



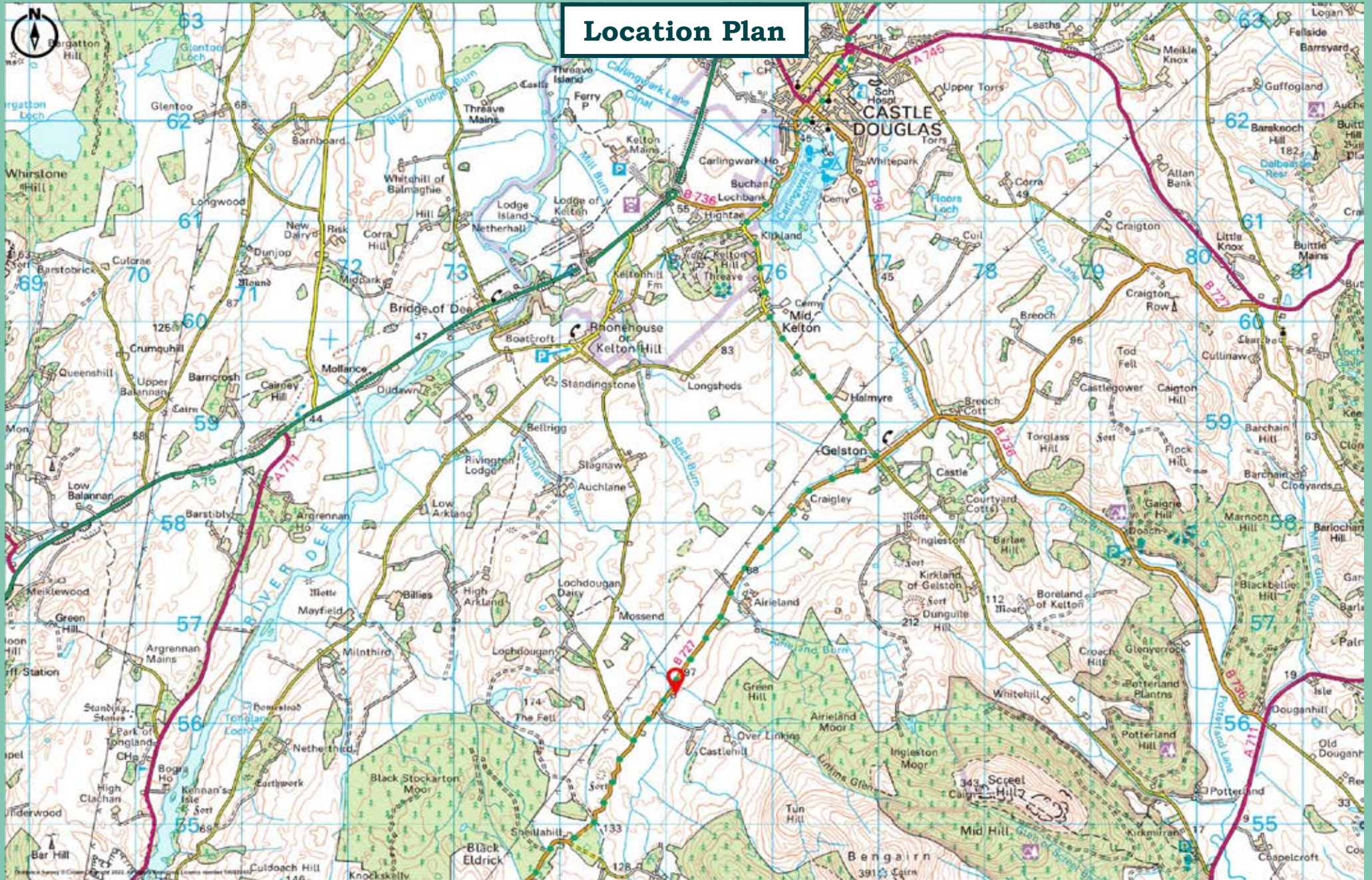
GREENLANE HOUSE

Gelston, Castle Douglas, DG7 1ST



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

GREENLANE HOUSE

Gelston, Castle Douglas, DG7 1ST

Castle Douglas 5 Miles, Kirkcudbright 6 miles, Dumfries 22 Miles, Carlisle 58 Miles, Glasgow 90 Miles

A DELIGHTFUL TRADITIONALLY BUILT TWO STOREY COTTAGE SET WITHIN MATURE GARDEN GROUNDS OCCUPYING AN IDYLIC COUNTRYSIDE LOCATION YET CLOSE TO LOCAL AMENITIES

- WELL PRESENTED TRADITIONALLY BUILT TWO / THREE BEDROOM COTTAGE
- EXTENSIVE GARDEN GROUNDS WITH PRETTY STREAM TO THE EASTERN BOUNDARY
- DETACHED GARAGE, VEGETABLE GARDEN WITH RAISED BEDS AND GREENHOUSE
- PRIVATE GATED DRIVEWAY WITH THE WHOLE PROPERTY SITTING IN JUST UNDER AN ACRE
- NO IMMEDIATE NEIGHBOURS
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- WITHIN AN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Katie Braidwood
Braidwoods Solicitors
1 Charlotte Street
Dumfries
DG1 2AG
Tel: 01387 257272



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

Greenlane House is situated 2 miles from the Galloway village of Gelston, about 5 miles from the market town of Castle Douglas and a similar distance to the Artists' town of Kirkcudbright. The property lies in an area of outstanding natural beauty and with generous garden grounds of just under an acre, Greenlane House offers the type of lifestyle which many are seeking at this time.

Greenlane House is approached by its own private gated driveway leading to ample parking to the east of the dwelling. The property is surrounded by mature garden grounds with lawns, flowering borders, hedges, mature trees & shrubs along with a vegetable garden. Auchlane Burn bounds the eastern edge of the property and given the location of Greenlane a variety of native wildlife can be enjoyed on a daily basis. The property offers a peaceful rural lifestyle with huge potential for some self-sufficient living. Greenlane House has no immediate neighbours with beautiful open countryside views from most of the living accommodation within.

Local services are conveniently located in the nearby towns of Castle Douglas (The Food Town) & Kirkcudbright (The Artists' Town). Castle Douglas forms the heart of the Stewartry area offering 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 and craft outlets. Primary schooling is available at Gelston with both Primary and Secondary schools available at Castle Douglas.

A further range of local services are available at the busy harbour town of Kirkcudbright, which is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists and as well as craft shops and niche retailers the town is well served with a full range of leisure, retail and professional services. Both primary and secondary schooling are also available within the town, with both being highly regarded.

Communications to the area are good with the property lying in close proximity to the main A75 EuroRoute, 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 are 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.

DIRECTIONS

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

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Greenlane House are sought **in excess of: £400,000**

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

Greenlane House is of traditional stone construction set under a slated roof. In 2015 the property was re-slatted, a new Worcester oil-fired central heating boiler fitted along with a pressurised hot water system, also a complete kitchen refit was undertaken with new UPVC glazing throughout. A floor plan is included within these sales particulars showing the dimension of the living accommodation and in more detail briefly comprises:

- **Sunroom**

Situated at the front of the property, a lovely sunroom with tiled flooring and bespoke fitted blinds offers the perfect area for relaxing and enjoying the idyllic surroundings.

- **Central Hallway**

With stairs off to the first-floor accommodation. Large built in storage/cloaks cupboard.



- **Double Bedroom 1**

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

- **Sitting Room**

With a woodburning stove set in a pretty feature fireplace and a picture window to the front providing open countryside views.



- **Kitchen**

With a range of cottage style kitchen floor and wall units, to include a pull-out pantry, integrated larder fridge, built-in electric oven, halogen hob and cooker hood. Double aspect windows with deep sills capture the wonderful location and a part glazed UPVC door leads to the rear boot room / utility room.

- **Boot Room / Utility Room**

The perfect area for kicking off those muddy boots! There is glazing to two sides with base units, sink and plumbing for an automatic washing machine.



FIRST FLOOR

- **Mid-Landing**

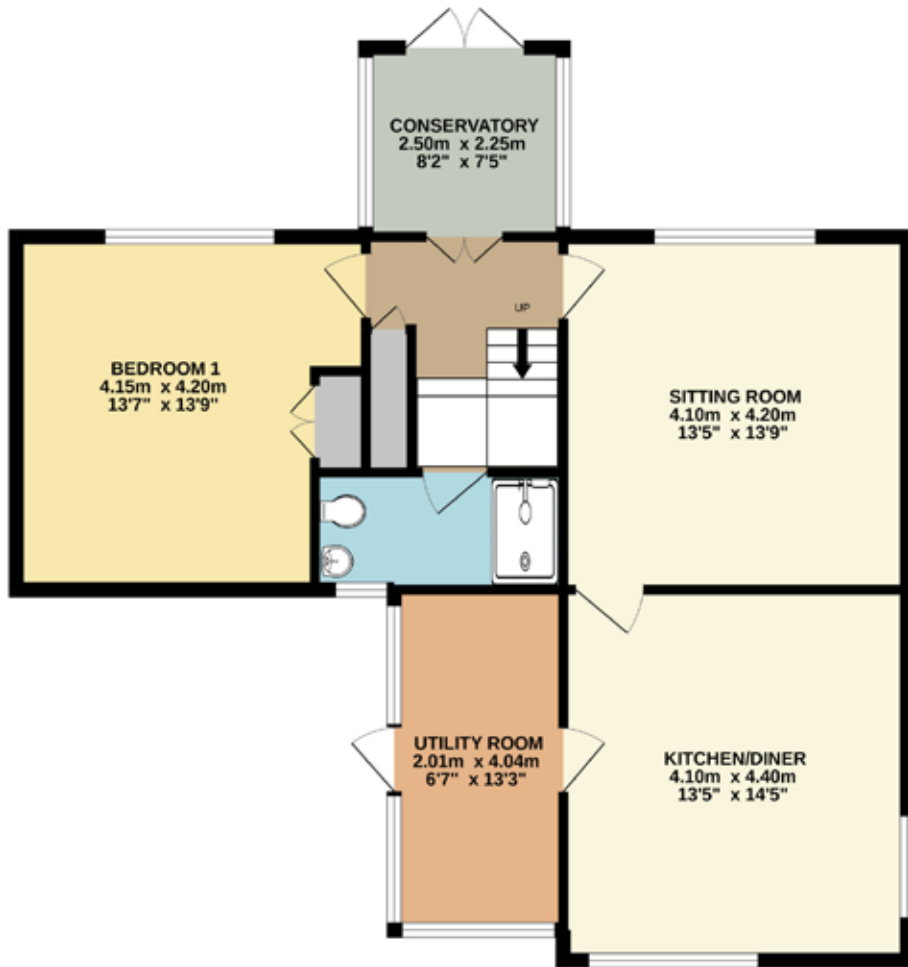
With a family bathroom off and built-in airing cupboard fitted with a radiator and shelving.

- **Family Bathroom**

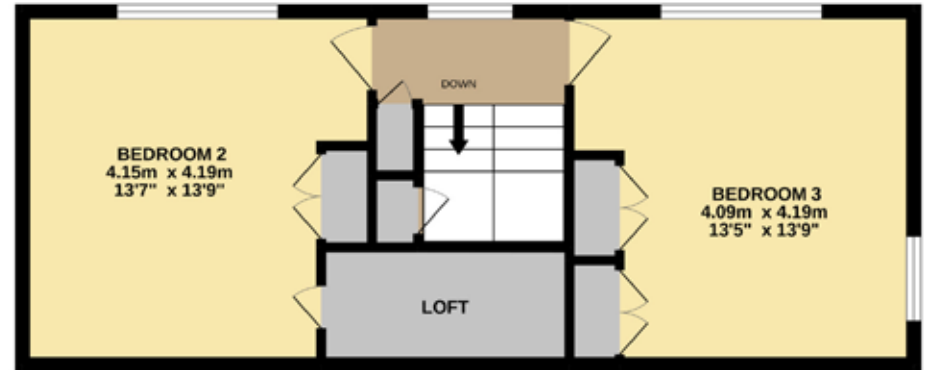
With a range of modern sanitary ware, walk-in shower enclosure with a large rain head shower.

Floor Plan

GROUND FLOOR

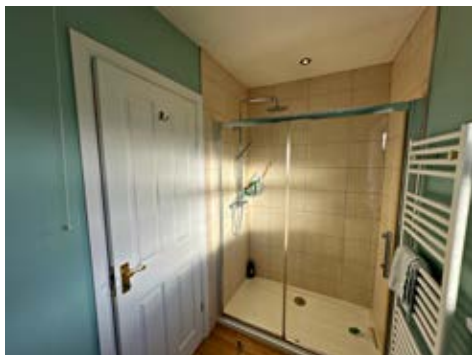
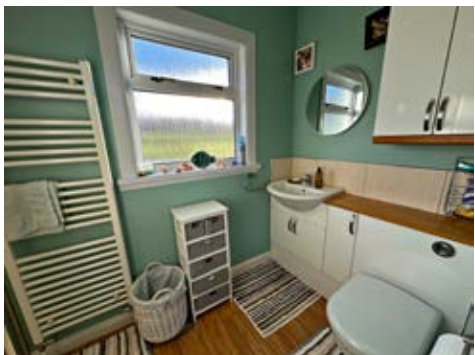


1ST FLOOR



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.

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- **Upper Landing**
With picture window to the front. Large built in storage cupboard.
- **Double Bedroom 2**
With picture window to the front and side facing window. Double wardrobes.



- **Double Bedroom 3**
With picture window to the front, velux type window to the rear and built-in wardrobe. Large storage cupboard leading to roof space access.

OUTSIDE

As mentioned earlier, large mature garden grounds of just under an acre surround the dwelling, which are mostly laid down to lawned areas with mature trees, shrubs and flowering borders. There are hard standing areas, which provide parking for several vehicles. A large detached garage, timber framed dog kennels, garden storage and log store. A fully enclosed vegetable garden with raised beds and a greenhouse.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil/Wood burning stove	D	E52



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, **Katie Braidwood, Braidwoods Solicitors** 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.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst 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

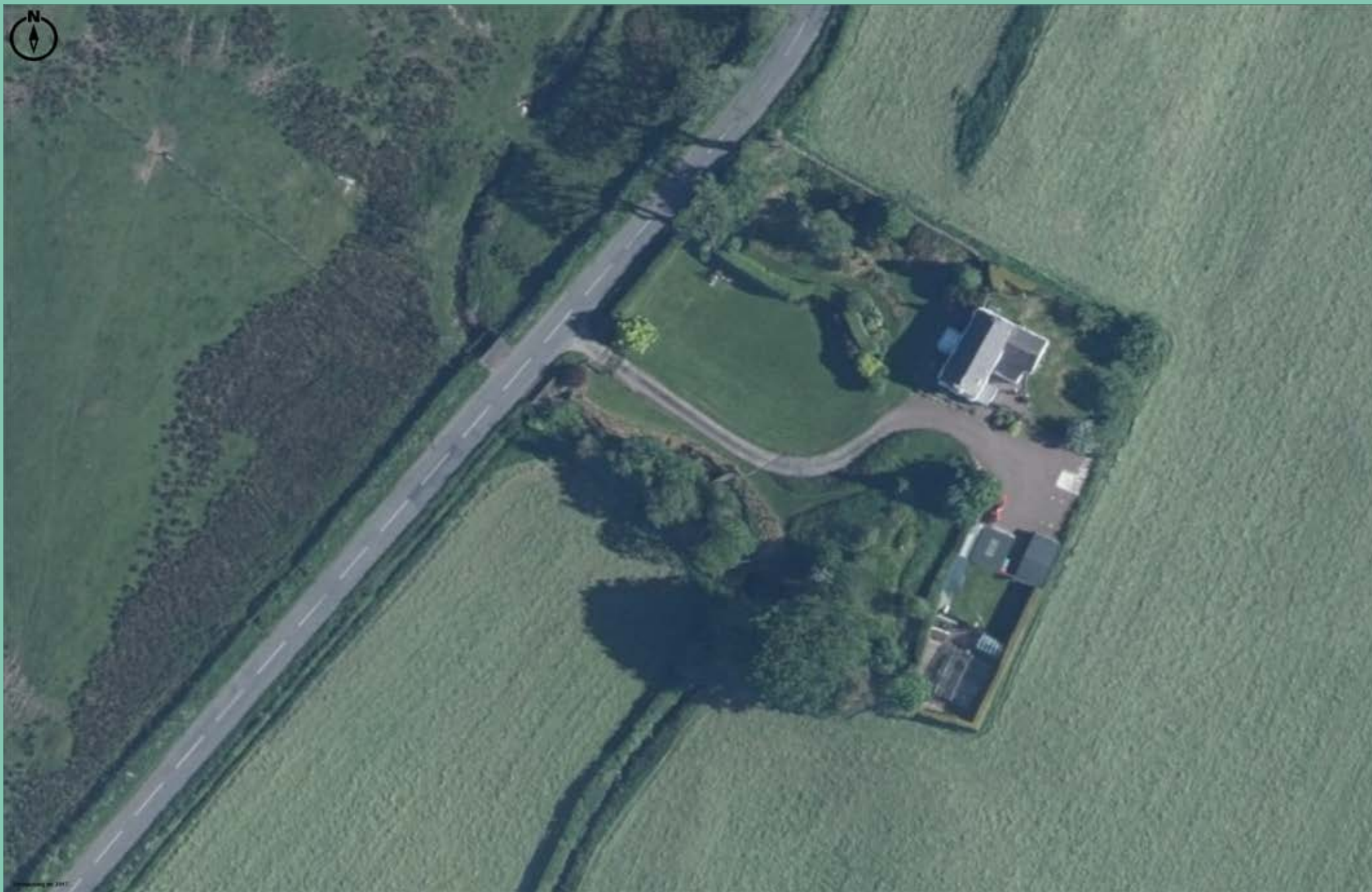
Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

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 20 08 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 January 2024
Some external photographs taken at an earlier date***



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