



ROWANBURN

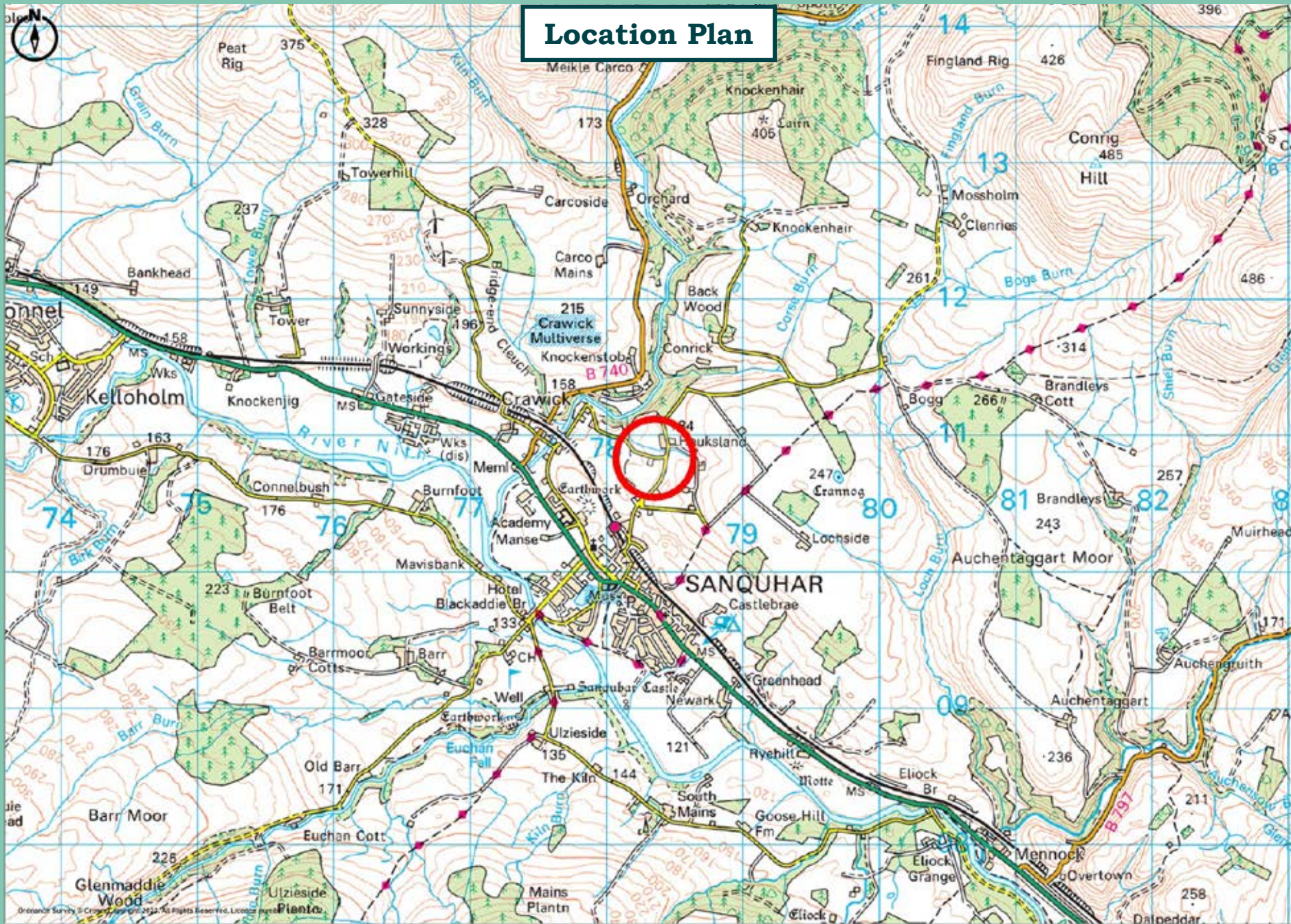
Crawick, Sanquhar, Dumfries, DG4 6ES



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:50000. Paper Size - A4

NOT TO SCALE
Plan for indicative purposes only

ROWANBURN

Crawick, Sanquhar, Dumfries, DG4 6ES

Dumfries 27 miles, Ayr 32 miles, Glasgow 51 miles, Carlisle 63 miles

A DECEPTIVELY SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE SITUATED WITHIN A BEAUTIFUL COUNTRYSIDE LOCATION JUST ON THE PERIPHERY OF THE VILLAGE OF SANQUHAR

- WELL-PRESENTED THREE BEDROOM DWELLINGHOUSE
- LARGE BOX PROFILE WORKSHOP & CARPORT
- ENCLOSED GARDEN WITH A SUMMERHOUSE AND OPEN COUNTRYSIDE VIEWS
- RURAL BUT ACCESSIBLE LOCATION CLOSE TO MAJOR ROAD NETWORKS

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Hall Baird
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764



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

Rowanburn is situated just on the periphery of the historical village of Sanquhar within Dumfries & Galloway occupying a quiet countryside location with open views.

Rowanburn offers all the comforts for modern-day family living benefitting from its own enclosed landscaped garden grounds, including a feature garden pond (fish not included in the sale), a large box profile workshop, currently utilised for the owners blacksmiths business, which has a carport off. There are also two smaller box profile sheds, one currently utilised as a laundry room and the other for storage of garden tools. Tucked away at the rear of the workshop is a pretty timber summer house which is insulated and benefits from electricity laid in, presenting the perfect place for relaxing or indeed a fantastic space for those working from home. In addition, a block-built driveway offers parking for several vehicles. The location of Rowanbank is such that a bounty of wildlife can be enjoyed on a daily basis with hedgehogs being regular visitors. Floor plans are contained within these sales particulars showing the dimensions of both the workshop and the dwellinghouse.

The nearest local services can be found within the village of Sanquhar, a small market town in the Nith Valley. Sanquhar's high street houses several shops and there are places to eat too, there is also a primary school with a learning centre and secondary schooling is also available. Sanquhar also benefits from a leisure centre & swimming pool. Sanquhar's main attraction is the Tolbooth Museum, a handsome Georgian town house in which the history of the village is revealed, from the mining history as well as the local weaving and hand-knitting industries. Also of interest is the town's post office which has been operating continuously since 1712, with a sign above the door proclaiming this the oldest post office in the world. A more extensive range of professional and retail services can be found either in Thornhill, Dumfries or Ayr.

Nearby, the Crawick Multiverse is a land art project funded by the Duke of Buccleuch. The piece was designed by world famous landscape artist Charles Jenks, whose work can also be found in the grounds of the Scottish National Museum of Modern Art and Jupiter Artland in Edinburgh. The Sanquhar Riding of the Marches is a much-anticipated event celebrated annually to commemorate the town's history and features equine parades, decorated floats and free entertainment.

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 exists 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.

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 Rowanburn are sought in excess of: £240,000

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

Rowanburn is of traditional construction occupying an elevated site with views over the surrounding countryside. The property offers spacious family accommodation over two floors, briefly comprising:

GROUND FLOOR

- **Central Hallway**
- **Double Bedroom 1**
With a window to the front.



- **Lounge**
With stairs off to the first floor, double aspect windows.



- **Kitchen**
Fully fitted with a modern range of floor and wall units, integrated white goods & microwave, large electric range cooker with induction hob and cooker hood, breakfast bar, triple aspect windows overlooking the garden grounds.



- **Family Bathroom**
With a bath, shower cubicle, WC & WHB, window to the rear.

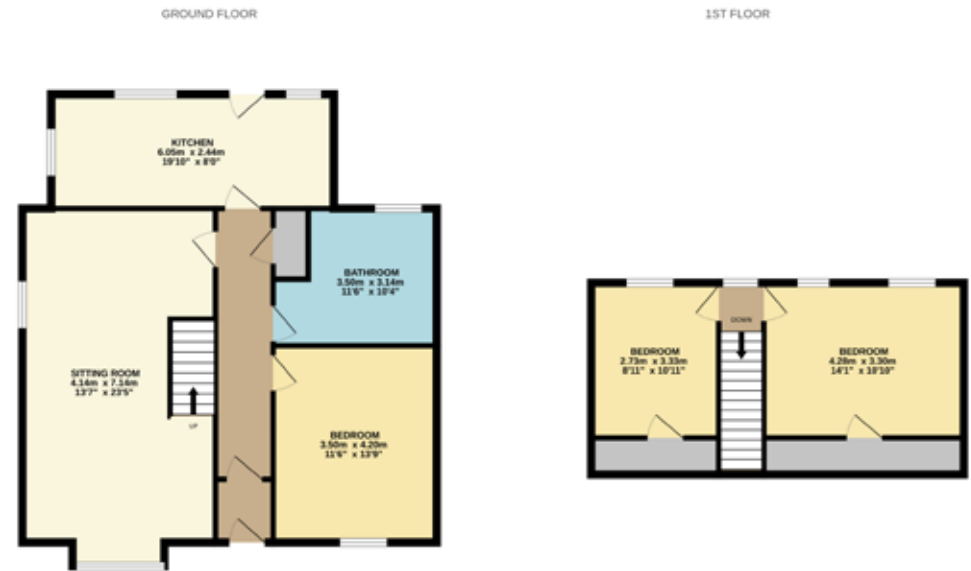


FIRST FLOOR

- **First Floor Landing**
Window to the rear.
- **Double Bedroom 2**
With a window to the rear, built-in wardrobes.
- **Double Bedroom 3**
With two windows to the rear, built-in wardrobes.



A floor plan is contained within these particulars to show the full extent of the property.



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

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil/Wood burning stove	C	D59

OUTSIDE

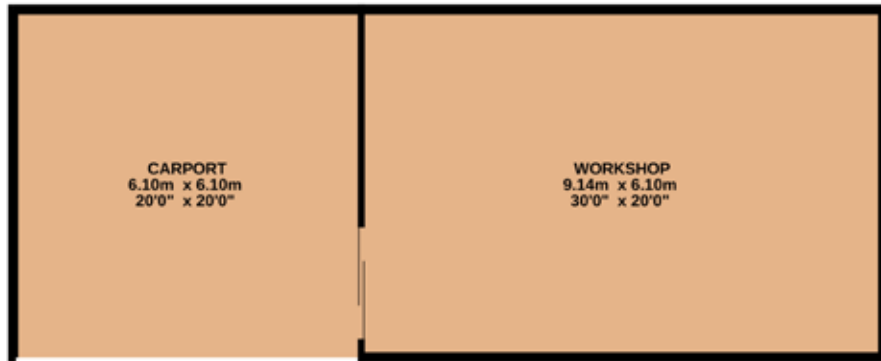
As mentioned earlier, Rowanburn benefits from its own gated driveway offering parking for several vehicles. The garden grounds have been landscaped to incorporate a feature pond (fish not included in the sale), areas of lawns and mature trees and shrubs. A smaller box profile shed to the rear of the dwellinghouse is currently utilised as a utility room. To the rear of the workshop is a pretty summerhouse which is insulated and benefits from electricity laid in along with a further smaller box profile garden shed.







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THE WORKSHOP & CARPORT

The box profile workshop is currently set up for the owners blacksmith's business (forge not included in the sale), but could be utilised for a variety of uses, the floor plan contained within these sales particulars shows the dimensions of the building.

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, **Hall Baird**, for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

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

WARRANTY CLAUSE

Whilst the 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

It should be noted that the property is of mixed use therefore there is no requirement for the sellers to provide a Home Report.

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, 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



Sale Plan





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