre where events run all year round. Kells Primary School is situated in New Galloway and buses are provided to Secondary schools in St Johns Town of Dalry or Castle Douglas. Balmaclellan has a friendly village shop with a variety of village run activities taking place throughout the week. In addition to this, The Old Smiddy, within the village, is a satellite centre of the CatStrand art centre in new Galloway and acts as a multi-purpose heritage and community hub for the Galloway Glens.

A more extensive range of services can be found in Castle Douglas (The Food Town). Castle Douglas offers a range of essential services, which include a modern health centre, a wide range of professional services, leisure facilities as well as two national supermarkets. The town is renowned for its niche retailing with a thriving high street boasting a wide range of traditional shops and craft outlets.

This area of the Stewartry attracts tourism and boasts a wealth of wildlife with Loch Ken attracting native wildlife such as geese, ducks, swans, red kites, etc. Adjacent to Loch Ken is the RSPB bird reservation, the "Galloway Kite Trail" and the Galloway Forest Park, which offers many opportunities to walk, climb, cycle, bird watch and to experience the UK's first dark sky park. A short drive from the property is the Galloway Activity Centre, which boasts a variety of outdoor activities for the sporting enthusiasts, such as sailing, windsurfing, archery, mountain biking, etc. For the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan and the international airport of Glasgow within and easy driving distance.

## 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.

## GUIDE PRICE

Offers for Kenview are sought **in excess of: £320,000**

## 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](mailto:enquiries@threaverural.co.uk)**  
**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**

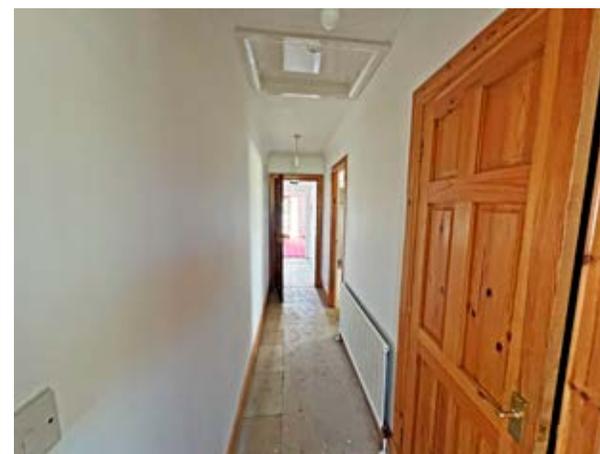


## PARTICULARS OF SALE

Kenview is of traditional stone construction set under a tiled roof. The property offers comfortable family accommodation over two floors, briefly comprising:

### GROUND FLOOR

- **Kitchen**  
With a range of floor and wall units, built-in storage cupboards, plumbed for white goods, window to the side.
- **Lounge**  
A feature stone wall with inset fireplace housing a wood burning stove. There are two windows to the front providing stunning views over Loch Ken and a door leads to the conservatory. A staircase leads to the first floor master suite.



- **Conservatory**  
Ideally placed to enjoy the wonderful views with glazing to three sides and door off to the front garden grounds.
- **Central Hallway**  
With a built-in cupboard.

- **Bathroom**  
With a bath, WC, WHB and shower cubicle, window to the rear.

- **Double Bedroom 1**  
With a built-in wardrobes and a window to the side.
- **Double Bedroom 2**  
With built-in wardrobes and a window to the side.
- **Double Bedroom 3**  
With built-in wardrobes and a window to the side.



## FIRST FLOOR

- **Master Bedroom Suite (En-Suite)**  
A spacious bright room with an en-suite off and a velux type window providing elevated views over Loch Ken and the surrounding countryside. There are built-in cupboards within the eaves and a large corner storage cupboard.
- **En-Suite**  
With a modern range of sanitary ware, bath and heated towel rail.



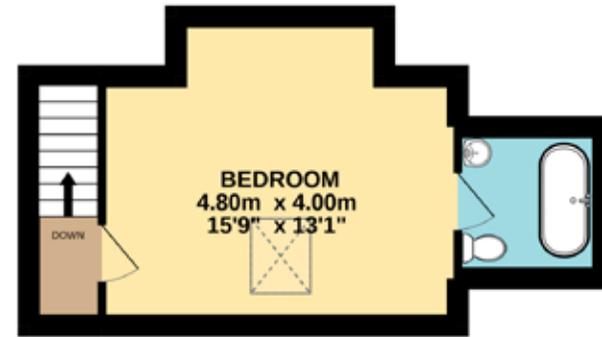
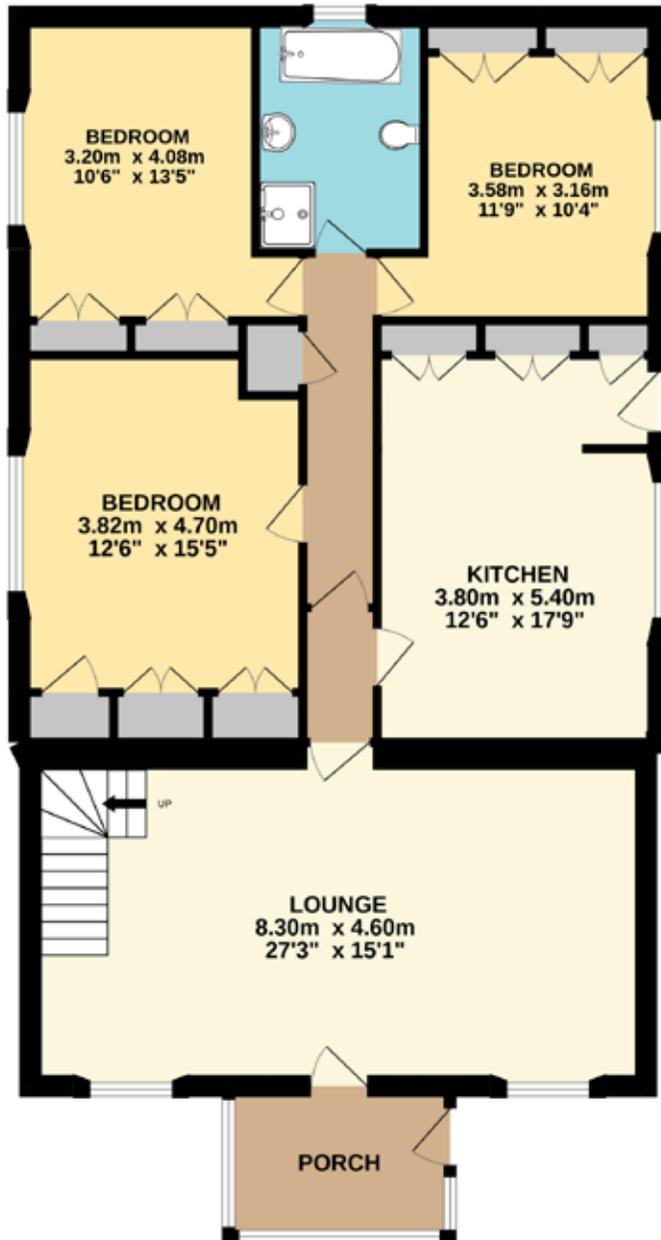
## SERVICES

- Mains electricity.
- Private water & drainage.
- Oil fired heating system.
- Wood burning stove.
- The telephone is installed subject to BT Regulations.

GROUND FLOOR

# Floor Plan

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 are mature garden grounds surrounding the property which are mainly made up of lawns, mature shrubs and a small area of woodland. The garden grounds provided huge potential for some self-sufficient living and at present provide a blank canvas for any potential purchaser. A detached garage sits to the east of Kenview and benefits from electricity and water laid in, with a cloakroom off. Given the location of Kenview, a variety of native wildlife are seen on a daily basis.



## HOME REPORT

A Home Report can be downloaded direct from our website [www.threaverural.co.uk/property](http://www.threaverural.co.uk/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.

## 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, **Gillespie Gifford & Brown**, for a definitive list of burdens subject to which the property is sold.

## 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 May 2022*

# Sale Plan





NEARBY LOCH KEN MARINA