



BOGKNOWE

Roundfell (Nr Southwick), Dumfries, DG2 8AW



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



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BOGKNOWE

Roundfell (Nr Southwick), Dumfries, DG2 8AW

Dalbeattie 7 Miles, Dumfries 16 Miles, Carlisle 54 Miles, Glasgow 93 Miles

A CHARMING RURAL RESIDENTIAL SMALLHOLDING / LIFESTYLE PROPERTY LOCATED IN A PICTURESQUE AREA OF DUMFRIES & GALLOWAY

- TRADITIONAL THREE BEDROOM SEMI-DETACHED DWELLINGHOUSE
- TRADITIONAL STONE BARNs (MAY HAVE DEVELOPMENT POTENTIAL)
- BEAUTIFUL MATURE GARDEN GROUNDS
- ABOUT SIX ACRES OF LAND TO INCLUDE AREAS OF AMENITY WOODLAND
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- EPC – E (54)

IN ALL ABOUT 7 ACRES (2.83 HECTARES)

VENDORS SOLICITORS

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



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

Bogknowe is situated about 7 miles from the Stewartry town of Dalbeattie and about 16 miles from the regional centre of Dumfries.

Bogknowe has been in the same ownership for nearly half a century and has been a wonderful family home situated in an idyllic rural but accessible location. The property is semi-detached and of traditional construction set within about 7 acres of land which is made up of grazing land and amenity woodland, with the whole property surrounded by mature garden grounds which benefit from a variety of trees including fruit trees, mature shrubs and during the summer months, offer a plethora of scent and colour and a variety of native wildlife can be enjoyed on a daily basis.

In addition, to the front of the property is a charming traditional vernacular building which has been utilised for general storage, however given that Dumfries & Galloway Council look favourably upon conversion to residential, there may be some development potential. Any party wishing to pursue this, would need to make their own enquiries the council.

This charming lifestyle property offers the successful purchaser to live in an area of outstanding natural beauty and to develop the smallholding to either accommodate small scale agricultural or equestrian uses or indeed has huge potential for some self-sufficient living with the inclusion of a vegetable and soft fruit garded along with a greenhouse . Bogknowe lies just off the Southwick coast which is a popular tourist destination lying within close proximity to the communities of Colvend Sandyhills, Rockcliffe and Kippford. There are many artists and crafts people within the area with the well-known artist town of Kirkcudbright within easy driving distance. Kippford, affectionately known as 'The Scottish Riviera', is a popular tourist destination and particularly popular with yachtsmen utilising its safe anchorage at the marina.

Countryside pursuits are available straight from the doorstep with beach and coastal walks only a short drive from Bogknowe. 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. Dalbeattie Forest benefits from one of the 7stanes world-class mountain biking trails, making it the ideal location for enthusiastic mountain bikers. In addition, there are golf courses at Sandyhills, Kippford and Dalbeattie, the championship course at Southernness is only 7 miles along the coast.

A range of local services can be found in the nearby town of Dalbeattie, with a new school providing education from nursery to secondary. The town also boasts a wide range of retail and professional services, along with a new medical centre and leisure facilities. The regional centre of Dumfries, only a 20 minute drive from Bogknowe.

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 at Stranraer with the international airports of Prestwick and Glasgow are within an easy driving distance from the property.

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 Bogknowe are sought **in excess of £395,000**



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

BOGKNOWE

A traditionally built semi-detached stone cottage over two floors set under a slated roof. The property has been well-maintained over the years and offers comfortable family accommodation, as follows:

- **Front Entrance Porch / Sunroom**
Of UPVC construction with windows to three sides and door to the front garden grounds.
- **Dining Room**
Door off to the sun room and stairs off to first floor.
- **Kitchen**
Recently refitted with a range of modern floor and wall units, sink & drainer, double aspect windows overlooking the rear garden grounds, door off to rear entrance porch / boot room.
- **Utility Room**
With WC and plumbed for white goods, oil fired boiler.
- **Sitting Room**
With large with 9kw multi fuel stove.





FIRST FLOOR

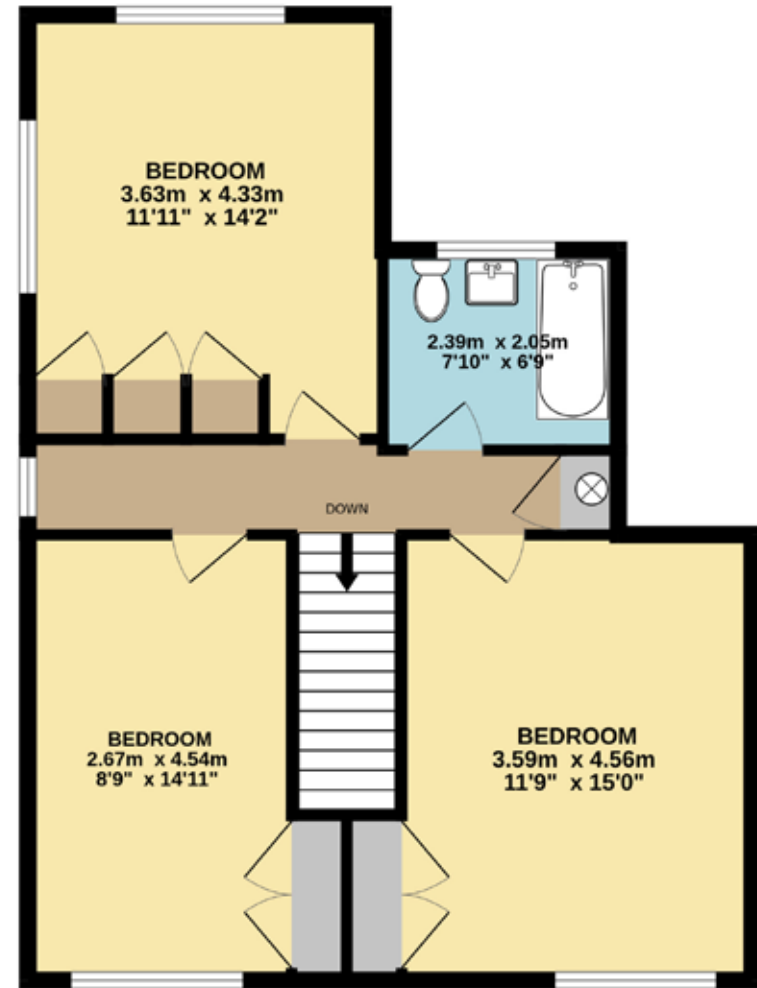
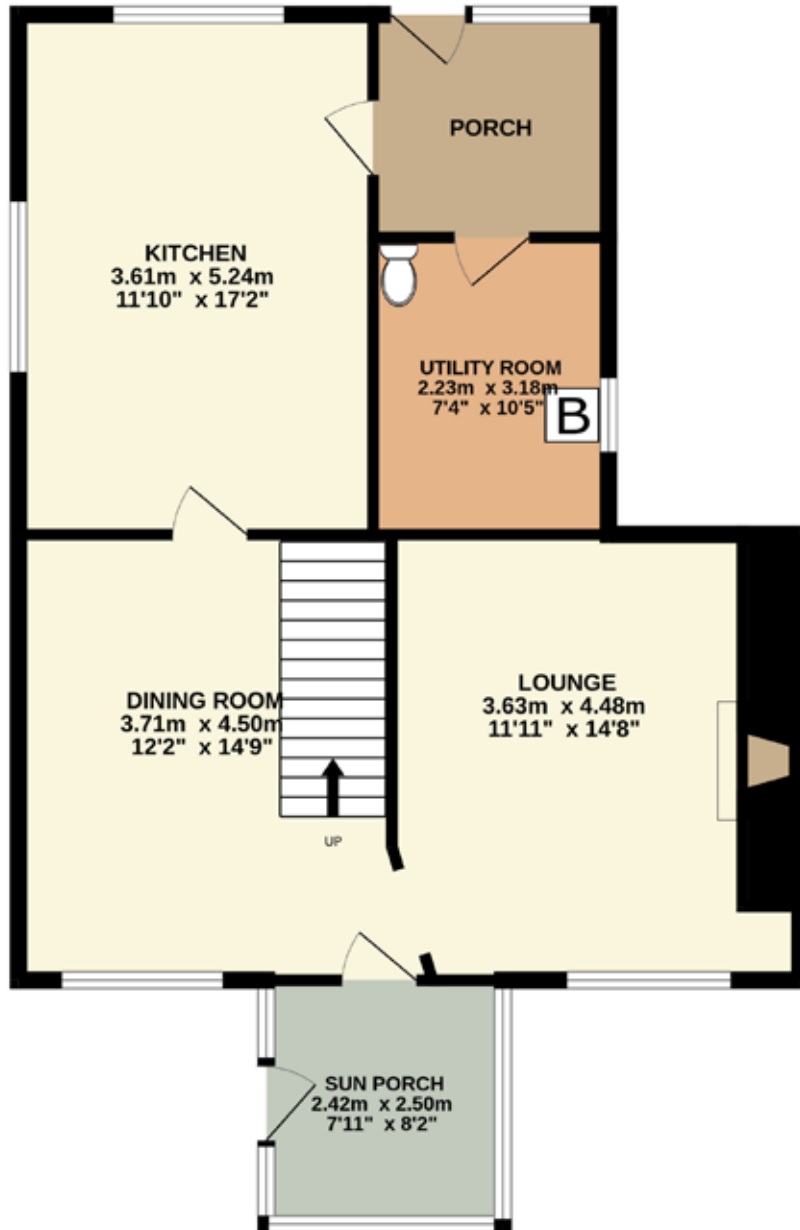
- **Upper Hallway**
With a window to the side. With airing cupboard.
- **Double Bedroom 1**
With built-in wardrobes and picture window to the front.
- **Double Bedroom 2**
With built-in wardrobes double aspect windows.
- **Bathroom**
With WC, WHB & bath.
- **Double Bedroom 3**
With a window to the front and built-in wardrobes.



GROUND FLOOR

Floor Plan

FIRST 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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SERVICES

- Private water & drainage
- Mains electricity
- Oil fired central heating system
- The telephone is installed subject to the normal BT regulations.
- Fibre broadband available

THE LAND

The lands of Bogknowe extend in total to about 7 acres (2.83 hectares), to include the areas occupied by the dwellinghouse, traditional barn, grazing paddocks, woodlands, riverbank, etc.

The whole of the lands attract a range of native wildlife. The land has been sympathetically planted with a mixture of trees, mature shrubs and a variety of annual perennials.

The land is registered with RPID with a main location code 499/0062



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.

HOME REPORT

There is no requirement for a home report given that the property is an agricultural holding (499/062), therefore of mixed use and will not be sold in lots.

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.

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.



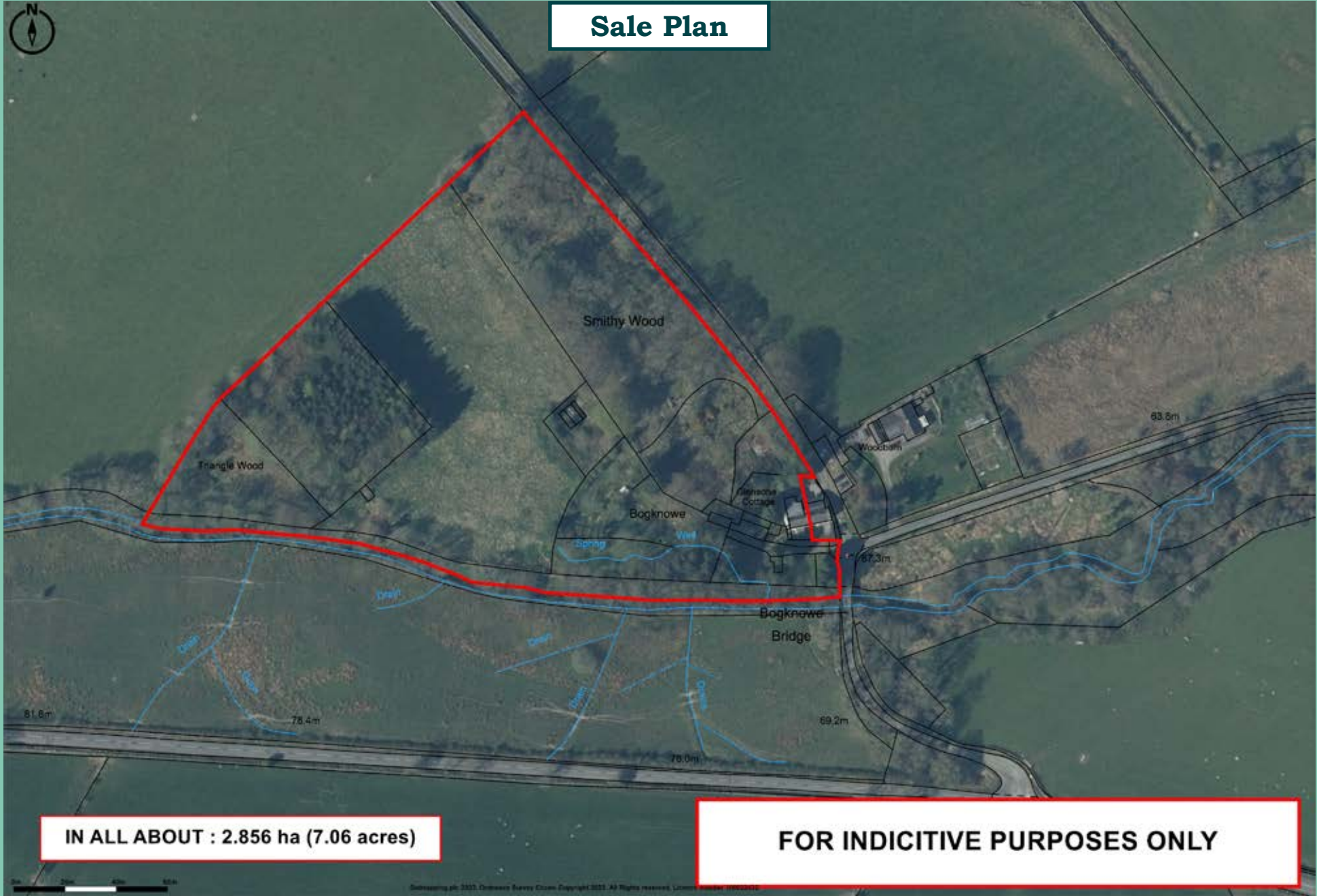
IMPORTANT NOTICE

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 March 2023

Sale Plan



IN ALL ABOUT : 2.856 ha (7.06 acres)

FOR INDICATIVE PURPOSES ONLY

