



# JESSIEVILLE

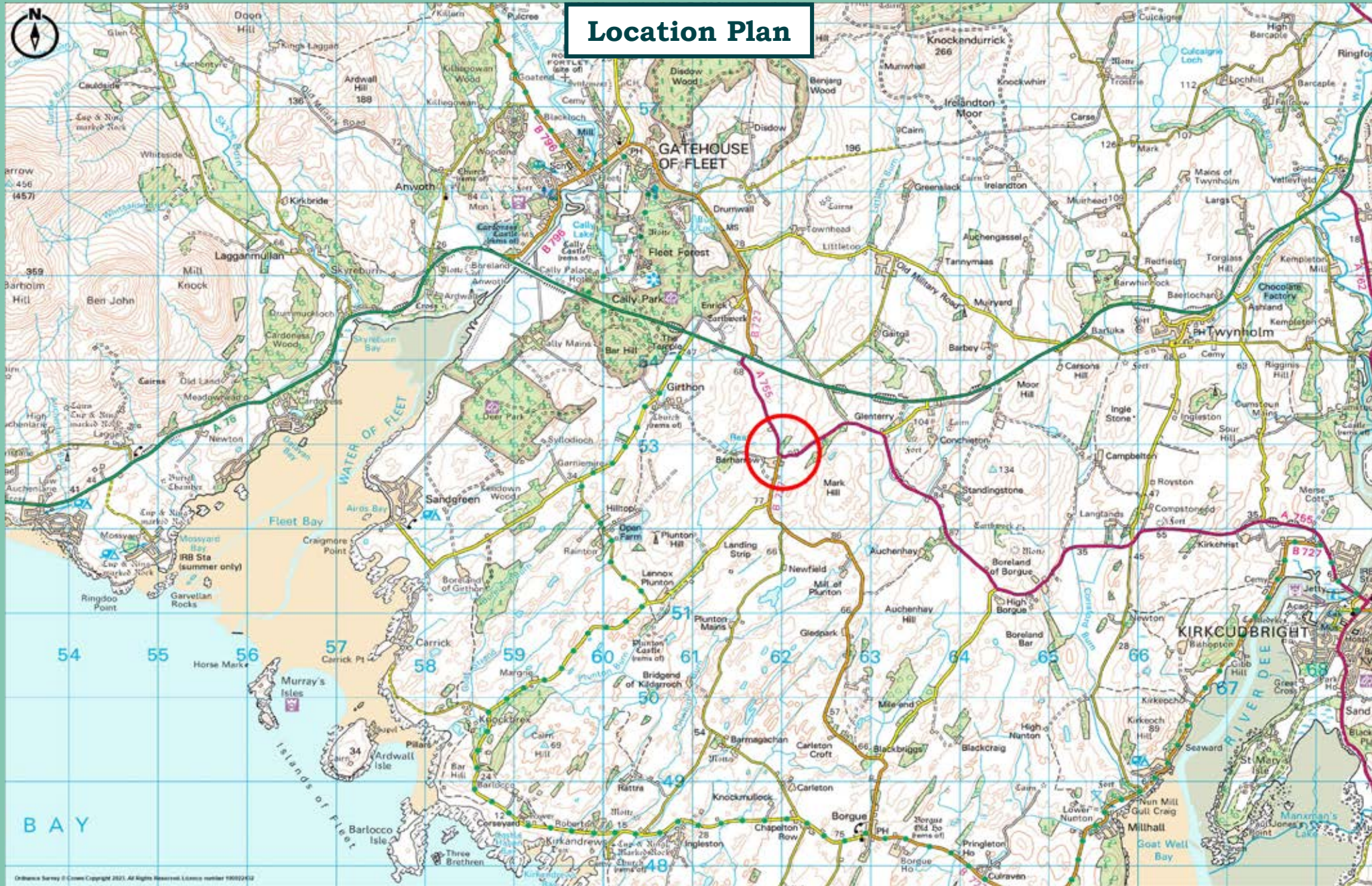
Gatehouse of Fleet, Castle Douglas, DG7 2BA



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS





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# JESSIEVILLE

## Gatehouse of Fleet, Castle Douglas, DG7 2BA

Gatehouse of Fleet 3 miles, Kirkcudbright 5 miles, Castle Douglas 11 miles, Dumfries 29 miles, Carlisle 66 miles, Glasgow 95 miles

## A CHARMING TRADITIONAL SINGLE STOREY COTTAGE WITH GRAZING LAND LOCATED ON THE OUTSKIRTS OF GATEHOUSE OF FLEET

- SPACIOUS WELL-PRESENTED THREE BEDROOM COTTAGE
- ABOUT 1.723 ACRES OF GRAZING LAND
- HUGE POTENTIAL FOR SMALLSCALE AGRICULTURAL OR EQUESTRIAN PURPOSES
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- CLOSE TO WONDERFUL BEACHES AND SANDY COVES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

### FOR SALE PRIVATELY AS A WHOLE

#### VENDORS SOLICITORS

Mr Grierson Dunlop  
Turcan Connell  
Princes Exchange  
1 Earl Grey St  
Edinburgh  
EE3 9EE  
Tel: 0131 228 8111



#### 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

Jessieville is situated not far from the pretty village of Gatehouse of Fleet and within close proximity to wonderful sandy beaches and coves. The property is of traditional construction set over a single floor offering comfortable three-bedroom accommodation. **The property occupies a position within its own garden grounds and benefits from about 1.723 acres of grazing land** which offers huge potential for smallscale agricultural or equestrian purposes. The land marches with Jessieville Cottage.

Jessieville occupies a generous plot within its own garden grounds with the grazing land just over the dyke. The position of the cottage is such that it benefits from wonderful open countryside views across the surrounding farmland.

A range of local services are conveniently located within the historical village of Gatehouse of Fleet, where there are a range of shops including a grocery store, craft outlets, etc., and there are a variety of places to eat out. Gatehouse of Fleet is also a recognised UNESCO Biosphere community. Biosphere Communities are places where local residents and businesses have committed to being proud supporters of the Biosphere.

Gatehouse of Fleet attracts a wide range of artists and makers with the artist town of Kirkcudbright, a 10-minute drive from the property. Kirkcudbright is extremely popular with tourists and is known as the 'Artist's Town' as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Primary schooling is available in Gatehouse of Fleet and secondary schooling available within Kirkcudbright. A further range of services can be found in Castle Douglas (The Food Town), with the high street being renowned for its niche retailing with a wide range of traditional shops and craft outlets.

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. The international airports of Glasgow & Edinburgh are within a one-and-a-half-hour drive. 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 with Jessieville being within close proximity to Carrick and Sandgreen beaches. 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 sailing, cycling and unique walks including the nearby Cally woods which comprise of 500 acres of oak, birch and beech trees along with a carpet of bluebells in the spring. For the golfer there are an abundance of good local courses with the region boasting no fewer than twenty-nine courses, the closest being at Gatehouse.

## 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 Jessieville are sought **in excess of: £270,000**

## 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

### JESSIEVILLE

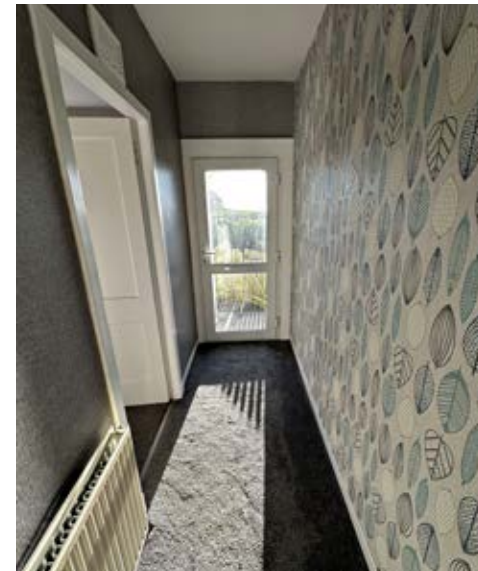
Jessieville offers comfortable and spacious living accommodation over a single floor, very briefly comprising:

### GROUND FLOOR

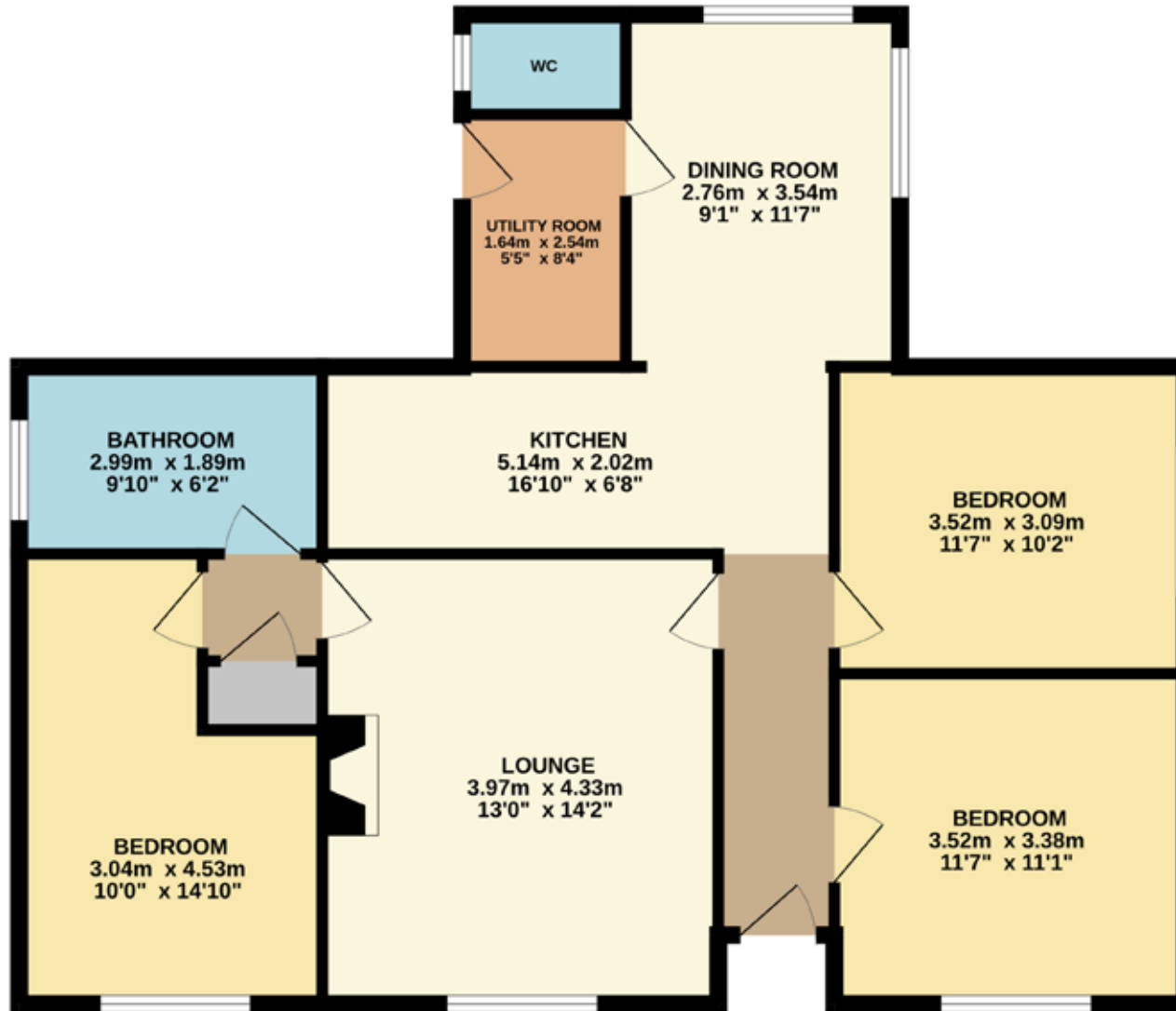
- **Utility Room**  
With wall units and a worktop with plumbing below for white goods, cloakroom off.



- **Dining Room**  
With double aspect windows overlooking the countryside to the rear of the cottage.
- **Kitchen**  
With a range of floor and wall units, fitted electric oven, plumbed for white goods, breakfast bar.
- **Central Hallway**  
With a glazed UPVC door to the front of the cottage.
- **Double Bedroom 1**  
With a window to the side.



# GROUND 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 2**  
With a window to the front.

- **Lounge**  
With a wood burning stove and a window to the front.



- **Inner Hallway**  
With a built-in cupboard housing the hot water tank.
- **Double Bedroom 3**  
With a window to the front.
- **Family Bathroom**  
With a 'P' shaped bath and shower over, WC & WHB.

**OUTSIDE**

The cottage is approached by its own private driveway where there is ample parking available. Jessievile is surrounded by its own generous garden grounds which are mainly laid to lawns.

**SERVICES**

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil	C	E42

**THE GRAZING LAND**

The grazing land marches with the cottage and extends in total to about 1.723 acres The land provides a fantastic opportunity for equestrian or smallscale agricultural / horticultural purposes.

**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 Grierson Dunlop, Turcan Connell** for a definitive list of burdens subject to which the property is sold. However, it is noted that:

**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 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 December 2023***



# Sale Plan





