



CORSEBURN HOUSE

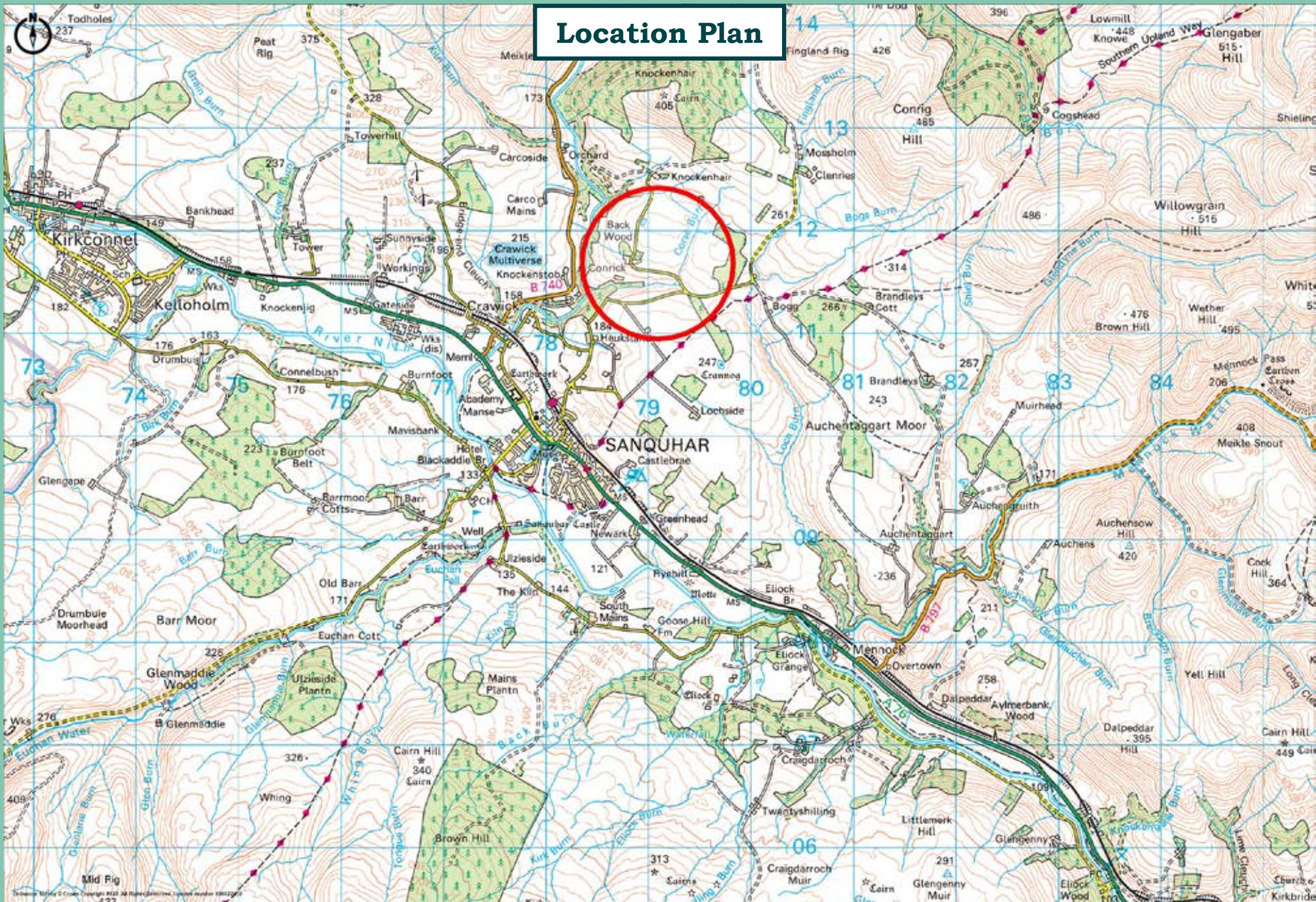
Sanquhar, Dumfries, DG4 6JD



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



CORSEBURN HOUSE

Sanquhar, Dumfries, DG4 6JD

Sanquhar 2 miles, Dumfries 28 miles, Ayr 33 miles, Glasgow 52 miles, Carlisle 62 miles

AN IMPRESSIVE FIVE BEDROOM FAMILY HOME BENEFITTING FROM AN ELEVATED SITE SITUATED JUST ON THE OUTSKIRTS OF THE HISTORIC VILLAGE OF SANQUHAR

- MODERN EXTREMELY WELL-PRESENTED FIVE BEDROOM FARMHOUSE (TWO ENSUITE)
- MATURE GARDEN GROUNDS & PRIVATE OFF-ROAD PARKING
- HUGE POTENTIAL FOR SMALL SCALE AGRICULTURAL OF EQUESTRIAN USES
- NO IMMEDIATE NEIGHBOURS
- ABOUT 14 ACRES OF GRAZING LAND
- RURAL BUT ACCESSIBLE LOCATION CLOSE TO MAJOR ROAD NETWORKS
- CORSEBURN HOUSE EPC RATING – C (74)

IN ALL ABOUT 14.77 ACRES (5.98 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

David Hall
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1DJ
Tel: 01556 502764



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

Web: www.threaverural.co.uk



INTRODUCTION

Corseburn House is situated about 2 miles north of the village of Sanquhar within Dumfries & Galloway.

Corseburn House is a modern, extremely well-resented detached dwelling occupying an elevated site with open views across the surrounding countryside. This modern bright and spacious dwellinghouse offers all the comforts for modern-day family living with the whole property surrounded by its own garden grounds benefitting views over the surrounding countryside.

In addition, the property comes with about 14 acres of grazing land which offers the opportunity for equestrian or small-scale agriculture purposes or indeed has huge potential for self-sufficient living. Given the location of the property, the area abounds with native wildlife which can be seen on a daily basis and countryside pursuits are available straight from the doorstep.

The nearest local services can be found within the village of Sanquhar, a small market town in the Nith Valley. Sanquhar's high street houses several shops and there are places to eat too. Sanquhar's main attraction is the Tolbooth Museum, a handsome Georgian town house in which the history of the village is revealed, from the mining history as well as the local weaving and hand-knitting industries. Also of interest is the town's post office which has been operating continuously since 1712, with a sign above the door proclaiming this the oldest post office in



the world. A more extensive range of professional and retail services can be found either in Dumfries or Ayr.

Nearby, the Crawick Multiverse is a land art project, funded by the Duke of Buccleuch. The piece was designed by world famous landscape artist Charles Jenks, whose work can also be found in the grounds of the Scottish National Museum of Modern Art and Jupiter Artland in Edinburgh.

The Sanquhar Riding of the Marches is a much-anticipated event celebrated annually to commemorate the town's history and features equine parades, decorated floats and free entertainment.

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 exists 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.

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 Corseburn House are sought **in excess of: £450,000**

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

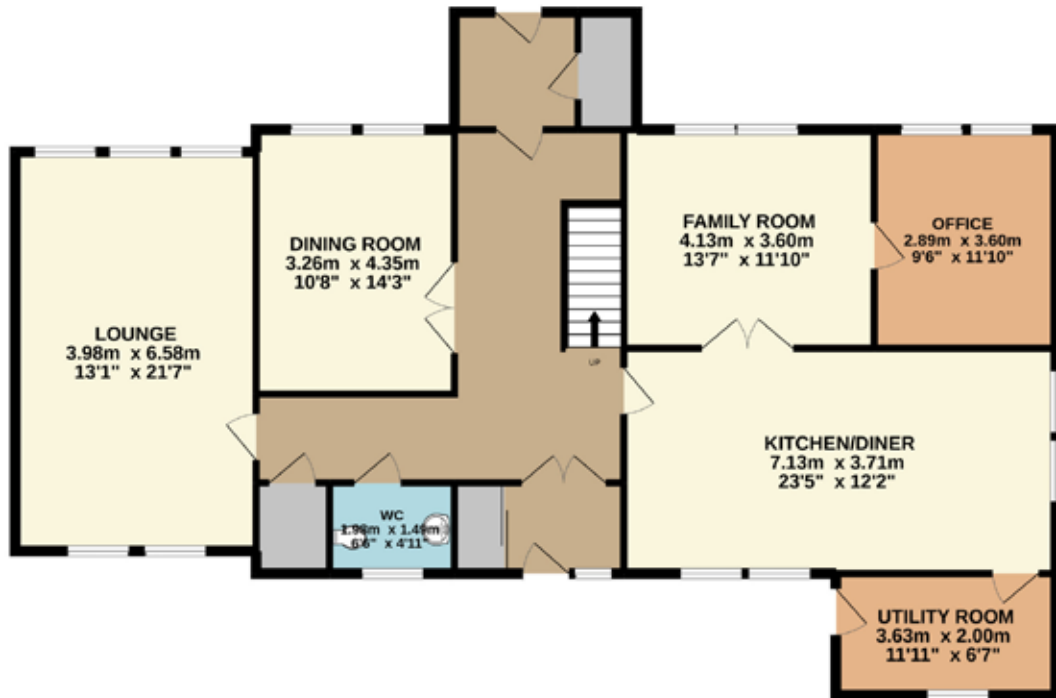
CORSEBURN HOUSE

Corseburn House benefits from five bedrooms, two being en-suite, a large bright fully fitted family kitchen / diner, living room, office, etc. The whole property is surrounded by its own garden grounds with views over the surrounding countryside. A floor plan is contained within these particulars to show the full extent of the property.

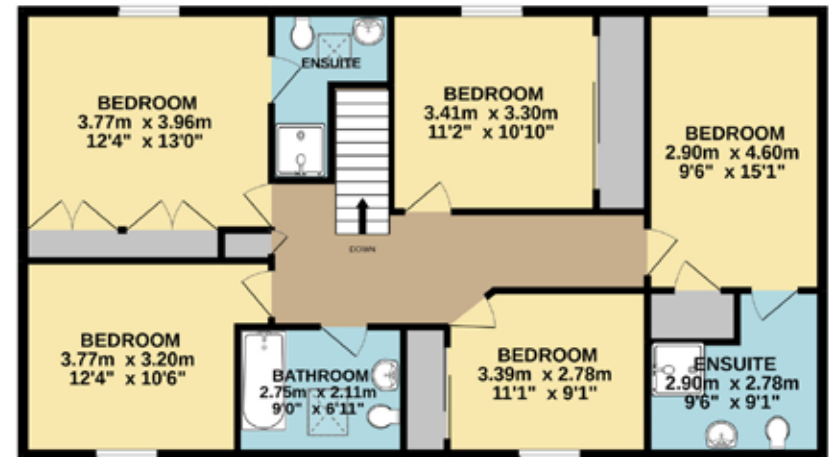


Floor Plan

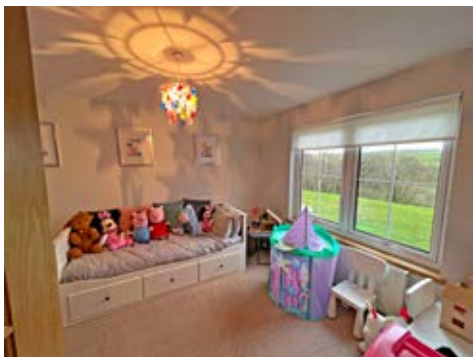
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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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SERVICES

- Oil fired central heating system. Mains electricity
- Mains electricity
- Private drainage
- The telephone line is installed subject to the normal BT regulations.



THE GRAZING LAND

Corseburn House extends in total to about 14.77 acres (5.98 Ha), including the areas occupied by the Coresburn House, garden grounds, etc. The property features 3 specific field enclosures, which are currently all down to grass for grazing and conservation (silage).

The land is classified as predominantly yield class 4² of the Macaulay Institute for Soil Research (Land Capability Study), as produced by the James Hutton Institute.

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, **Mr David Hall, Hall Baird**, for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Corseburn House: Band F



APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

The purchaser shall, in addition to the purchase price, be bound to take over any remaining clamped or baled silage, straw, fuel, poultry, etc., and two Shepherds huts could be made available by separate negotiation with a local craftsman. Any valuation required will be carried out by Threave Rural Ltd. whose opinion will be final and binding to both vendor and purchaser.

WARRANTY CLAUSE

Whilst the 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.

HOME REPORT

It should be noted that the property benefits from an agricultural holding number therefore there is no requirement for the sellers to provide a Home Report as it is classed as mixed use.

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 February 2023





Sale Plan

IN ALL ABOUT 5.98HA (14.77ACRES)
TO INCLUDE AREA OCCUPIED BY HOUSE, DRIVE
AND GARDEN GROUNDS

Corn
Burn
House

200.1m

100.0m

203.5m

204.8m

100.0m

FOR IDENTIFICATION PURPOSES ONLY

0m 20m 40m 60m

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