



PINEHURST

Corsock, Castle Douglas, DG7 3DN



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



PINEHURST

Corsock, Castle Douglas, DG7 3DN

Castle Douglas 11 Miles, Dumfries 16 Miles, Carlisle 52 Miles, Glasgow 90 Miles, Edinburgh 87 Miles

A CHARMING, SURPRISINGLY SPACIOUS, TRADITIONAL DETACHED COTTAGE SITUATED WITHIN THE PRETTY VILLAGE OF CORSOCK IN DUMFRIES & GALLOWAY

- TRADITIONAL TWO / THREE BEDROOM COTTAGE
- PRETTY MATURE GARDEN GROUNDS TO THE REAR
- DETACHED GARAGE & GLAZED SUMMER HOUSE
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- WITHIN EASY COMMUTING DISTANCE OF MAJOR ROAD NETWORKS
- EPC RATING – G (19)

VENDORS SOLICITORS

Cavers & Co
40-42 St Mary St
Kirkcudbright
DG6 4DN
Tel: 01557 331217



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

Pinehurst is located in the pretty village of Corsock, a rural yet easily accessible area of Dumfries & Galloway. This charming, surprisingly spacious detached cottage occupies a central location within the village and benefits from mature garden grounds to the rear, along with a detached garage. Pinehurst offers the rural type of lifestyle which many are seeking at this time, yet within easy reach of major commuting links.

Pinehurst has been really well-maintained within the current ownership and offers diverse, spacious two / three-bedroom accommodation over two floors. The garden grounds to the rear attract a variety of native wildlife with mature trees, shrubs and neat lawns presenting a fantastic space for family and social entertaining. In addition, there is a glazed summerhouse, which could also be a useful greenhouse, along with a detached garage, which benefits from water and electricity laid in and a timber shed also benefitting from an electricity supply. The whole property has huge potential for some self-sufficient living. **It should be noted that some of the contents of Pinehurst can be made available be separate negotiation.**

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 with the catchment area for primary schooling at Springholm. A smaller range of services can be found some 6 miles distant at the village of Crocketford, such as a restaurant / hotel, village shop & a craft outlet.

This area of Southwest Scotland is a varied and picturesque part of Southern Scotland, ranging from the moorland of the Southern Upland hills to the bays and sandy beaches of the Solway Coast. It is an historic and distinctly rural county where agriculture and tourism form the backbone of the local economy.

Given the diverse landscape and proximity to the Solway Coast the area offers unique walks, equestrian hacking, cycling, sailing and for the keen golfer, Dumfries & Galloway boasts no fewer than twenty-nine 18-hole courses. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

Communications and arterial links are very good with the A75 in close proximity and the M6 and M74 at Lockerbie, about an hour's drive, with the international airports of Glasgow and Prestwick within easy commuting distance.

METHOD OF SALE

Pinehurst is offered for sale by private treaty.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

GUIDE PRICE

Offers for Pinehurst are sought **in excess of: £195,000**

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

PINEHURST

This very attractive, charming cottage is mainly of stone-built construction under a tiled roof, providing comfortable, diverse family accommodation, as follows:

GROUND FLOOR

- **Front Entrance Porch**
Of timber framed construction, part glazed with a tiled floor.
- **Central Hallway**
With stairs off to the first floor.
- **Lounge**
With double aspect windows, LPG gas fire living flame (remote control) in a feature fireplace, door off to the kitchen.
- **Snug / Single Bedroom 1**
With a window to the front.
- **Family & Dining Room**
A spacious family room with patio doors off to a timber lean-to sunroom.



- **Sunroom**
The sunroom is of timber construction with Perspex windowpanes. This is a great addition to the property and may well have development potential.

- **Shower Room**

With WC, WHB, & enclosed shower cubicle.

- **Kitchen**

Fully fitted kitchen with a range of solid oak floor and wall units and plumbed for the normal white goods.



FIRST FLOOR

- **Family Bathroom**

With a bath, WC & WHB, window to the rear.

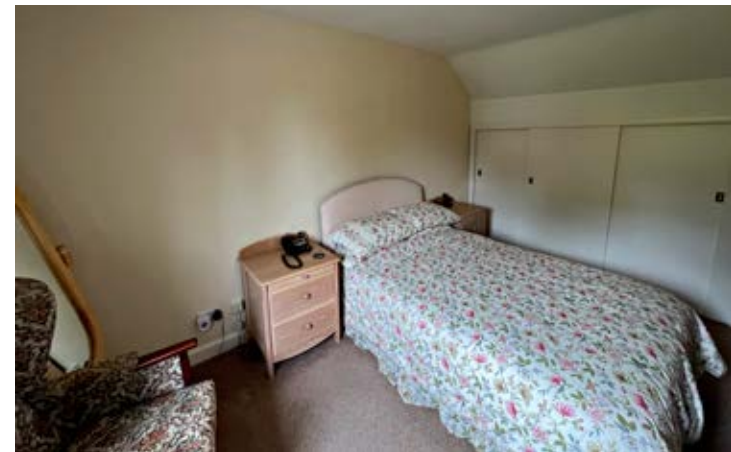
- **Double Bedroom 2**

With eaves storage and built-in airing cupboard housing the hot water tank.

- **Double Bedroom 3**

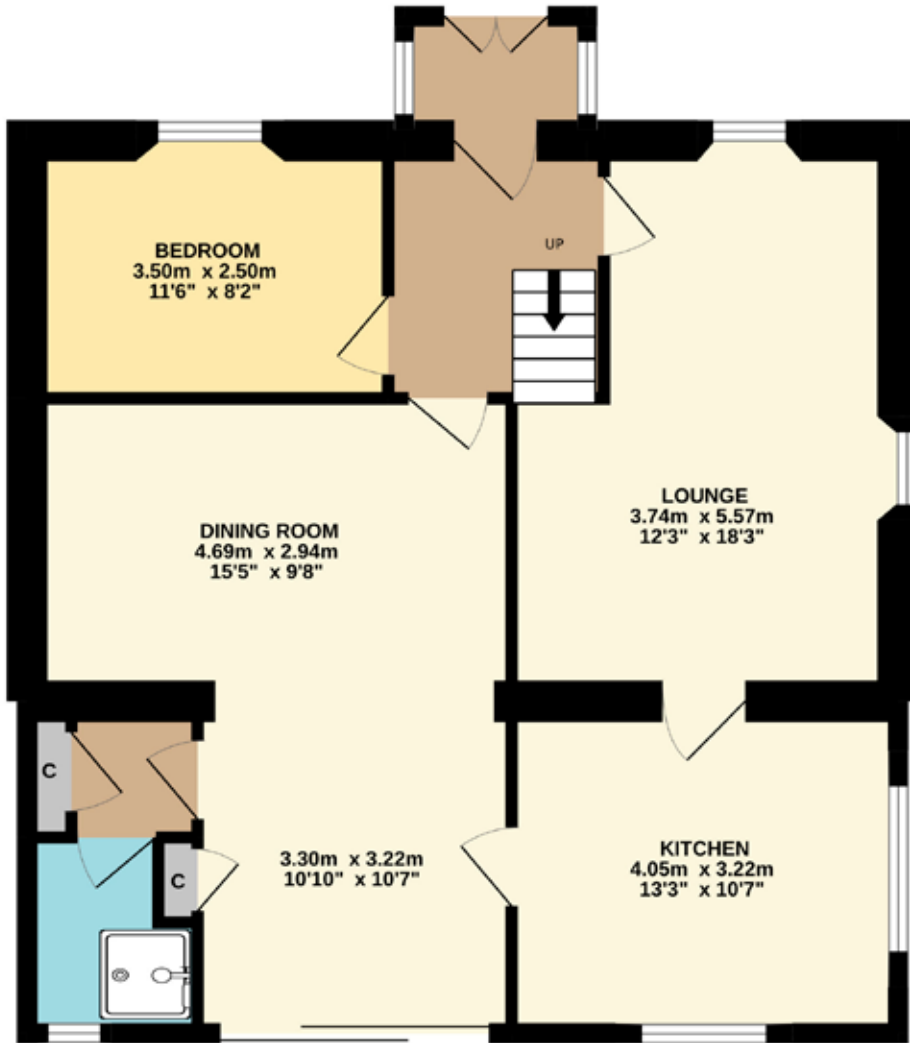
With built-in cupboards.

- **Study / Boxroom**

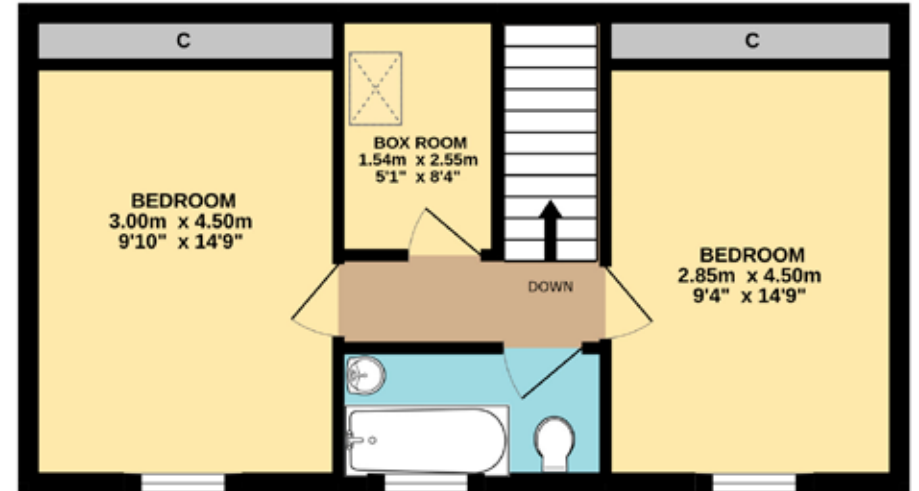


Floor Plan

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 Pinehurst offers spacious, mature garden grounds to the rear which are mainly laid to lawns, mature shrubs and trees. A detached garage benefits from water and electricity laid in and a glazed summerhouse is set within the garden grounds.



SERVICES

- Mains water & electricity
- Private drainage
- LPG gas central heating
- Double glazing throughout the main living accommodation
- The telephone is installed subject to the normal BT regulations

HOME REPORT

The home report can be downloaded from our website 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.

COUNCIL TAX BANDING

Band E

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, **Cavers & Co'** for a definitive list of burdens subject to which the property is sold.

ENTRY & VACANT POSSESSION

Immediately upon completion.

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 July 2022



