



SOUTH LODGE

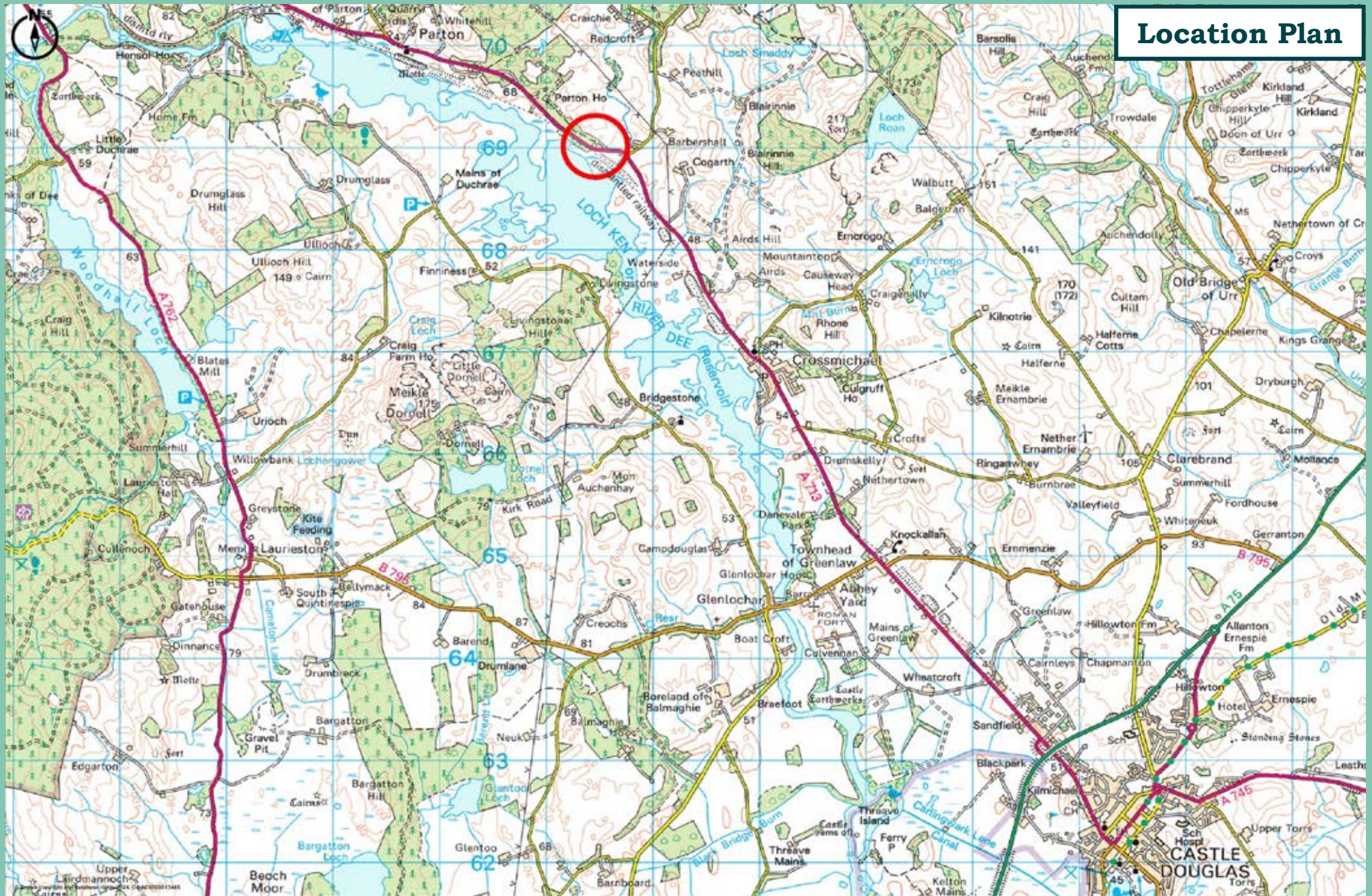
Parton, Castle Douglas, DG7 3NA



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



SOUTH LODGE

Parton, Castle Douglas, DG7 3NA

Crossmichael 1.8 miles, Castle Douglas 5 miles, Dumfries 21 miles, Ayr 43 miles, Carlisle 61 miles

A THOROUGHLY CHARMING FORMER ESTATE GATEHOUSE SITUATED CLOSE TO THE PRETTY VILLAGE OF CROSSMICHAEL AND THE BANKS OF LOCH KEN

- TRADITIONALLY BUILT TWO STOREY COTTAGE
- EXTENSIVE GARDEN GROUNDS AMOUNTING TO ABOUT 1.119 ACRES
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- POTENTIAL HOLIDAY HOME OR LONG-TERM RENTAL OPPORTUNITY
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS

IN ALL ABOUT 1.119 ACRES

FOR SALE PRIVATELY

VENDORS SOLICITORS

Hall Baird Solicitors
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

South Lodge is situated just on the outskirts of the pretty village of Crossmichael, within the Stewartry area of Dumfries & Galloway.

South Lodge was thought to have been built circa 1885 beginning life as a Gatehouse and was home to the caretakers of the former Parton House Estate. The property occupies a roadside position just off the A713 opposite the popular tourist destination of Loch Ken. South Lodge is of traditional construction offering two-bedroom accommodation over two floors and given the location a bounty of outdoor activities are available straight from the doorstep.

A feature of South Lodge is the amenity land which is made of wooded areas, grassland along with a plethora of flora and fauna. The addition of this land affords the opportunity to have an element of self-sufficient living and there may be the opportunity for development of a tourist-based enterprise. Given the rural location, a variety of native wildlife can be enjoyed on a daily basis.

The nearest local services, in terms of a primary school, village shop, post office and a public house / Inn are available at Crossmichael, with a more extensive range of services available at Castle Douglas (The Food Town). Castle Douglas offers a range of essential services, which include a modern health centre, a wide range of professional services, leisure facilities as well as two national supermarkets. The town is renowned for its niche retailing with a thriving high street boasting a wide range of traditional shops and craft outlets. Primary and secondary schooling are both available at Castle Douglas.

This area of the Stewartry attracts tourism and boasts a wealth of wildlife with the nearby Loch Ken having regular inhabitants such as ducks, swans, red kites, etc. A feature of Loch Ken is the tourist industry, which has developed around the east bank. Loch Ken is one of the few lochs in the country which allows water skiing, jet skiing and other speed related sports, given that there has been no imposition of any speed restriction on the waterway. Adjacent to Loch Ken is the RSPB bird reservation, the "Galloway Kite Trail" and the Galloway Forest Park, which offers visitors many opportunities to walk, climb, cycle, bird watch and to experience the UK's first dark sky park.

This area of Southwest Scotland is noted for its spectacular coastline, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, game, coarse and sea fishing as well as shooting, sailing and cycling. There are numerous beaches and sandy coves within easy reach of the property and the area boasts numerous golf courses.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan and the international airports of Glasgow and Prestwick are all within an easy drive of the property.

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.

GUIDE PRICE

Offers for South Lodge 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

South Lodge is mainly of traditional stone construction set under a slated roof. The accommodation is over two floors, very briefly comprising:

GROUND FLOOR

- **Lounge**
A lovely cosy living space with a multifuel stove set in a brick inglenook type fireplace, triple aspect windows.
- **Kitchen**
With floor units, gas hob (bottled gas), built-in electric oven with cooker hood, inglenook fireplace with live edge oak mantle.
- **Front Door Porch**



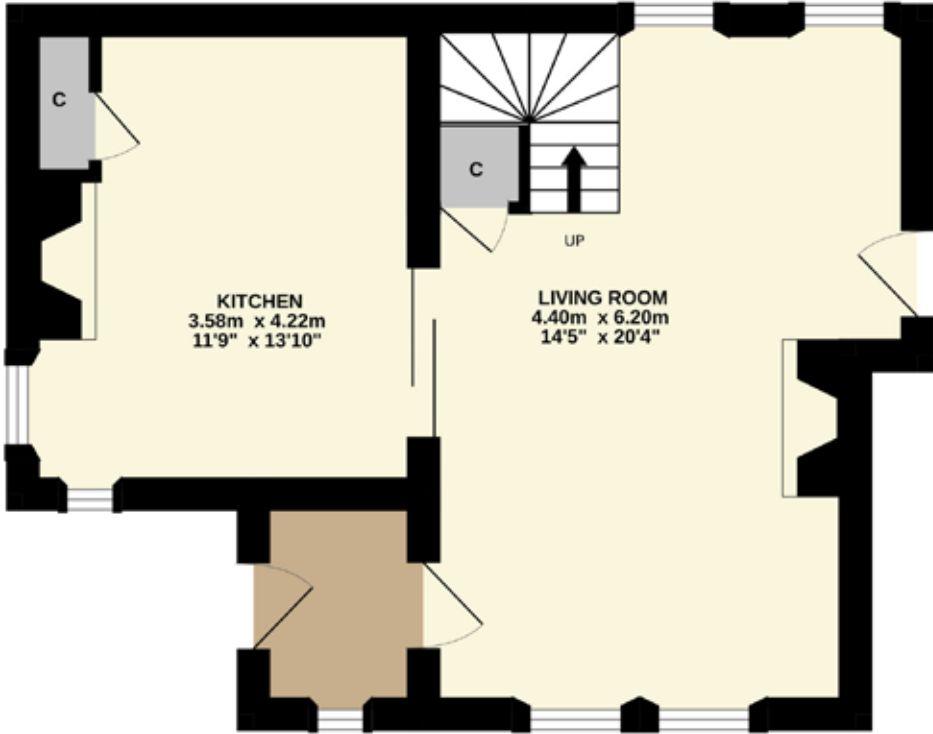
FIRST FLOOR

- **Double Bedroom 1**
With large velux window to the front.
- **Double Bedroom 2**
With a window to the side.
- **Bathroom**
With a free-standing roll top bath, WC, WHB, heated towel rail and window to the side.

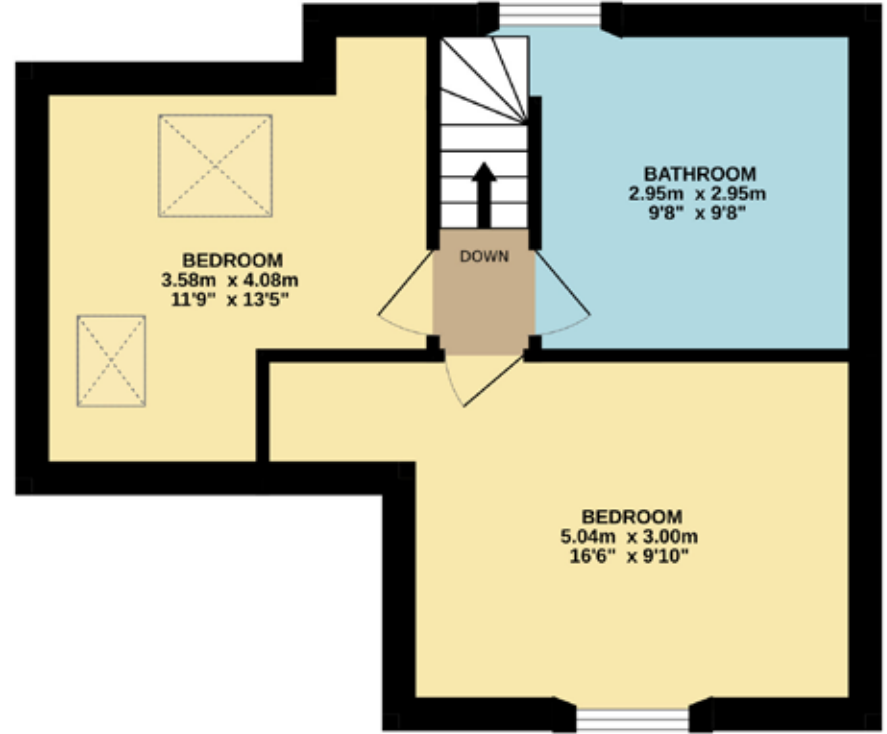


Floor Plan

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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OUTSIDE

The property is accessed via its own gated driveway where parking is available. The rest of the grounds are made up of grassland and woodland presenting a great opportunity for an element of self-sufficient living or indeed tourism potential. A plan is contained within these particulars showing the full extent of the grounds.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired / multi-fuel stove	B	E49

HOME REPORT

A home report can be made available by contacting the office of Threave Rural or can be downloaded direct from www.threaverural.co.uk



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.

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 March 2024



Sale Plan



