



# BLACKWATER COTTAGE

St John's Town of Dalry, Castle Douglas, DG7 3UD



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



NOT TO SCALE  
Plan for indicative purposes only

# BLACKWATER COTTAGE

**St John's Town of Dalry, Castle Douglas, DG7 3UD**

**St John's Town of Dalry 5 Miles, Castle Douglas 20 Miles, Dumfries 30 Miles, Ayr 31 Miles, Carlisle 65 Miles, Glasgow 67 Miles**

## A THOROUGHLY CHARMING TRADITIONAL GALLOWAY COTTAGE BENEFITING FROM AMENITY LAND SITUATED IN A STUNNING RURAL AREA OF DUMFRIES & GALLOWAY

- TRADITIONAL TWO BEDROOM GALLOWAY COTTAGE
- ENCLOSED GARDEN GROUNDS WITH OPEN VIEWS OVER THE ROLLING GALLOWAY HILLS
- ABOUT 3.378 ACRES OF AMENITY LAND
- AIR SOURCED HEAT PUMP AND SOLAR PANELS
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- WITHIN CLOSE COMMUTING DISTANCE OF MAJOR ROAD NETWORKS



### VENDORS SOLICITORS

Karen Baird  
Hall Baird  
The Old Exchange  
Castle Douglas  
DG7 1TJ



### 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

Blackwater Cottage is located in a stunning rural setting within an easily accessible area of Dumfries & Galloway. Situated just 5 miles North of St John's town of Dalry and about 20 miles from Castle Douglas in the Stewartry area of Dumfries & Galloway or indeed travelling further north with Ayr on 31 miles distant. Blackwater Cottage has enormous charm with great potential for either small scale agricultural or equestrian purposes or indeed a fantastic holiday home. The property is ideally situated for those seeking a rural lifestyle, yet within reasonable reach of major commuting links.

This detached 200-year-old stone cottage, has lovely views from every window sitting in a superb, elevated position amongst the hills, valleys and lochs of Galloway. In recent months the cottage has benefitted from new glazing units, air sourced heat pump and solar panels. The property is neutrally decorated throughout with the sitting room benefitting from a wood-burning stove.

The large well-maintained garden has a hardstanding area, which provides plenty of off-road parking with an area set aside for outdoor entertaining. From the northern boundary of the property there is a core path (The Southern Upland Way), signed Butterhole Bridge, which guides you by a picturesque fast flowing river with waterfalls and pools. Given to the location, there is huge potential for tourism purposes, i.e. glamping pods.

This charming dwelling benefits about 3.378 acres of grazing land, which surround the property and has direct gated access from the garden grounds. The land does require some attention, however with a good land management program this could be greatly improved and utilised for a variety of uses.

The nearest local services can be found in the pretty village of St John's Town of Dalry, which benefits from, hotels, petrol station, Primary & Secondary schools, two shops & a Post Office and the award winning Clachan Inn which has been featured consecutively for many years in CAMRA's good beer guide, with an extensive menu freshly made from, quality, locally sourced produce.

A wider range of 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 and craft outlets.

This area of Southwest Scotland is a varied and picturesque part of Southern Scotland, ranging from the moorland of the Southern Upland hills to the bays and sandy beaches of the Solway Coast. It is an historic and distinctly rural county where agriculture and tourism form the backbone of the local economy.

Given the diverse landscape the area offers unique walks, equestrian hacking, cycling, sailing and for the keen golfer, Dumfries & Galloway boasts no fewer than twenty-nine 18-hole courses. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

Communications and arterial links are very good with major road networks within proximity, with the international airports of Glasgow and Prestwick within easy commuting distance.

## METHOD OF SALE

Blackwater Cottage is offered for sale by private treaty.

## DIRECTIONS

From St John's Town of Dalry take the B7000 (B729) signed Carsphairn and follow this road for about 5 miles and Blackwater Cottage is located on the right-hand side, as indicated on the location plan which forms part of these particulars.

## GUIDE PRICE

Offers for Blackwater Cottage are sought **in excess of: £220,000**

## 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

### BLACKWATER COTTAGE

This very attractive, charming two-bedroom cottage is of traditional stone-built construction under a slated roof. The property is situated on a conveniently located site surrounded by the open countryside.

The property provides comfortable family accommodation, as follows:

#### GROUND FLOOR

- **Front Entrance Porch**  
With window to the front, tiled floor.
- **Central Hallway**  
With stairs off to first floor, under stair cupboard.
- **Shower Room**  
With standalone shower cubicle, WC, WHB, window to the front.
- **Kitchen / Diner**  
With a range of fitted floor and wall units, electric cooker with extractor hood, sink & drainer, window to the front, built-in cupboard housing the equipment for the air sourced heat pump .
- **Living Room**  
A lovely cosy room with a wood burning stove set on a tiled hearth, windows to three sides.





## FIRST FLOOR

- **Mid-Landing**  
With window to the rear.



- **Double Bedroom 1**  
Velux window to the front and small feature window to the side.
- **Cloakroom**  
With WC, WHB, window to the front.
- **Double Bedroom 2**  
With built-in cupboards, dormer window to the front and small feature window to the side.







## GARDEN GROUNDS

Blackwater Cottage is surrounded by its own enclosed garden grounds, part bound by dry stone dykes and timber post fencing. The gardens are mainly laid to lawns, mature shrubs and specimen trees. To the front of the cottage there is ample off-road parking and a dedicated area set aside for outdoor dining or entertaining.



## THE LAND

The land is made up of one field enclosures, in all about 3.378 acres. At present the land has been left to revert to nature but with some good land management, could be suitable for any small-scale equestrian or agricultural uses. The land benefits from direct gated access from the garden grounds of the cottage.

## SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC	Additional Info
Private	Private	Mains	Air Sourced Heat Pump/ Wood burning stove	C	F37	Solar Panels



## 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, **K Baird, Hall Baird Solicitors** for a definitive list of burdens subject to which the property is sold.

## HOME REPORT

A Home Report can be downloaded direct from our website:  
[www.threaverural.co.uk/property](http://www.threaverural.co.uk/property)

## ENTRY & VACANT POSSESSION

Immediately upon completion.

### **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**



About : 1.367 ha (3.378 acres)

**FOR IDENTIFICATION ONLY**

Geotitles 2024

