

ROUGH TREE

Irongray, Dumfries, DG2 9TS



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

ROUGHTREE

Irongray, Dumfries, DG2 9TS

Shawhead 3.5 miles, Dumfries 7 miles, Carlisle 41 Miles, Glasgow 73 Miles, Edinburgh 76 Miles

A THOROUGHLY CHARMING WELL-PRESENTED TRADITIONAL COTTAGE SITUATED WITHIN THE PICTURESQUE AREA OF IRONGRAY IN DUMFRIES & GALLOWAY

- TRADITIONAL THREE BEDROOM COTTAGE
- BEAUTIFUL COUNTRYSIDE LOCATION
- THE RIVER CLUDEN TO THE REAR BOUNDARY WITH FISHING RIGHTS
- BEAUTIFULLY LANDSCAPED GARDEN GROUNDS
- BLOCK BUILT DETACHED WORKSHOP
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- CONVENIENTLY LOCATED CLOSE TO DUMFRIES AND MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Primrose & Gordon
1 Newall Terrace
Dumfries
DG1 1LN
Tel: 01387 267316



THREAVE RURAL

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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

Web: www.threaverural.co.uk



INTRODUCTION

Roughtree is conveniently located some 7 miles distant of the busy market town of Dumfries in Southwest Scotland. The dwelling occupies an idyllic rural site with picturesque views over the surrounding countryside.

Roughtree is a well-presented home which has been well-maintained and greatly improved within the current ownership, including the landscaping of the garden grounds which have been carefully planned to incorporate a plethora of beautiful plants, vegetable patches, mature trees and areas to enjoy the beautiful countryside location bounded by the River Cluden, with Roughtree benefitting from fishing rights upon. The location of the cottage offers countryside pursuits available straight from the doorstep, yet only as short drive to Dumfries and major road networks.

Irongray itself is a small parish situated in the rural and picturesque landscape of Dumfries and Galloway. Rich in history with connection to the infamous Covenanting period, the area today is considerably more peaceful, with agriculture playing a significant role. The Routin Bridge is another notable feature here, only a short drive from Roughtree, a beautiful old stone-built bridge sitting above the tumble of rocks at a waterfall set amidst its deciduous woodland fringe.

A wide range of services are located within the busy market town of Dumfries, some seven miles distant, boasting all essential and professional services along with three retail parks, an ice rink, a University Campus and the recently constructed hospital. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices. The nearest primary school is situated within the village of Shawhead only 3.5 miles from Roughtree.

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. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

DIRECTIONS

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

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Roughtree are sought **in excess of: £350,000**

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

Roughtree is of traditional construction set under a slated roof. The accommodation is arranged two floors providing comfortable living accommodation. The property in more detail briefly comprises:

- **Kitchen**
With a range of modern floor and wall units, induction hob with a cooker hood, integrated combination electric oven and a window to the rear.

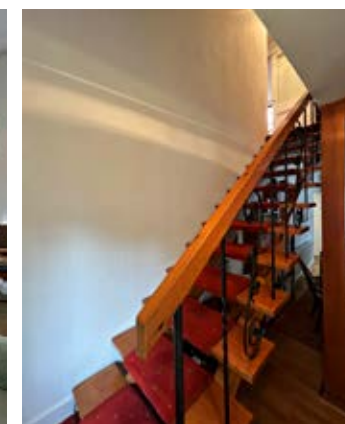


- **Double Bedroom 1**
With a multi-fuel stove and double aspect windows.
- **Lounge / Dining Room**
With multi-fuel stove set in feature fireplace, open staircase to the first floor.
- **Inner Hallway**
With part glazed door off to the utility room.
- **Utility Room**
With floor and wall units, sink and drainer, plumbed for white goods, door off to the shower room and rear door to the garden grounds.





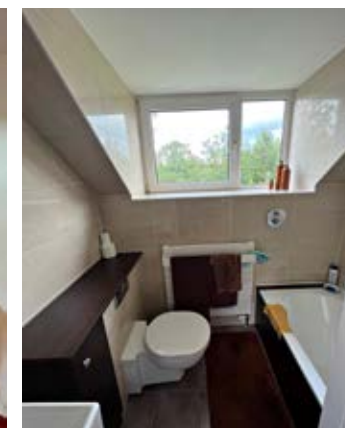
- **Shower Room**
With a corner shower cubicle, WC & WHB.



- **Lounge**
The lounge is a later extension to the property and is a lovely bright room with triple aspect windows and patio doors leading to a paved patio area, offering the perfect area for alfresco dining and family or social entertaining. A multi-fuel stove is set in a feature fireplace.

FIRST FLOOR

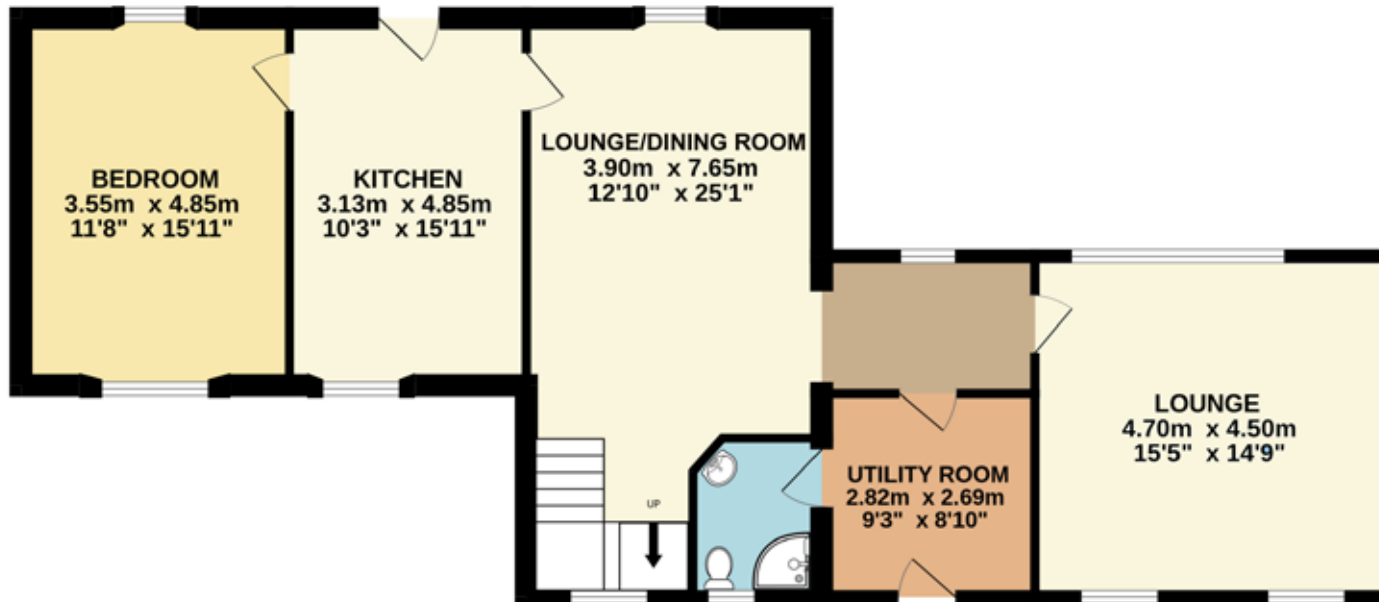
- **Study**
The perfect area for those studying or working from home, there is a velux type window to the front affording views across the farmland.



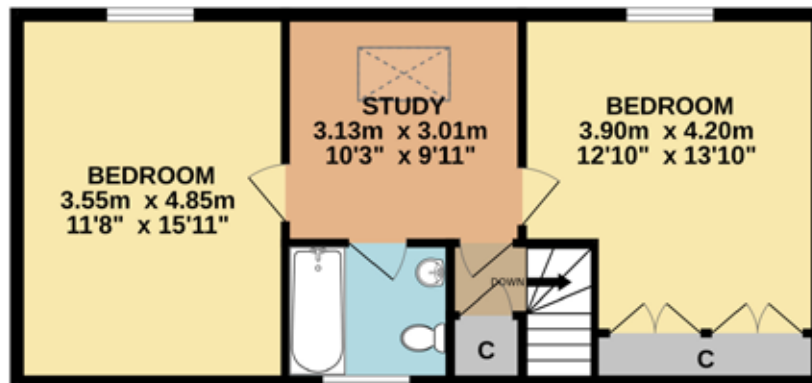
- **Bathroom**
Bath with shower over, WC & WHB.

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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- **Double Bedroom 3**
With built-in wardrobes and a window to the front.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil/Multifuel stoves	E	E49

OUTSIDE

Generous mature garden grounds wrap around the rear and sides of Roughtree and as mentioned earlier, have been carefully landscaped to incorporate flowering border, vegetable patches, lawns and mature trees. The rear boundary is made up of the River Cluden and Roughtree benefits from fishing rights on the river. A paved patio provides the perfect area for alfresco dining or family and social entertaining.

To the rear of the property there is a block-built workshop, which benefits from electricity laid in along with a restored external privy, utilised as a tool shed. Hardstanding parking is to one side of the dwelling which can accommodate three standard sized cars along with two parking spaces to the front.

- **Double Bedroom 2**
With built-in wardrobes and a window to the front.







HOME REPORT

A home report can be made available by contacting the sole selling agents, Threave Rural, or can be downloaded via our website: www.threaverural.co.uk

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, **Primrose & Gordon** for a definitive list of burdens subject to which the property is sold. However, it should be noted that:

1. The subjects of sale are contained within Land Certificate KRK9912 and that the property maintains and occupies an area of land to the north of the dwellinghouse. to the bank of the Cluden Water.
2. Part of the property's boundary extends to the centre line of the solum of the river and enjoys the privileges and the restrictions this entails.

APPORTIONMENT

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



INGOING

There are no ingoing claims affecting the 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.

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 August 2023



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