



BEAUMONT HOUSE

Ironhirst, Mouswald, Dumfries, DG1 4QA



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



GROUND FLOOR



We have every effort been made to ensure the accuracy of the boundary and floor area measurements of this property, however, we do not warrant the accuracy of the measurements. The measurements are for information only and should not be used for legal purposes. The measurements are based on the ground level and do not include any underground or above ground structures.



BEAUMONT HOUSE

Ironhirst, Mouswald, Dumfries, DG1 4QA

Dumfries 6 miles, Annan 10 miles, Carlisle 27 miles, Glasgow 80 miles, Edinburgh 83 Miles

A CHARMING FAMILY BUNGALOW WITH WRAP AROUND MATURE GARDEN GROUNDS NESTLED WITHIN A PRIVATE PLOT NOT FAR FROM THE MARKET TOWN OF DUMFRIES

- GENEROUSLY PROPORTIONED THREE BEDROOM FAMILY ACCOMMODATION
- MATURE WRAP AROUND GARDEN GROUNDS
- WORKSHOP WITH ELECTRICITY LAID IN
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- CONVENIENTLY LOCATED CLOSE TO DUMFRIES AND MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Frances Campbell
Cullen Kilshaw
27 Bank Street, Annan
DG12 6AU
Tel: 01387 739000



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

Beaumont House is nestled within its own generous private plot with lovely open views across the surrounding countryside. Entry to this charming property is through a welcoming light-filled sunroom following through to a lovely family lounge & then the kitchen. The central hall services access to all three bedrooms, one being ensuite, and the family bathroom. Further details of the accommodation can be found along with a floor plan within these particulars of sale.

Beaumont House is approached by a single-track road off the B724. A gated driveway gives access to off-road parking and the generous wrap around garden grounds. A feature of the property is the detached workshop (36ft x 24ft), which benefits from electricity laid in and its own separate access. There is also a useful log store for the multi-fuel stove set within the lounge. The garden grounds are made up of lawns, mature trees and shrubs and a plethora of annual perennials. Given the location of Beaumont House, a bounty of native wildlife can be enjoyed on a daily basis.

Local amenities are located within the busy market town of Dumfries, boasting all essential and professional services, along with three retail parks, an ice rink, a University Campus and the recently constructed hospital is within an easy driving distance. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices.

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. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

DIRECTIONS

As indicated on the location plan which form part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Beaumont House are sought **in excess of: £300,000**

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

The accommodation at Beaumont House is arranged over a single floor, briefly comprising:

- **Sunroom**
A light filled relaxing living space which is glazed to three sides with glazed double doors to the garden grounds.
- **Lounge**
The generously sized lounge provides a comfortable living space for all to enjoy with a picture window to the rear affording views across the surrounding countryside. A multi-fuel stove sets the scene for those cosy winter nights.



- **Kitchen**
A spacious living space with ample room for family and social entertaining. There is a generous range of both wall and floor-based units incorporating integrated appliances with complementary worksurfaces.
- **Study / Utility Room**
Set off the kitchen with a window to the side. This area could easily be utilised as a utility room given that plumbing is in place for a wash hand basin.



- **Central Hallway**
With a front door porch off.
- **Family Bathroom**
With a bath, WC, WHB and standalone shower cubicle.
- **Double Bedroom 1**
With a picture window to the front and full height fitted wardrobes.
- **Double Bedroom 2**
With a range of full height built-in wardrobes and a window is set to the side.

- **Double Bedroom 3 (Ensuite)**

With full height fitted wardrobes, picture window to the rear and ensuite off. The ensuite has a shower, WC & WHB.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired / Multi-fuel stove	D	E 47

OUTSIDE

Mature garden grounds wrap around Beaumont House and as mentioned earlier are made up of neat lawns, mature trees and shrubs and annual perennials. The garden creates the perfect space for relaxation and outdoor entertaining in the warmer months. The detached workshop (36ft x 24ft) benefits from electricity laid in and could be utilised for small business purposes.



HOME REPORT

The home report can be downloaded from our website:
www.threaverural.co.uk/property

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, **Frances Campbell, Cullen Kilshaw** 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, 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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

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 2025

