



FOREST VIEW

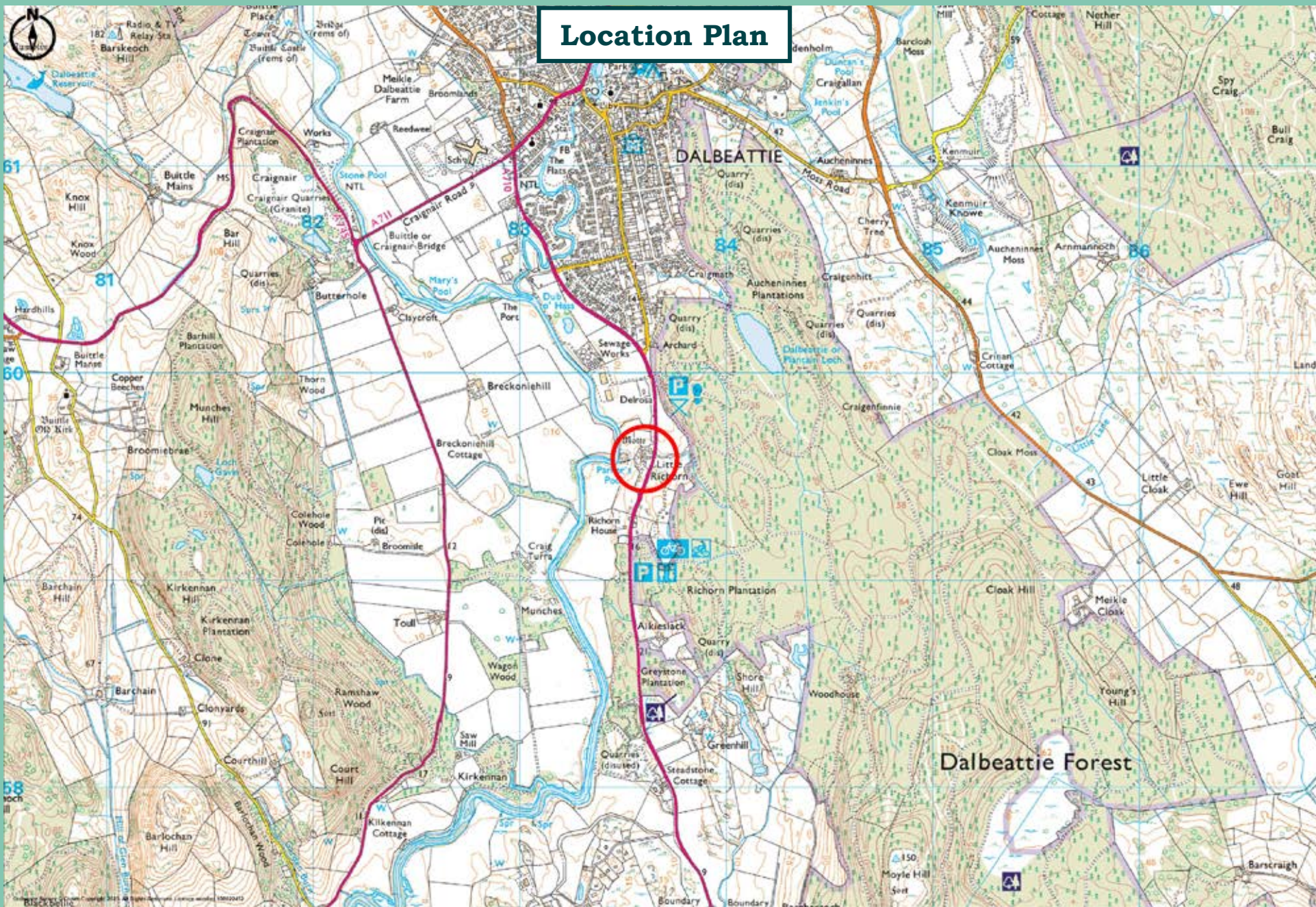
Little Richorn, Coast Road, Dalbeattie, Dumfries & Galloway, DG5 4QU



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



FOREST VIEW

Little Richorn, Coast Road, Dalbeattie, Dumfries & Galloway, DG5 4QU

Castle Douglas 7 miles, Dumfries 14 miles, Carlisle 52 miles, Glasgow 91 miles

A TRADITIONALLY BUILT DETACHED TWO STOREY FARMHOUSE SITUATED ON THE COAST ROAD JUST ON THE PERIPHERY OF DALBEATTIE

- DECEPTIVELY SPACIOUS FOUR BEDROOM TWO STOREY DWELLING
- GENEROUS PLOT WITH AN AREA OF AMENITY WOODLAND
- COUNTRYSIDE LOCATION WITH THE 7STANES MOUNTAIN BIKE TRAILS ON THE DOORSTEP
- TRADITIONAL OUTBUILDINGS
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Graham Law
Walker & Sharpe
37 George Street
Dumfries
DG1 1EB
Tel: 01387 267 222



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

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

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk





INTRODUCTION

Forest View is situated on the periphery of Dalbeattie nestled within its own generous plot benefitting from garden grounds, outbuildings, gravelled driveway providing parking for several vehicles and an area of amenity woodland. This property spacious accommodation set over two floors with four double bedrooms, with some of the living space to the rear offering lovely views over the surrounding countryside.

Forest View is of traditional construction set under a slated roof and, in parts, would benefit from a program of modernisation, however, the property has huge potential to create a wonderful family home offering the type of lifestyle which many are seeking at this time. The location is such that outdoor activities are available straight from the doorstep with Dalbeattie Forest directly opposite the property.

Forest View is within close proximity to all local services and amenities. Dalbeattie provides a wide range of essential services with a relatively newly constructed school catering for nursery through 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 and 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, 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 a short distance from the property. Dalbeattie also boasts one of the 7stanes world-class mountain biking centres within Dalbeattie Forest. The property is also in close proximity to Kippford, affectionately known as the 'Scottish Riviera'.

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. The international airports of Prestwick & Glasgow are within just over an hour's drive of the property.

DIRECTIONS

As indicated on the Location Plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale privately.

GUIDE PRICE

Offers for Forest View are sought **in excess of: £300,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

No' 3 Ring

New Market Street

Castle Douglas

DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

Forest View is set over two floors offering diverse accommodation as follows:

GROUND FLOOR

- **Rear Entrance Hallway**
- **Single Bedroom 1 / Office**
With a window to the rear.
- **Shower Room**
With corner shower cubicle, WC & WHB.



- **Kitchen / Diner**
With a range of floor and wall units, plumbed for white goods, stable door to the front.
- **Snug Opening up Into Sitting Room / Sun Lounge**
A generous living space with an open fire in the snug which follows through into the sun room which has picture windows to the front and glazed doors giving access to the garden grounds.



- **Lounge**

With a multi-fuel stove set in an inglenook fireplace and a window to the side.



FIRST FLOOR

- **Upper Hallway**

With a window to the front.

- **Single Bedroom 2**

With a window to the front and traditional fireplace, however, removing the fireplace could create a small double bedroom.

- **Double Bedroom 3**

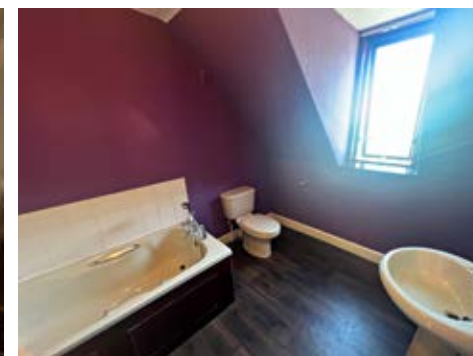
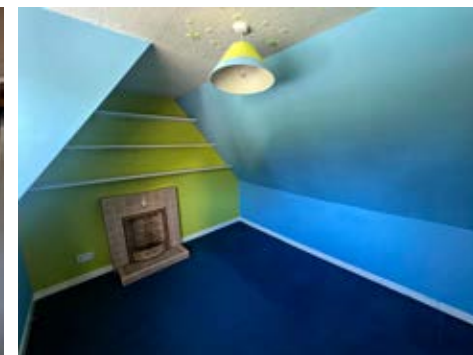
With a window to the front and traditional fireplace.

- **Double Bedroom 4**

With a window to the front and traditional fireplace.

- **Family Bathroom**

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



OUTSIDE

Forest View is approached by its own private driveway lined at one side with a good area of amenity woodland. The gravelled driveway offers ample parking with the garden grounds made up of mainly lawns, mature trees and shrubs.

To the rear of the property are two traditional stone barns which provide useful storage and could also have some further development potential.

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

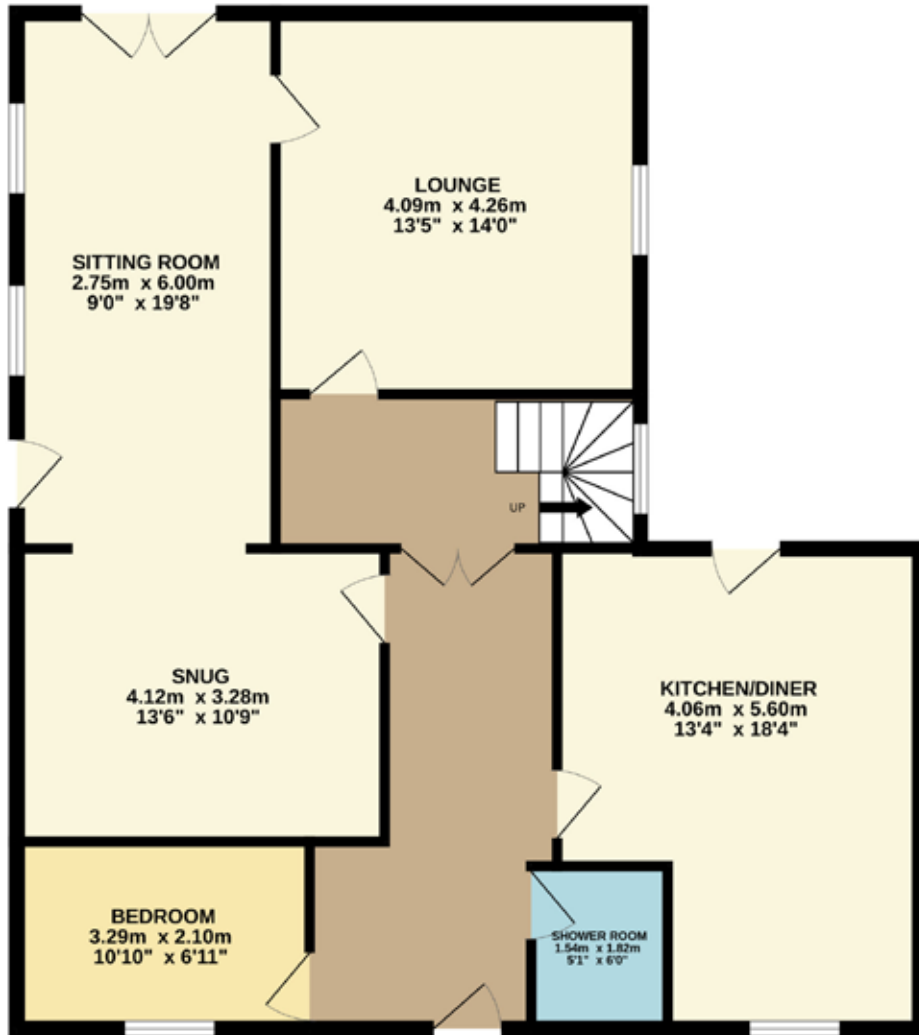
SERVICES

HOME REPORT

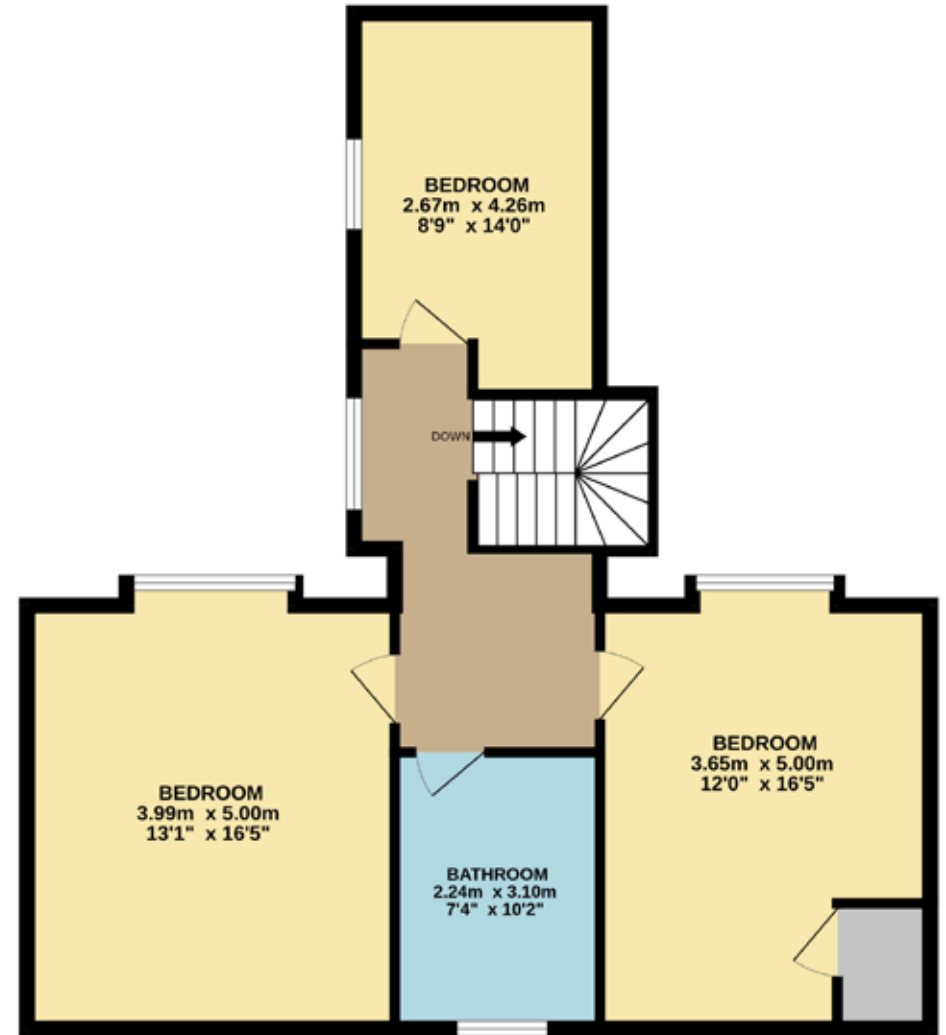
A Home Report can be downloaded from Threave Rural's website.

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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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: **Graham Law, 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.



Promap

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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 August 2023

