



BEAUMARIS HOUSE

Carsethorn, Dumfries, DG2 8DS



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



BEAUMARIS HOUSE

Carsethorn, Dumfries, DG2 8DS

New Abbey 6 miles, Dumfries 13 miles, Carlisle 46 miles

A UNIQUE OPPORTUNITY TO PURCHASE A DETACHED TWO STOREY, LIGHT FILLED DWELLINGHOUSE SITUATED IN AN ENVIABLE POSITION ON THE SHORE OF THE BEAUTIFUL SOLWAY COAST WITH FABULOUS UNINTERRUPTED FAR-REACHING VIEWS

- DETACHED SPACIOUS TWO STOREY DWELLING
- DIVERSE FOUR BEDROOM ACCOMMODATION SITTING IN JUST OVER AN ACRE OF GROUNDS
- WRAP AROUND LANDSCAPED GARDEN GROUNDS
- DIRECT ACCESS TO THE BEAUTIFUL SANDY BEACH & THE SOLWAY FIRTH
- WITHIN EASY COMMUTING DISTANCE OF MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Graham Law
Walker & Sharpe
37 George Street
Dumfries
DG1 1EB
Tel: 01387 267222



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

Beaumaris House occupies an enviable and rarely available unique site with fabulous uninterrupted views across the Solway Coast and the countryside beyond. The property sits within a very generous plot, being the last house at the western end of the village, with direct access to the beach and the waters of the Solway Coast.

Upon the approach to the property the breathtaking position is undeniable which cannot fail to impress any potential buyer. Beaumaris House is approached by its own private driveway where off road parking is available for several vehicles. Beaumaris offers spacious, light filled accommodation over two floors most of which benefit from spectacular views across the Solway Coast or towards Criffell. Although in parts the property would benefit from a degree of modernisation, nothing can distract from the rarely available position of the property.

The private wrap around garden is mainly made up of neat lawns, mature shrubs and specimen trees with the whole property occupying just over an acre. Paved patios provide the perfect area for alfresco dining or family and social entertaining whilst enjoying the peaceful surroundings and wonderful views where a variety of native birds can be seen on a daily basis. A petite garden room is set within the grounds with a timber studio to the rear.

Carsethorn is a historical village consisting mainly of a line of cottages facing out across The Solway Firth with the award-winning Steamboat Inn, serving lunches, dinners, fine ales and spirits throughout the week, all year round. 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.

Situated almost in the middle of the coast between Dalbeattie and Dumfries, Beaumaris offers the perfect location for those wishing to undertake water sports, walks in the nearby hills and cycling in the nearby woodlands. Dalbeattie Woods and its Seven Stanes cycle track are within easy reach as are the popular villages along the coast such as Kippford, affectionately known as 'The Scottish Riviera'. For the less vigorous, the ever-changing panorama of sea, sky and distant Cumbrian hills, are a splendid sight.

A wide range of services are located within the busy market town of Dumfries, some 13 miles distant, boasting all essential and professional services along with three retail parks, an ice rink, and a University Campus. 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 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 18 hole courses with the championship course at Southernness only 4 miles along the coast.

Communications and arterial links are very good with the A75 in close proximity and the M6 and M74 at Lockerbie. The international airports of Glasgow and Prestwick are within easy commuting distance.

METHOD OF SALE

Beaumaris House is offered for sale by private treaty.

DIRECTIONS

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

GUIDE PRICE

Offers for Beaumaris House are sought **in excess of: £550,000**



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

BEAUMARIS HOUSE

As mentioned earlier, the property occupies a generous plot of just over an acre. Beaumaris House provides spacious and diverse accommodation over two floors, very briefly comprising:



- **Wrap Around Sunroom**

The sunroom wraps around the western side of the property. This wonderful living space is full glazed on all sides making the most of the fantastic views towards Criffel and the Solway Coast with the light further enhanced with velux type windows set in the roof. Patio doors give access to the rear and side of the property.

- **Lounge**

With picture windows to the front and side.

- **Inner Hallway**

With a cloakroom off and a walk-in understair cupboard.

- **Central Hallway**

With a glazed front door porch and stairs off to the first floor.

- **Kitchen**

With a range of modern floor and wall units, integrated electric oven, hob and fridge freezer, plumbed for white goods.

- **Dining Room**

With double aspect windows.



FIRST FLOOR

- **Upper Hallway**

With a window to the front and built-in airing cupboard.

- **Double Bedroom 1**

With double aspect windows providing elevated views towards Criffel and the Solway Coast, built-in cupboards provide useful storage. It should be noted that a partition wall around the en-suite has been removed to allow freer movement for the needs of the previous owners.

- **Family Bathroom**

Bath with a shower over, WC, WHB, window to the rear.

- **Double Bedroom 2**

With built-in wardrobes and window to the rear.

- **Double Bedroom 3**

With a picture window to the front, again, with fabulous views across the Solway Coast.

- **Double Bedroom 4**

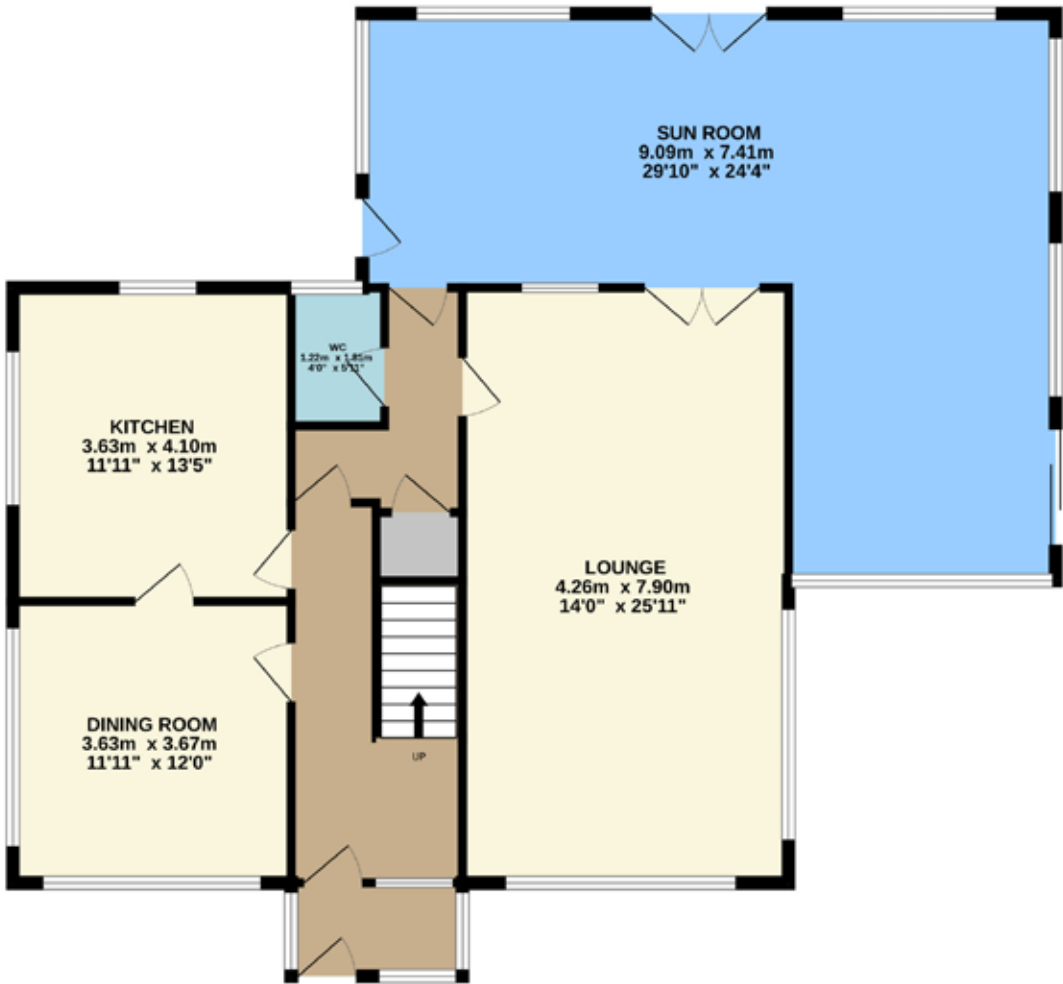
With double aspect windows.



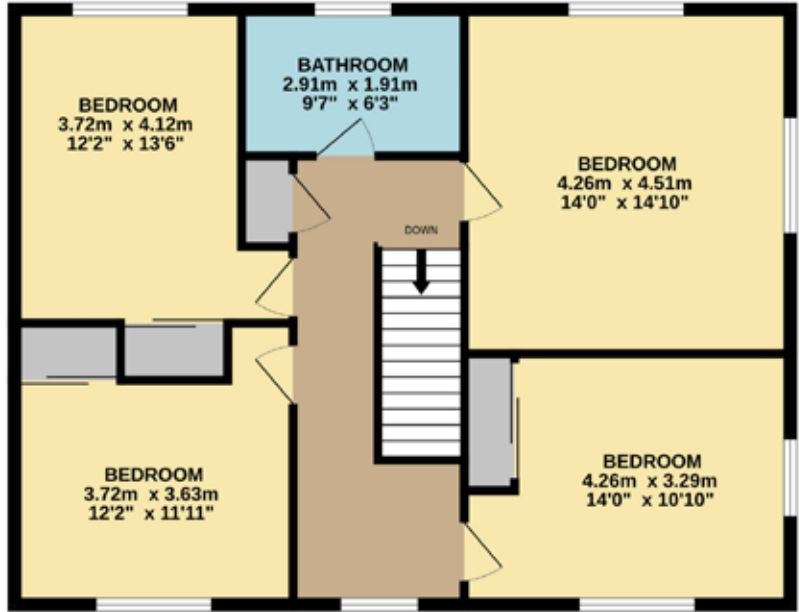


Floor Plan

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.

OUTSIDE

As mentioned earlier the garden wraps around the whole property and are laid to neat lawns, mature shrubs and specimen trees. Dedicated paved patios provide the perfect area for alfresco dining or family and social entertaining whilst enjoying the wonderful location. A timber studio is located to the rear, which could be utilised for a number of uses and a pretty summerhouse is also located within the grounds. Parking is available for several vehicles



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Electric	F	F37

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.

HOME REPORT

The home report can be downloaded from www.threaverural.co.uk/property

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

