



# THE MOAT

Clarebrand, Castle Douglas, DG7 3AH

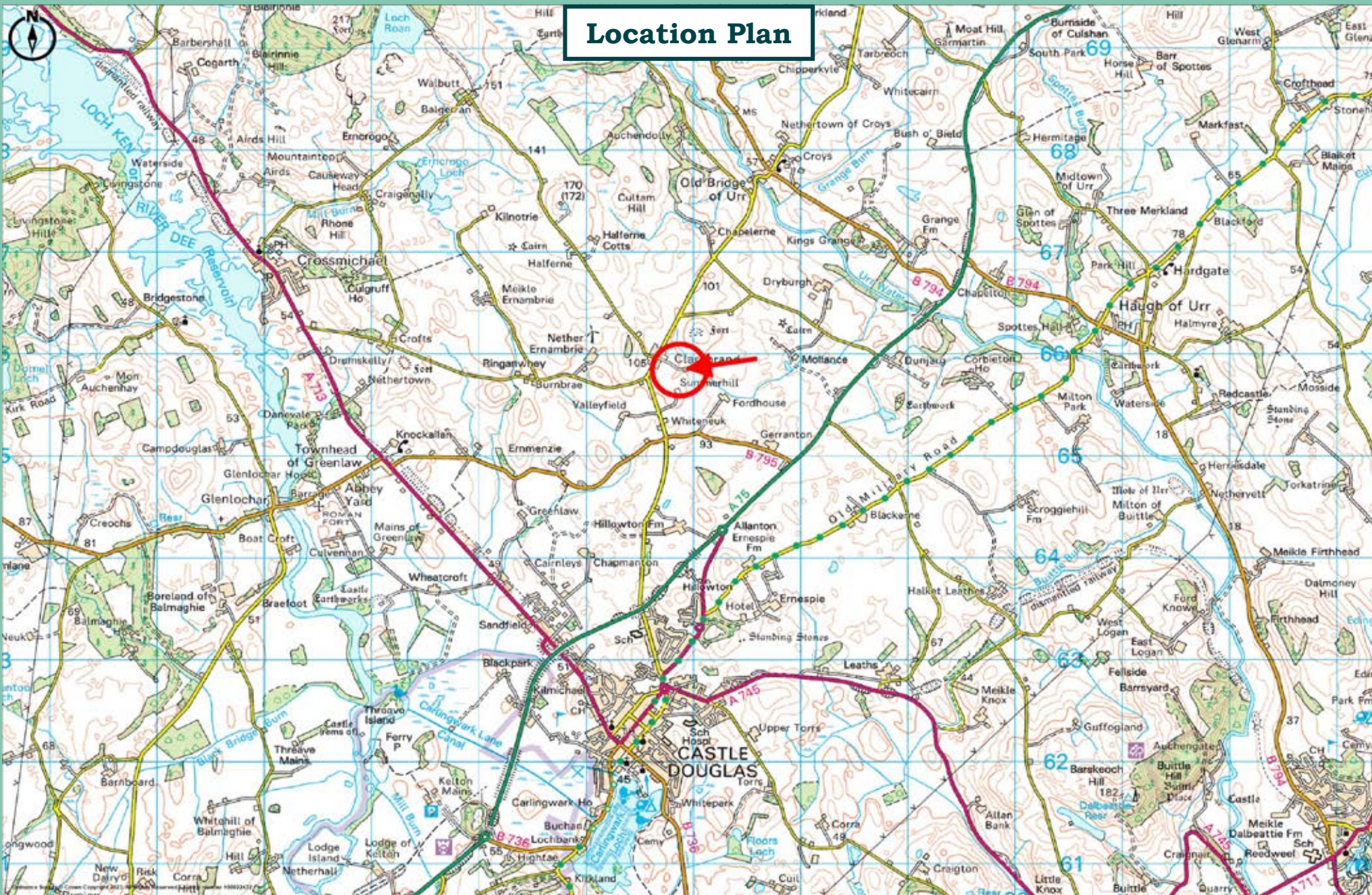


**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# Location Plan





# THE MOAT

**Clarebrand, Castle Douglas, DG7 3AH**

Castle Douglas 2.5 miles, Dumfries 16 Miles, Carlisle 53 Miles, Glasgow 92 Miles, Edinburgh 94 Miles

## AN EXCEPTIONAL DETACHED FAMILY HOME SET WITHIN A COUNTRYSIDE LOCATION IN THE HEART OF GALLOWAY BENEFITTING FROM WONDERFUL OPEN VIEWS OVER THE SURROUNDING COUNTRYSIDE

- BEAUTIFULLY PRESENTED DIVERSE, SPACIOUS THREE BEDROOM ACCOMMODATION
- STUNNING OPEN VIEWS OVER THE SURROUNDING COUNTRYSIDE
- BEAUTIFUL GARDEN GROUNDS WITH AN AREA OF AMENITY WOODLAND
- RURAL BUT ACCESSIBLE LOCATION
- NO IMMEDIATE NEIGHBOURS
- CONVENIENTLY LOCATED TO MAJOR ROAD NETWORKS

### FOR SALE PRIVATELY

#### VENDORS SOLICITORS

Mr Paul Cavers  
Cavers & Co'  
40-42 St Mary Street  
Kirkcudbright  
DG6 4DN  
Tel: 01557 331217



**THREAVE RURAL**

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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](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

The Moat is situated in a beautiful rural location within the hamlet of Clarebrand, only a short drive to the market town of Castle Douglas. The Moat provides the rare opportunity to purchase a beautifully presented dwelling with stunning views over the surrounding countryside.

The Moat is accessed via a single track road and is the last house at the end of the road, making the property very private and with no passing traffic. The property offers bright, spacious and diverse living space which is extremely well-presented throughout. The Moat has been in the same ownership for many years and has been greatly improved with some lovely features, such as the picture window located in the dining room which frames the wonderful countryside views. The garden grounds have been carefully landscaped to incorporate an area of amenity woodland (The Fairy Wood) along with intimate garden grounds and raised patio to the front and extensive lawned area wrapping around the property. In addition, there is an outbuilding benefitting from electricity laid which currently provides garage space with loft above, storage and a utility area. The whole property occupies an area of about 1.48 acres and given its rural but accessible location, offers the type of lifestyle which many are seeking at this time.

Local services are conveniently located within 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, butchers, bakers, grocers, arts and craft outlets. Primary & Secondary education is available within the town.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75 and the international airports of Prestwick and Glasgow within an easy driving distance. There are mainline railway stations at both Dumfries and Lockerbie.

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, the closest being within Castle Douglas.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## GUIDE PRICE

Offers for The Moat are sought **in excess of: £410,000**

## 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](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

The Moat is a detached two storey dwellinghouse offering comfortable stylish accommodation over two floors, very briefly comprising:

- **Conservatory**

Accessed through a single door to the rear of the property, the conservatory is a welcoming bright room glazed to three sides with double patio doors giving access to the side, which during the summer months provides the perfect area to enjoy the peaceful surroundings and for family or social entertaining. The conservatory has a natural flow into the kitchen.

- **Kitchen**

Fully fitted with a range of modern floor and wall units, breakfast bar, integrated double oven, fridge, dishwasher and washing machine, a window is to the side.



- **Central Hallway**

With an understair cupboard and stairs off to the first floor.





- **Family Bathroom**

With a bath, WC, WHB, heated towel rail, window to the rear.

- **Lounge**

A lovely cosy room with an electric fire set in a feature fireplace, double glazed doors lead to the conservatory at the front.

- **Conservatory**

Glazed to two sides affording wonderful views across the surrounding farmland, double doors give access to the front garden grounds.



- **Dining Room**

A lovely feature window is set in the gable end which frames the land and hills beyond. Patio doors give access to a raised timber patio which is perfect for enjoying the summer months.



- **Sitting Room / Office**  
With a gas fire set in a feature fireplace.

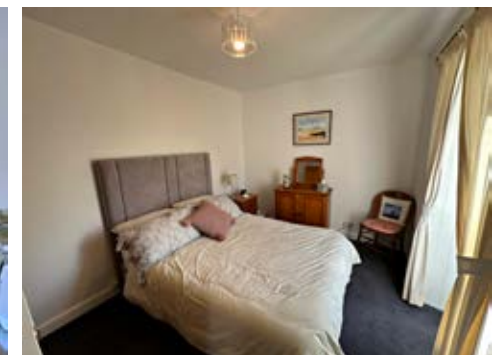


#### FIRST FLOOR

- **Upper Hallway**  
With a window to the front.



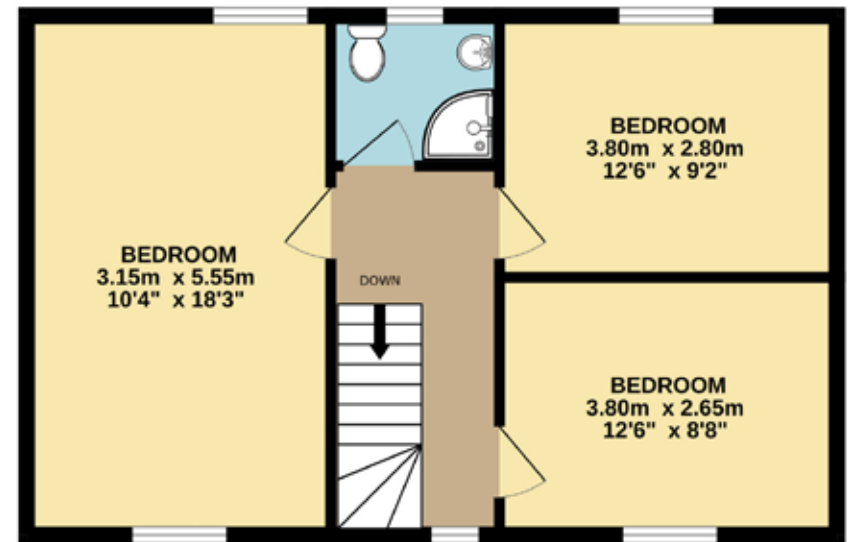
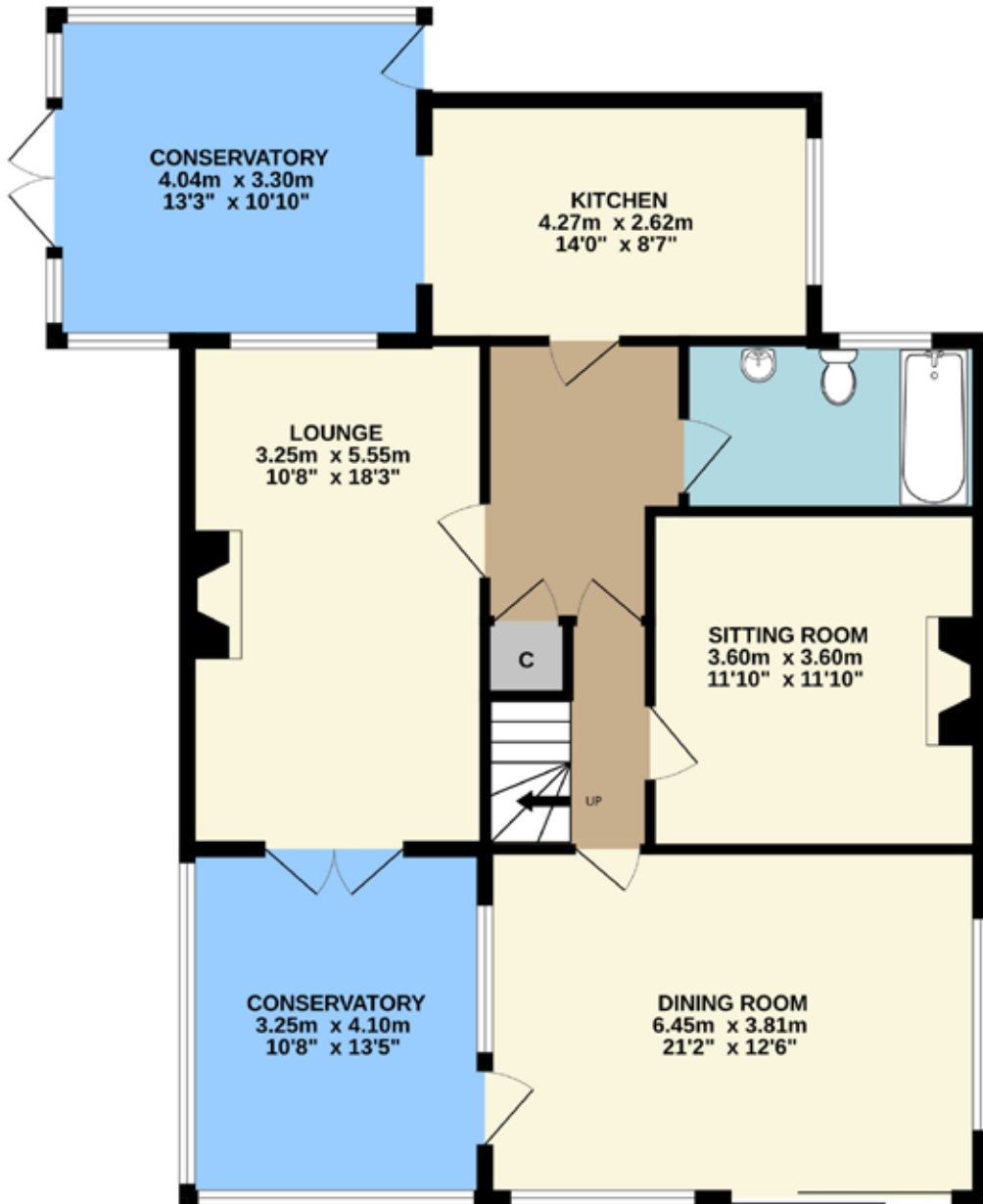
- **Double Bedroom 1**  
With a range of fitted wardrobes and double aspect windows.
- **Shower Room**  
With a range of modern sanitary ware and a corner shower cubicle.
- **Double Bedroom 2**  
With a window to the front affording fabulous countryside views.
- **Double Bedroom 3**  
With a window to the rear.



GROUND FLOOR

**Floor Plan**

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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### **OUTSIDE**

The property is approached by a single track road where parking is available for several vehicles. As mentioned earlier, the garden grounds are made up of an intimate garden to the front of the property with a raised decking area. An area of amenity woodland (The Fairy Wood) is established, along with neat lawns to the rear of the dwelling. A charming traditional outbuilding is utilised as a log store and a detached outbuilding provides garage space, office / storeroom and a utility area off. In addition, a useful lean-to store off the dwelling provides useful storage space. The whole property, to include the dwellinghouse and outbuildings amounts to about 1.48 acres.





## SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil	E	F31

## HOME REPORT

A Home Report can be downloaded from our website.

## 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 Paul Cavers, Cavers & Co'** for a definitive list of burdens subject to which the property is sold.

1. A right of way exists in favour Ford House.

## 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, 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 October 2023***



