



RAEBURN COTTAGE

Raeburn Cottage, Hardhills Smithy, Buittle, Castle Douglas, DG7 1NJ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



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Castle Douglas 4 Miles, Dumfries 16 Miles, Carlisle 52 Miles, Glasgow 93 Miles

A TRADITIONAL GALLOWAY COTTAGE WHICH HAS BEEN EXTENDED AND MODERNISED TO A HIGH STANDARD ALONG WITH TWO COMMERCIAL WORKSHOPS OCCUPYING A GENEROUS PLOT WITHIN A RURAL BUT ACCESSIBLE LOCATION

- RECENTLY MODERNISED FOUR BEDROOM ACCOMMODATION (1 MASTER SUITE)
- GENEROUS BEAUTIFULLY LANDSCAPED GARDEN GROUNDS
- AMPLE OFF-ROAD PARKING FOR SEVERAL VEHICLES
- SECONDARY ACCESS FOR THE COMMERCIAL WORKSHOPS
- WITHIN CLOSE PROXIMITY LOCAL AMENITIES AND MAJOR ROAD NETWORKS
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING

IN ALL ABOUT 1.44 ACRES

FOR SALE PRIVATELY

VENDORS SOLICITORS

Mr Andrew Maxwell
Brazenall & Orr
104 Irish Street
Dumfries
DG1 2PB
Tel: 01387 255695



THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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

Raeburn Cottage is situated on a very generous plot just off the A745 between Dalbeattie and Castle Douglas. The property benefits from a recently modernised and extended Galloway Cottage along with two commercial workshops.

Raeburn Cottage is a traditional Galloway Cottage has been extended and immensely improved over the last few months having been modernised throughout to a high standard, now providing a beautifully presented light filled family home with neutral décor throughout and modern, clean lines. Behind the granite façade emphasis has been placed on open-plan living and the connection between indoors and outdoors with bi-folding doors to the rear opening up on to a private patio neatly laid with porcelain flags. In addition, the master suite also boasts bi-folding doors opening onto a fabulous roof terrace, allowing full enjoyment of the countryside surroundings.

Situated alongside Raeburn Cottage are two commercial linked **workshops (29.9m x 12.4m & 18.3m x 14.5m)**, one with a lean-to off, which are utilised for the family business. These buildings provide boundless opportunities for any type of business and benefit from a separate access road, therefore, protecting the privacy of the dwellinghouse.

Raeburn Cottage occupies a very generous plot with the garden grounds to the rear laid to neat lawns and a private sheltered patio making this a fabulous area for alfresco dining and family and social entertaining. To the front there is ample parking for several vehicles with the boundary recently planted with Laurel hedging. Given the extent of the plot (about 1.44 acres in total), there may be some opportunity to further develop the site for a potential building plot, any interested party wishing to pursue this should make their own enquiries with Dumfries & Galloway Council's planning department.

Raeburn Cottage is conveniently located to Castle Douglas (The Food Town), which 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, greengrocers and craft outlets. Primary & Secondary education is available within the town.

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 and the international airports of Prestwick and Glasgow within an easy drive of the property. There are mainline railway stations at both

Dumfries and Lockerbie, which run a full timetable both north and south. 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.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Raeburn Cottage are sought **in excess of: £780,000**



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

Raeburn Cottage is a traditional Galloway granite cottage which has been extended to the rear, set under a slated roof. The dwelling offers comfortable stylish accommodation, as follows:

GROUND FLOOR



- **Open Plan Kitchen / Diner / Lounge**

From the rear of the property, accessed through a personnel door set within the bi-folding doors, this fabulous light-filled living space presents modern, clean lines. The kitchen has a contemporary twist fitted with full height units with pocket doors and illuminated display shelves. Behind the doors are a range of modern kitchen appliances including a built-in oven with heated shelf, microwave, wine cooler and fridge freezer along with larder units. The kitchen island has a five-ring induction hob, hidden recycling bins, a Quooker tap and a built-in Wi-Fi charger. With the inclusion of the lounge area, this family space presents sleek and stylish lines throughout.



- **Sitting Room**

With sliding barn style doors from the kitchen another bright family room, with double aspect windows and for those cosy nights in, a wood burning stove is set in an inglenook type fireplace with an oak mantle. A bespoke built staircase leads to the first-floor accommodation.



- **Wet Room**

Beautifully presented with a large, glazed shower unit, his n' hers sinks set in a modern vanity unit, built-in illuminated shelving, heated towel rail, WC & WHB.

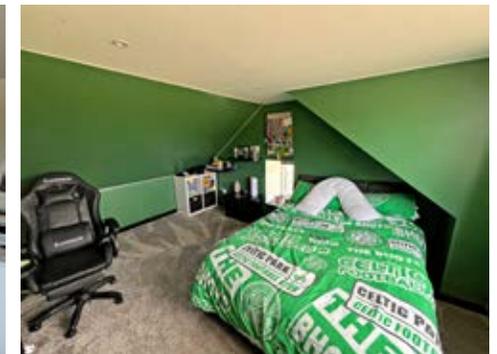


- **Double Bedroom 1**

Built-in storage unit and double aspect windows.

FIRST FLOOR

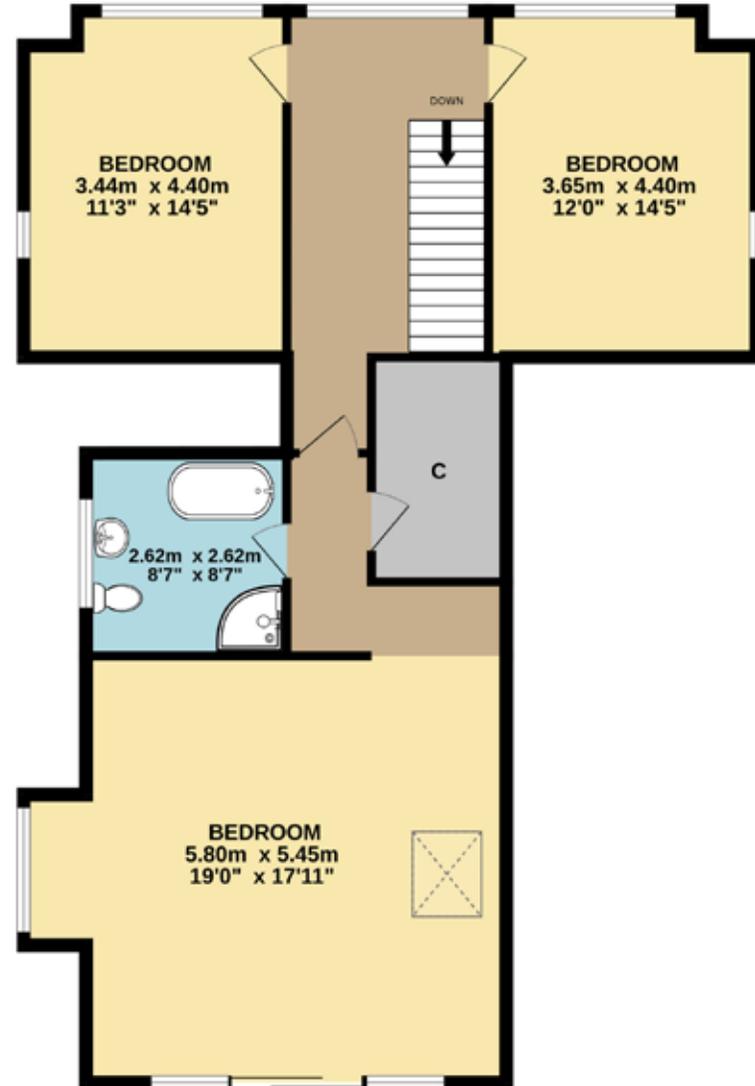
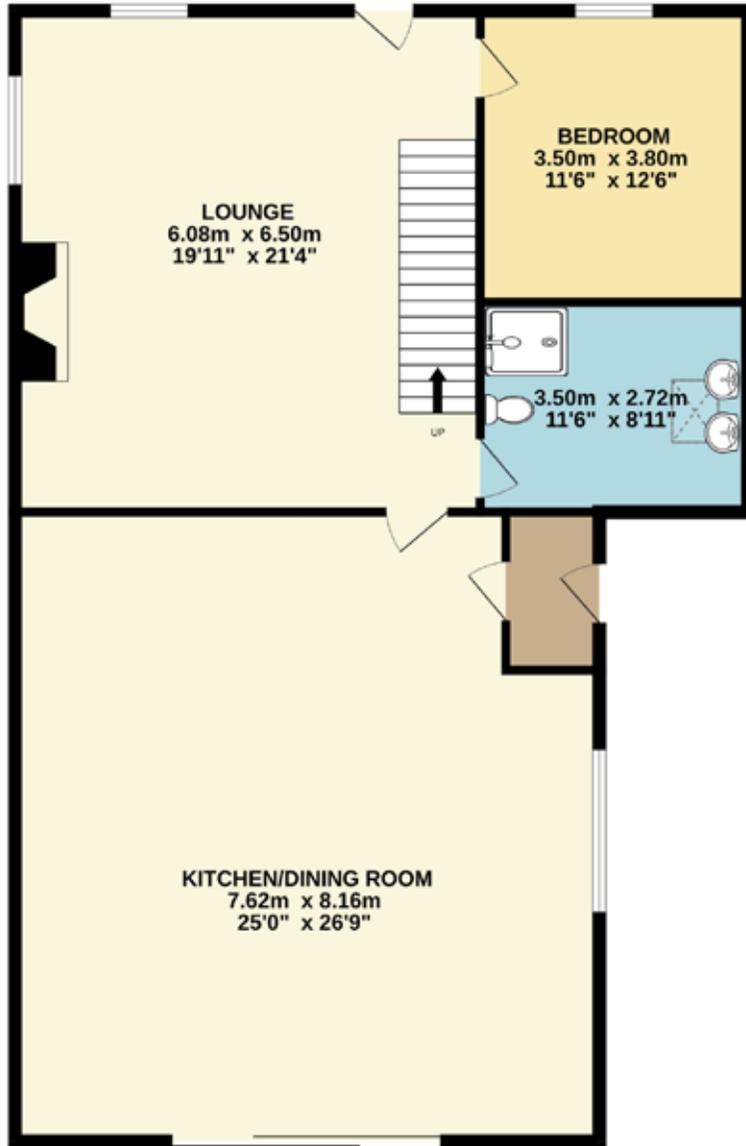
The first-floor accommodation has the same attention to details as the ground floor being beautifully presented and briefly comprising:



GROUND FLOOR

Floor Plan

1ST 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.

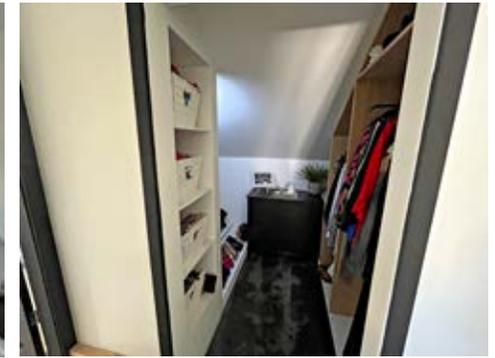
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- **Double Bedroom 2**
With double aspect windows.

- **Double Bedroom 3**
With double aspect windows.

- **Master Suite 3 (En-suite)**
From a glass floor walk-way this spacious master suite has a dedicated dressing room benefitting from hanging rails and shoe storage, a fabulous en-suite bathroom with a free-standing bath, large corner shower cubicle, WC & WHB set in a modern vanity unit, modern cast iron style heated towel rail and a window to the side.

Following through to the lovely light filled bedroom which has bi-folding doors giving access to a roof terrace where elevated views across the countryside can be enjoyed. In addition, there is a window to one side and a Velux to the other.



OUTSIDE

As mentioned earlier, the whole property occupies an area of about 1.44 acres and is fully enclosed within its own defined boundaries. The dwellinghouse has its own dedicated gated driveway where hardstanding parking is available for several vehicles and a neatly laid lawn bounded by newly planted Laurel hedging. The garden grounds to the side and rear are mainly laid to lawns along with a fabulous patio area.

The two workshops and associated facilities also benefit from their own access. These buildings measure approximately **29.9m x 12.4m & 18.3m x 14.5m** and are currently utilised for the current owners' business uses, however, they provide boundless opportunities for any type of business or indeed re-development.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Oil Fired	E	C 75

HOME REPORT

It should be noted that the property is of mixed use (business & residential), therefore there is no requirement for the sellers to provide a Home Report.

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 Andrew Maxwell, Brazenall & Orr** for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

The Council Tax and any other outgoing 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, 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

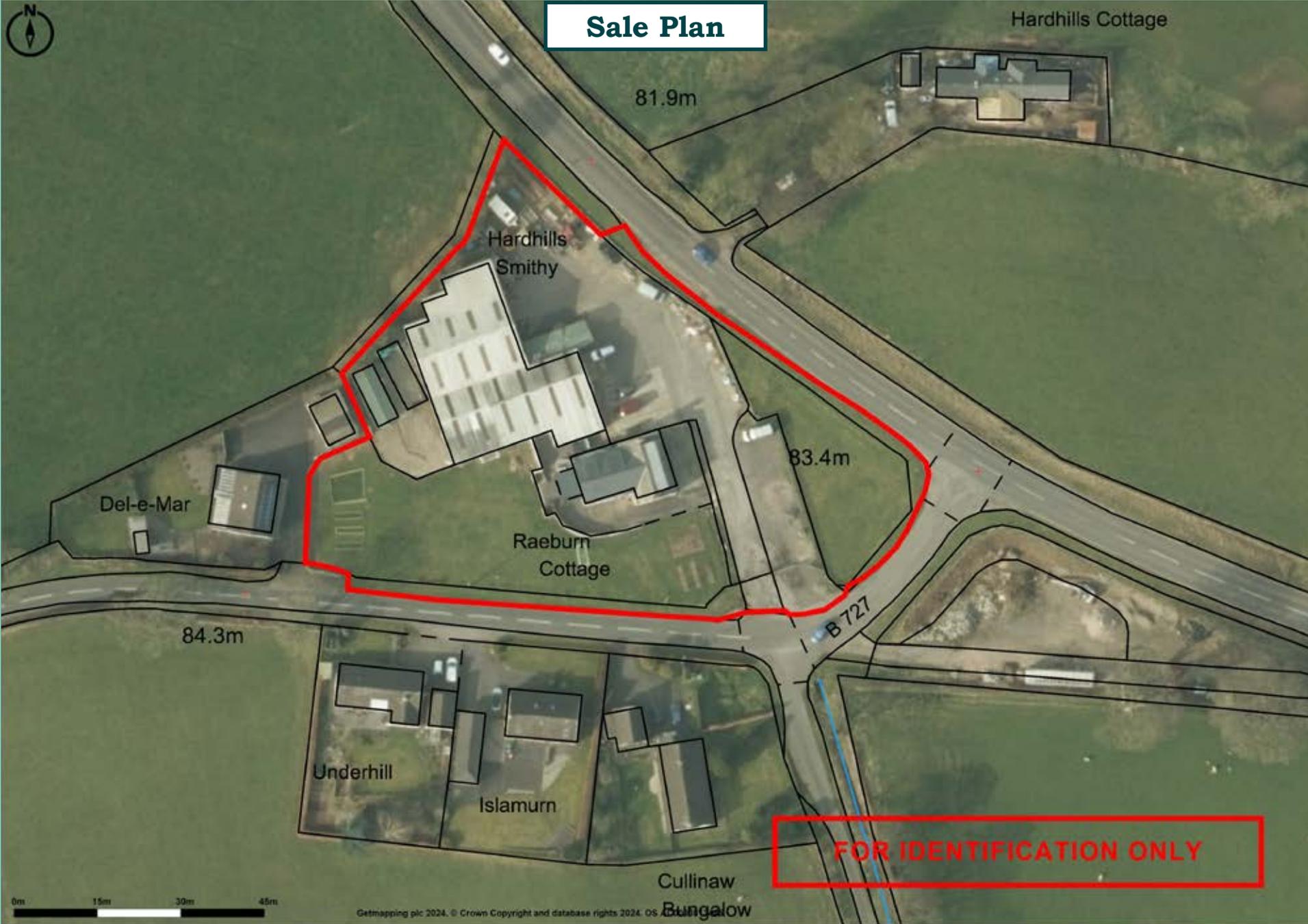
Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

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 May 2024



Sale Plan



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