



# MINTO HOUSE

Borgue, Kirkcudbright, DG6 4SZ

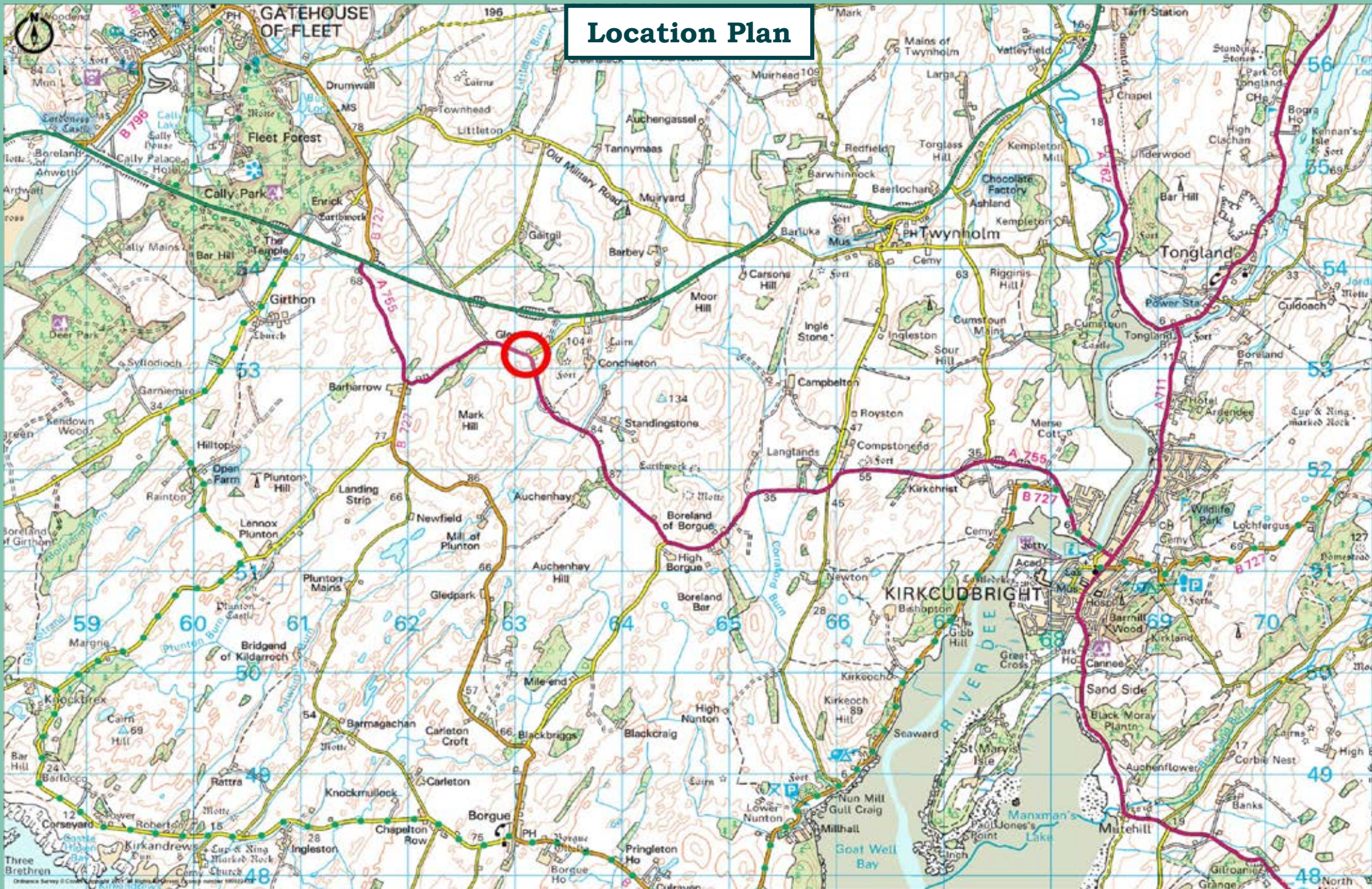


**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# Location Plan





# MINTO HOUSE

**Borgue, Kirkcudbright, DG6 4SZ**

**Kirkcudbright 5 miles, Borgue 3.5 miles, Castle Douglas 10 miles, Dumfries 28 miles, Carlisle 65 miles, Glasgow 103 miles**

## **A CHARMING EXTREMELY WELL-PRESENTED AND SYMPATHETICALLY MODERNISED RESIDENTIAL SMALLHOLDING OCCUPYING A PICTURESQUE RURAL LOCATION CLOSE TO SANDY BEACHES AND COVES**

- TRADITIONAL SYMPATHETICALLY MODERNISED THREE BEDROOM COTTAGE
- GENEROUS LANDSCAPED GARDEN GROUNDS INCORPORATING A WOODFIRED HOT TUB
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- POLY TUNNEL & A RANGE OF OUTBUILDINGS INCLUDING STABLES
- WITHIN CLOSE PROXIMITY TO THE COAST & MAJOR ROAD NETWORKS
- ABOUT 4.38 ACRES OF GRAZING LAND

**IN ALL ABOUT 4.966 ACRES (2.01 HECTARES)**

### **VENDORS SOLICITORS**

GGB Law  
135 King Street  
Castle Douglas,  
DG7 1NA  
Tel: 01556 503744



### **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

Minto House is thought to have been built circa 1860 and historically a stop off tavern. The property is conveniently located within close proximity to the picturesque harbour town of Kirkcudbright, the historical village of Gatehouse of Fleet and the pretty coastal village of Borgue. The property occupies a rural site and is only a short drive to some of the most spectacular beaches and bays within Dumfries & Galloway and to major road networks.

Minto House is of traditional Galloway construction, which during the current ownership has been sympathetically modernised to an extremely high standard, incorporating all features for modern day family living. The property has been greatly improved with the addition of high-quality and bespoke fixtures and fittings along with exceptional décor throughout complimenting this traditional Galloway cottage.

The property benefits from generous landscaped garden grounds, which offer areas of pretty amenity woodland with a wildflower carpet, neatly laid lawns, a raised patio area making this the perfect area for alfresco dining and family entertaining and in addition, a woodfired hot tub is also included within the sale. There are a range of outbuildings, to include stables, wood store and a poly tunnel. Given the countryside location of Minto House, the property attracts a huge variety of native wildlife to include deer and an array of wild birds which can be enjoyed on a daily basis.

A feature of the property is the 4.38 acres of grazing land, which is located just across the minor road opposite the dwellinghouse. The grazing land is currently utilised for the grazing of horses and sheep, benefitting from a field shelter, making this the idyllic property for any smallscale agricultural or equestrian purposes. The property is registered with the AFRC-RPID with a main location code of: 82/513/0002.

Minto House is only a short drive from the historical village of Gatehouse, convenient for all the usual amenities such as shops, a post office, tea rooms/ restaurants, inns/hotels, etc. Gatehouse 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. The village 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. Both primary and secondary schooling are available within the town. 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.

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, the closest being at Kirkcudbright. The Solway Firth is a popular yachting destination and Scotland's only 'Blue Flag' marina is located adjacent to Kirkcudbright Harbour. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

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 an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

## 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 Minto House are sought **in excess of: £350,000**

## 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

Minto House occupies an idyllic countryside location and offers bright and comfortable family accommodation throughout. The property in more detail briefly comprises:

- **Garden Room / Utility**

Entered into from a stable door at the rear, this living space is flooded with light from two large Velux windows set in the ceiling with windows to the rear and side. The floor is laid to sandstone flags and there are a range of cottage style base units with plumbing below for white goods. The large Belfast sink was reclaimed from the Glasgow School of Art, which fits in perfectly with the age of the cottage. The walls have been painted with Fenwick & Tilbrook paint complimenting the attention to detail. A sliding barn door gives access to a Jack n' Jill shower room.

- **Kitchen**

With a bespoke built central island, base units with oak worktops, oak flooring, large SMEG range with induction hob, integrated NEFF dishwasher, large Velux window and patio doors leading to the front of the property.





- **Living Room**

With a multi-fuel stove set in the original granite fireplace, built-in bookcase, door to front door porch, windows to the front & rear, stairs off to the first floor.



- **Front Entrance Porch**

Glazed to three sides with door to outside.

- **Master Bedroom (En-Suite)**

A lovely cosy retreat incorporating a wood burning stove set within a pretty feature fireplace. There is a window to the front and door to the Jack n' Jill en-suite shower room.

- **En-Suite Shower Room**

With a large walk-in shower cubicle, sink & WC. The owners are currently in the process of retiling the floor and redecorating which will be completed at the time of any sale.



### FIRST FLOOR

- **Double Bedroom 2**

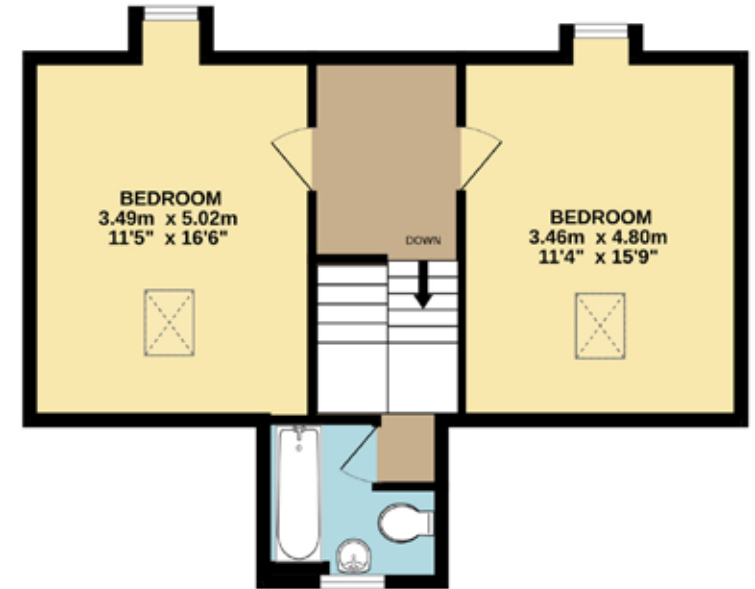
With dormer window to the front and velux to the rear.

# 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.  
Made with Metropix ©2024



- **Double Bedroom 3**

With dormer window to the front and velux to the rear.

- **Bathroom**

Clad with modern Respatex, bath, WC & WHB.

**SERVICES**

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil/Multi-fuel stoves	D	E47

**OUTSIDE**

The garden grounds have been cleverly landscaped incorporating amenity woodland and a dedicated patio area, perfect for alfresco dining or family and social entertaining. There are a range of outbuildings, including stabling for horses, polytunnel, woodstore, etc. The current owners have installed a fabulous wood fired hot tub which can accommodate up to six people which is also included within the sale.







### THE LAND

The land extends in total to about 4.38 acres and is registered with the AFRC-RPID with a main location code of 82/513/0002. The land is currently utilised for smallscale agricultural and equestrian purposes but could lend itself to a variety of uses and lifestyle purposes. The addition of this land offers huge potential for some self-sufficient living with the current owners having grown a range of fruit & vegetables with daily freshly laid eggs from the owners clutch of chickens.

### COUNCIL TAX

Band D.

### HOME REPORT

It should be noted that the property is an agricultural holding, which benefits from an agricultural holding number (513/0002) and therefore there is no requirement for the sellers to provide a Home Report, as it is classed as mixed use. **For the avoidance of doubt, it should be noted that the dwellinghouse and grazing land are being sold as a whole and cannot purchased separately.**



### 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, **GGB Law**, 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 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, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. 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 January 2024*



# Sale Plan



FOR IDENTIFICATION PURPOSES ONLY  
MAIN LOCATION CODE  
82/513/0002



