



# AUCHENHAY COTTAGE

Corsock, Castle Douglas, DG7 3HZ



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# Location Plan



NOT TO SCALE  
Plan for indicative purposes only



# AUCHENHAY COTTAGE

**Corsock, Castle Douglas, DG7 3HZ**

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

## A DELIGHTFUL DETACHED TRADITIONAL COTTAGE SITUATED WITHIN A BEAUTIFUL COUNTRYSIDE LOCATION JUST ON OUTSKIRTS OF THE VILLAGE OF CORSOCK IN DUMFRIES & GALLOWAY

- CHARMING DETACHED THREE BEDROOM COTTAGE
- GENEROUS MATURE GARDEN GROUNDS WITH UNINTERRUPTED COUNTRYSIDE VIEWS
- TRADITIONAL BOTHY (DEVELOPMENT POTENTIAL)
- NO IMMEDIATE NEIGHBOURS
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- HALF AN HOUR'S DRIVE FROM BEAUTIFUL BEACHES
- WITHIN EASY COMMUTING DISTANCE OF MAJOR ROAD NETWORKS

### VENDORS SOLICITORS

Mr Joshua Ward  
Walker & Sharpe  
37 George Street  
Dumfries  
DG1 1EB  
Tel: 01387 267222



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### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY

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

Auchenhay Cottage is located on the outskirts of the village of Corsock within a rural yet easily accessible area of Dumfries & Galloway. This charming, surprisingly spacious detached cottage occupies a generous plot with uninterrupted countryside view, benefitting from generous mature garden grounds to the rear along with detached traditional bothy benefitting from water and electricity laid in. This delightful property offers the type of rural lifestyle which many are seeking at this time.

Auchenhay Cottage has been really well-maintained within the current ownership and offers well-presented, diverse, spacious, three-bedroom accommodation over two floors. The garden grounds to the rear attract a variety of native wildlife with mature trees, shrubs, lawns and paved patio presenting a fantastic space for family and social entertaining. The traditional bothy is currently utilised as a utility room, however, could be enjoyed for a number of activities, such as an artist's workshop or indeed, given that this is a traditional vernacular building, may have some development potential for change of use to residential (any interested party wishing to pursue this would need to make their own enquiries with the regional council).

Corsock itself is a small village near the Urr Water, situated about a 20 minute drive to 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. Crocketford, only a short drive from the cottage, has a village shop and 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, less than half an hour's drive, with the international airports of Glasgow and Prestwick within easy commuting distance.

## METHOD OF SALE

Auchenhay Cottage is offered for sale by private treaty.

## DIRECTIONS

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

## GUIDE PRICE

Offers for Auchenhay Cottage are sought **in excess of: £275,000**

## VIEWING

By appointment with the sole selling agents:

**No' 3 Ring**

**New Market Street**

**Castle Douglas**

**DG7 1HY**

**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

### AUCHENHAY COTTAGE

Auchenhay Cottage is of stone-built construction under a slated roof providing comfortable, diverse family accommodation, as follows:

### GROUND FLOOR

- **Front Entrance Porch**  
Traditional porch with a window to the front.
- **Central Hallway**  
With stairs off to the first floor, understair cupboard.
- **Kitchen**  
With a range of floor and wall units, AGA range, plumbed for white goods, windows to the front and rear which overlook the surrounding countryside. The kitchen is spacious enough to accommodate family dining.
- **Rear Hallway**  
With a door off to the paved patio.



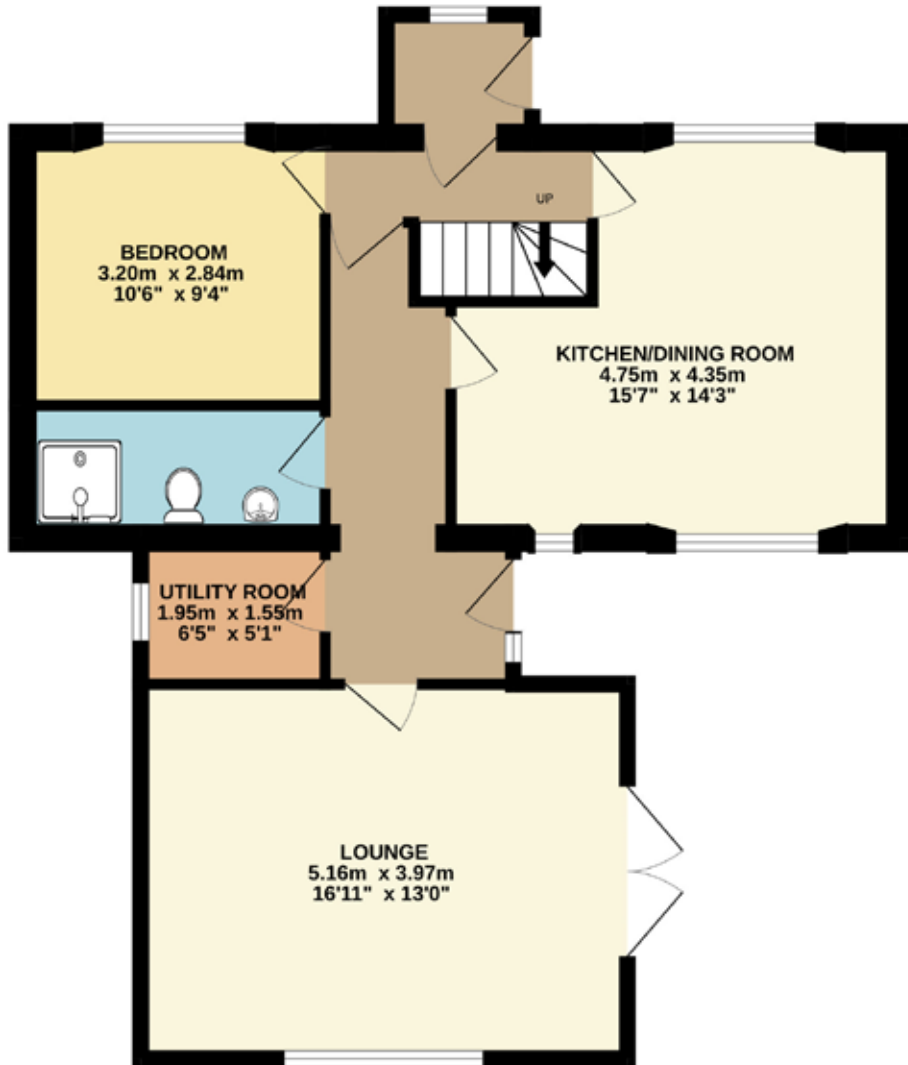
- **Lounge**  
With a multi-fuel stove, window to the side and patio doors opening up into the garden grounds.
- **Utility Room**  
Plumbed for white goods, base unit housing the sink and drainer, window to the side.

- **Shower Room**  
With a standalone shower cubicle, WC & WHB.
- **Office**  
With a window to the front.

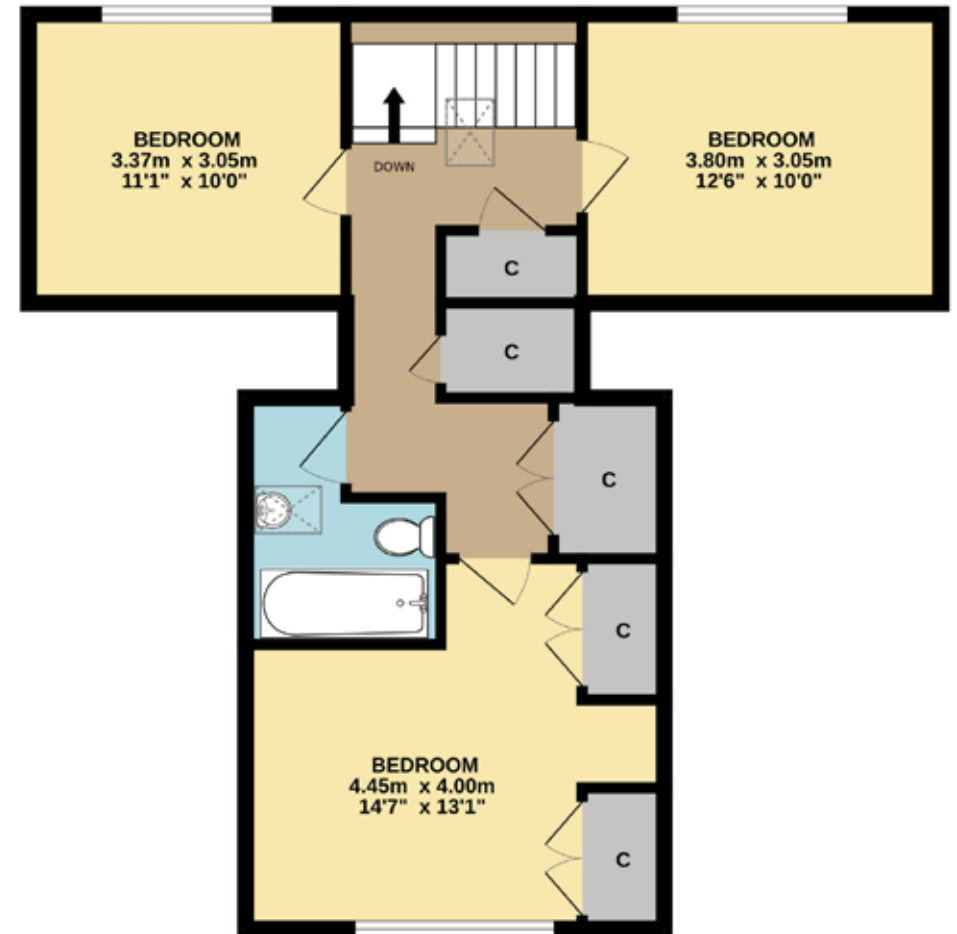


# Floor Plan

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.



## FIRST FLOOR

- **Upper Hallway**  
With a velux type window and built-in cupboards.
- **Double Bedroom 1**  
With a window to the front.
- **Double Bedroom 2**  
With a window to the front.
- **Family Bathroom**  
With a bath, WC, WHB, built-in storage cupboard, velux type window.
- **Double Bedroom 3**  
With a picture window to the rear, built-in cupboards.



## OUTSIDE

As mentioned earlier Auchenhay Cottage offers generous, mature garden grounds to the rear which are mainly laid to lawns, mature shrubs and trees. There is a paved patio offering the perfect place for alfresco dining or family and social entertaining. A detached traditional bothy with loft above benefits from water and electricity laid in. Given the location of the cottage, a plethora of native wildlife can be enjoyed on a daily basis.









## SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil	E	F34

## HOME REPORT

The home report can be downloaded from our website [www.threaverural.co.uk/](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, **Mr Joshua Ward, Walker & Sharpe** 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, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. 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.

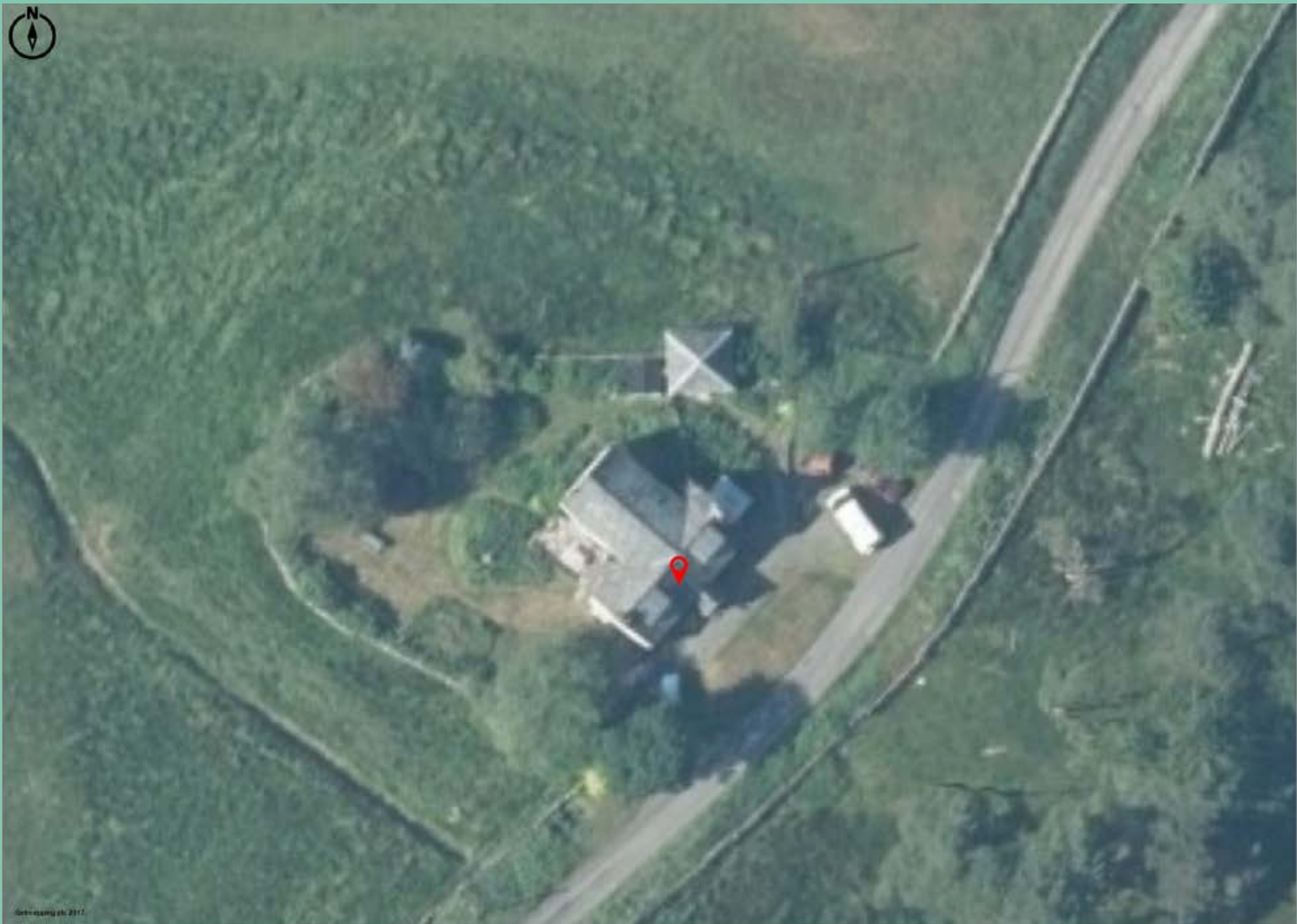
## IMPORTANT NOTICE

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 September 2023*









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