



# TORKATRINE HOUSE

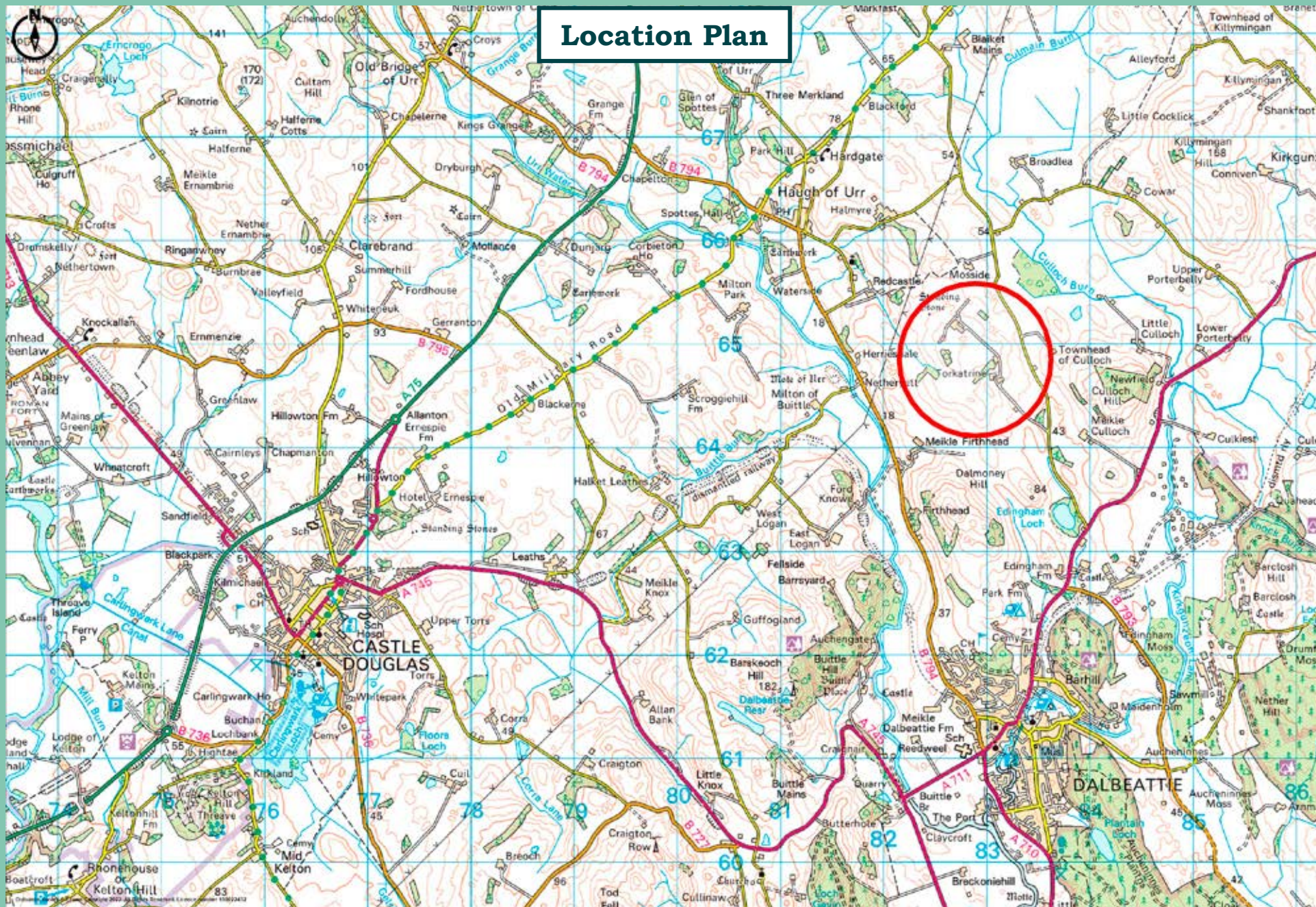
Dalbeattie, DG5 4NQ



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# TORKATRINE HOUSE

**Dalbeattie, DG5 4NQ**

**Dalbeattie 2 miles, Castle Douglas 7 Miles, Dumfries 13 Miles, Carlisle 47 Miles, Glasgow 90 Miles**

## **A TRULY EXCEPTIONAL TRADITIONAL DETACHED DWELLING WITH STUNNING ELEVATED VIEWS ACROSS THE SURROUNDING COUNTRYSIDE TOWARDS THE LAKE DISTRICT**

- BEAUTIFULLY PRESENTED SIX BEDROOM HOUSE WITH FAR REACHING VIEWS
- LANDSCAPED GARDEN GROUNDS AND WILDLIFE POND
- RANGE OF TRADITIONAL FARM BUILDINGS (DEVELOPMENT POTENTIAL)
- GRAZING LAND OF ABOUT 19.94 ACRES
- POTENTIAL FOR SMALLSCALE AGRICULTURAL OR EQUESTRIAN ENTERPRISES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC RATING: E (49)

### **VENDOR'S SOLICITORS**

Mr Grierson Dunlop  
Turcan Connell  
Princes Exchange  
1 Earl Grey Street  
Edinburgh  
EH3 9EE  
Tel: 0131 228 8111



**THREAVE RURAL**  
LAND / ESTATE AGENTS  
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](mailto:enquiries@threaverural.co.uk)

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





## INTRODUCTION

Torkatrine House is situated on the periphery of the pretty town of Dalbeattie within Dumfries & Galloway.

Torkatrine house has been a wonderful family home for many years, which has been sympathetically modernised and maintained to an extremely high standard. The house benefits from a spectacular elevated site with far reaching views across the surrounding countryside towards the hills of the Lake District. The House offers spacious, beautifully presented family accommodation over two floors.

On the approach to the house a traditional courtyard steading provides workshop space, with a fantastic outdoor dining area which has been created from one of these buildings. In addition, there are three grazing paddocks, amenity woodland and a pretty wildlife pond. Adjacent to the garden is a well-maintained tennis court.

The nearest local services are located at Haugh of Urr which benefits from a thriving local community and a well-known village public house / restaurant. The nearest primary school is at Hardgate which is on the periphery of Haugh of Urr.

Dalbeattie provides a wide range of essential services with a newly constructed school which caters for nursery to secondary education. The town also boasts a wide range of retail and professional services, along with a new medical practice and leisure facilities. A wider range of shops, supermarkets and services can be found in the nearby town of Castle Douglas, with the regional centre of Dumfries offering the West of Scotland University Campus, a major new Hospital, a range of high street shops, retail parks and large supermarkets.

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, the closest being at Dalbeattie.

## 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 Torkatrine House are sought **in excess of: £800,000**

## 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)**



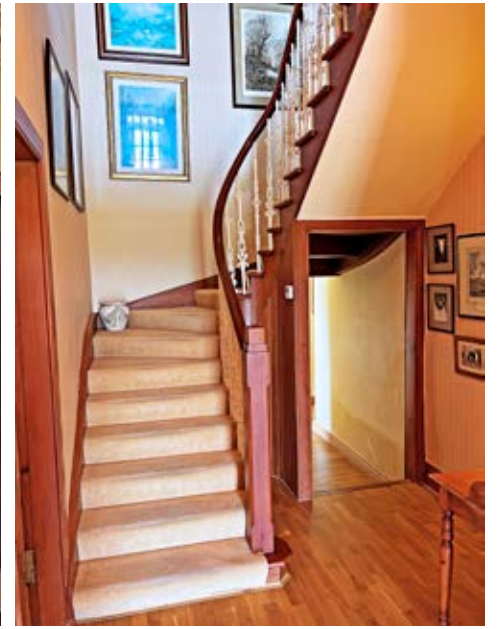
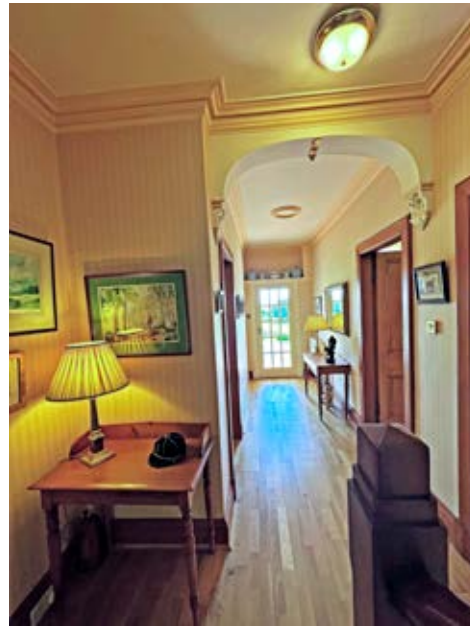
## *PARTICULARS OF SALE*

### **TORKATRINE HOUSE**

This traditional House occupies a stunning elevated site surrounded by its own beautiful mature garden grounds. The house is approached by a gated driveway set away from the working farm and enjoys spectacular views across the rolling countryside towards the Lake District.

Torkatrine House is set over two floors offering bright, spacious and beautifully presented family accommodation. The ground floor accommodation comprises of a modernised kitchen offering ample room for family dining with a utility room off, which is plumbed for the normal white goods, the inner hallway leads to a downstairs shower room. Following through to the spacious central hallway, a dining room offers a more formal dining experience and two reception rooms, one with a wood burning stove and one with an open fire, both having large picture bay windows to the front.

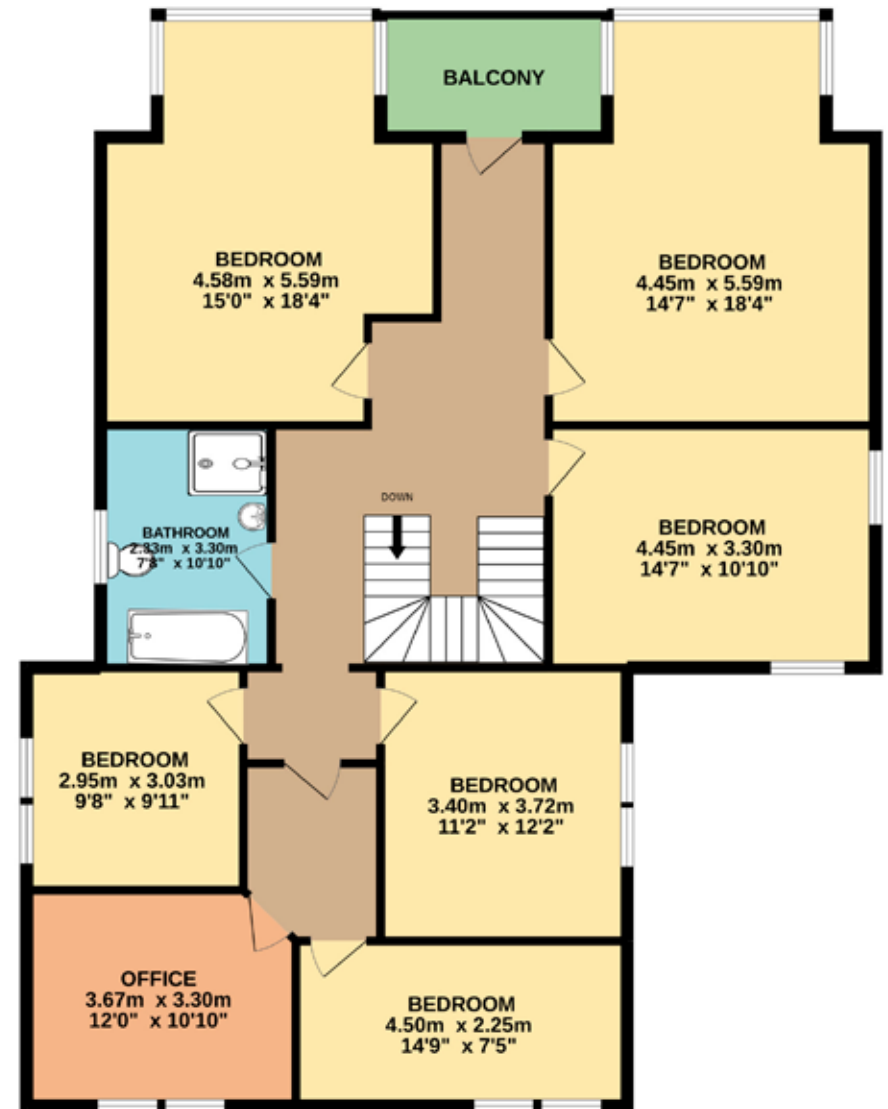
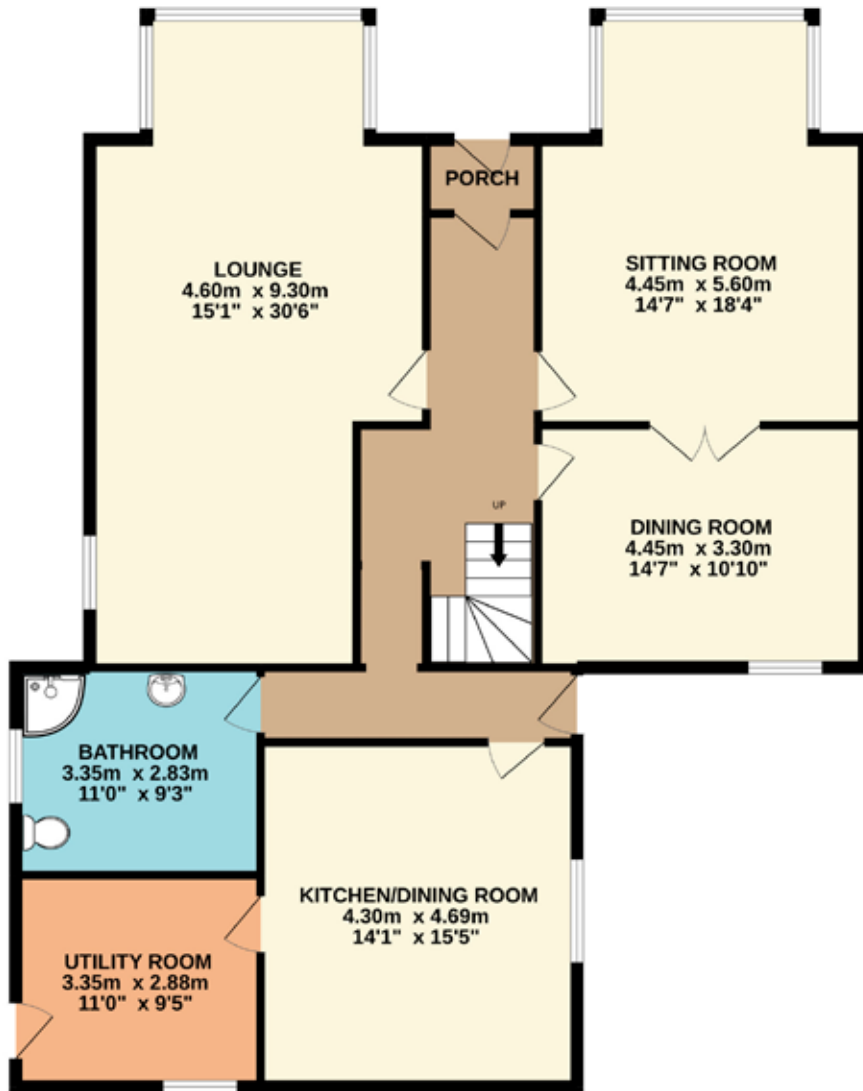




GROUND FLOOR

# Torkatrine House Floor Plan

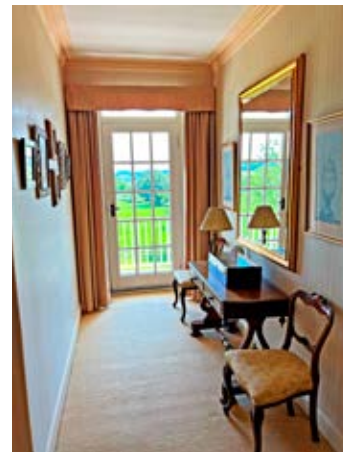
1ST FLOOR



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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A traditional sweeping staircase leads to the first-floor accommodation and a spacious upper hallway with a door off to a raised balcony to the front. There are five beautifully presented spacious bedrooms, an office with door off to the fire exit external staircase and a single bedroom. A spacious family bathroom offers a large bath, large walk-in shower enclosure and the normal range of sanitary ware.





A floor plan is contained within these particulars showing the layout and dimensions of the living accommodation.

#### SERVICES

- Oil fired central heating system (new boiler in 2018, annually serviced)
- Wood burning stove and open fire
- Mains electricity
- Private water with UV filter system
- Private drainage
- The telephone line is installed subject to the normal BT regulations. Broadband through 4G (50+ MPS)

#### OUTSIDE

Mature, well-kept garden grounds surround Torkatrine House which are made up of mature trees, shrubs, neat lawns and a plethora of colourful annual perennials which can be enjoyed whilst relaxing on the patio. There is ample off-road parking available with a detached garage and within the traditional courtyard, an outside dining and entertaining space has been created from one of the farm buildings. A short walk across the courtyard, a pretty wildlife pond has been created offering a tranquil area to relax and enjoy.







### THE AGRICULTURAL LAND

In addition, there are three grazing paddocks and an area of amenity woodland, which wrap around the residential property, amounting to about 19.94 acres (8.07 hectares). The land is perfect for any small-scale agriculture / equestrian or tourism purposes the property benefits from a Main Location Code and is registered with the AFRC-RPID.



### COUNCIL TAX

Torkatrine House: Band G

### 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, **Turcan Connell** for a definitive list of burdens subject to which the property is sold. However, it is noted that:

1. A stock proof fence will be erected prior to completion between points 'X' & 'Y' on the sale plan.
2. The solum of the entrance drive will remain with, Torkatrine House, and the necessary servitude rights of access will be granted from points 'A' to 'B' for the optional bungalow and from points 'A' to 'C' for Torkatrine Farm. Maintenance on this road will be of a user basis.
3. The Private water supply, which serves the property will have the necessary servitude rights granted.

#### **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.

#### **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 2022***

