

An aerial photograph of a large, white, two-story house with a grey roof and solar panels. The house is situated on a grassy slope, surrounded by dense green trees and shrubs. In the background, rolling green hills and valleys are visible under a clear blue sky. The house has a large sunroom on the front and a garage on the side.

LITTLE HAWTHORN

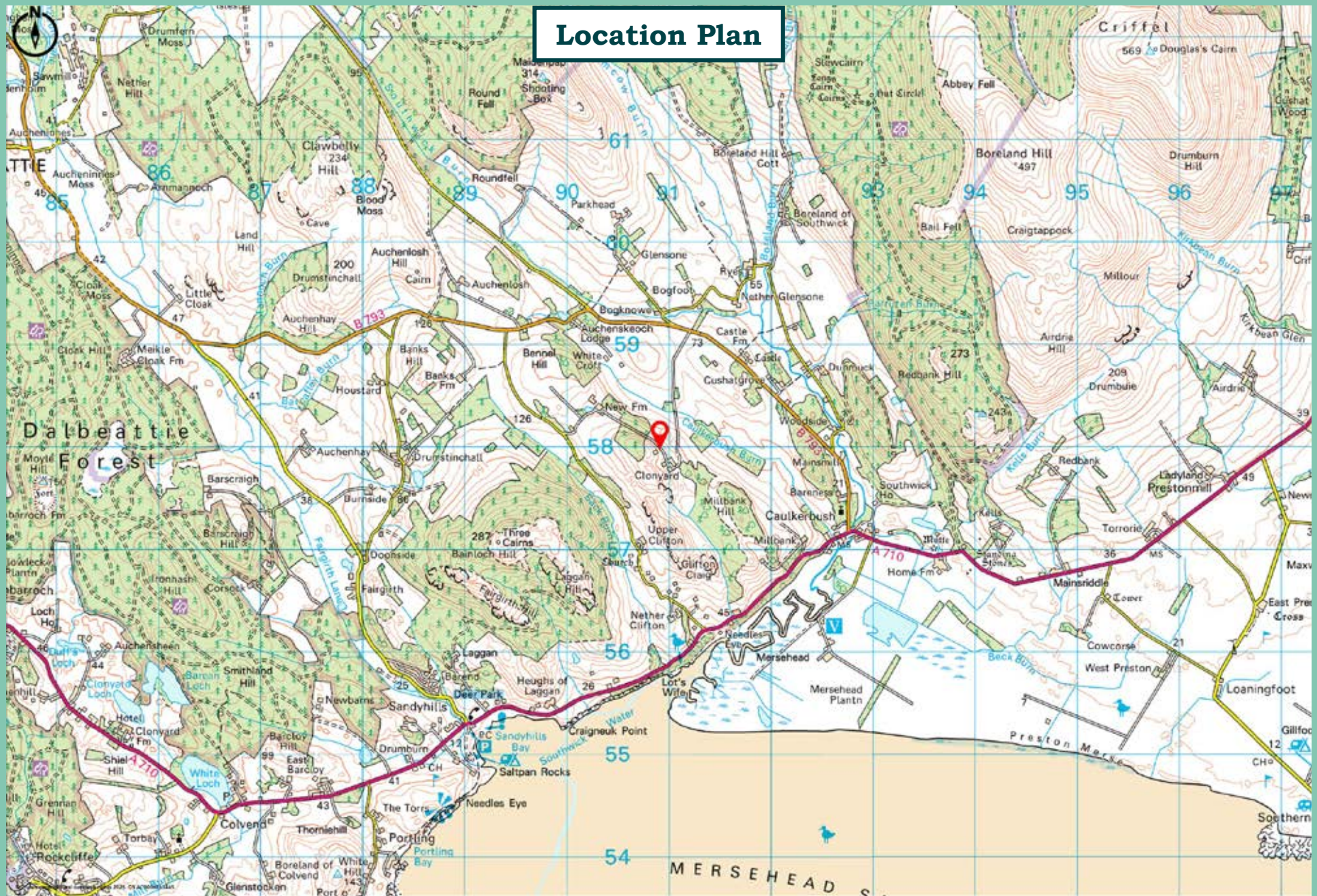
Clonyard, Southwick, Dumfries, DG2 8AP



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



LITTLE HAWTHORN

Clonyard, Southwick, Dumfries, DG2 8AP

Dalbeattie 7 miles, Dumfries 17 miles, Carlisle 50 miles, Glasgow 94 miles, Edinburgh 96 miles

A DELIGHTFUL RURAL SMALLHOLDING NESTLED ON AN ELEVATED SITE WITH BREATHTAKING VIEWS OVER THE SURROUNDING COUNTRYSIDE AND THE SOLWAY COAST

- CHARMING DETACHED FOUR BEDROOM COTTAGE
- PANORAMIC 360 VIEWS ACROSS OPEN COUNTRYSIDE
- LOCATED ALONG A NO-THROUGH ROAD
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- NO IMMEDIATE NEIGHBOURS
- IN ALL ABOUT 3.56 ACRES

VENDORS SOLICITORS

JHS Law
8 Bank St
Dumfries
DG1 2NS



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

Little Hawthorn is a beautifully presented cottage, nestled along a privately shared track with beautiful far-reaching views over the Solway Coast. The property is situated on a 3.56 acre plot and offers an exciting opportunity for self-sufficient living or small-scale equestrian/ agricultural uses. Little Hawthorn is approached by its own sweeping driveway and incorporates a well-presented four-bedroom cottage including three reception rooms, spacious kitchen, utility room, study and a large attic store. A feature of the property is the beautiful well-established grounds, attached garage, summer house and workshops. Further details of the accommodation and a floor plan can be found within these particulars of sale.

The beautiful mature garden grounds wrap around the cottage and are made up of lawn, and mature trees and shrubs. The property has wonderful open countryside views and given the location, a plethora of native wildlife can be observed on a daily basis.

The property lies within close proximity to the communities of Colvend, Sandyhills, Rockcliffe and Kippford. Colvend offers the nearest local services and benefits from a Primary School, a very well stocked village shop, golf course and tearoom. There are many artists and crafts people within the area with the well-known artist town of Kirkcudbright within easy driving distance. Kippford, affectionately known as 'The Scottish Riviera', is a popular tourist destination and particularly popular with yachtsmen utilising its safe anchorage at the marina. Countryside pursuits are available straight from the doorstep with beach and coastal walks in abundance from this fantastic location. 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. Dalbeattie Forest benefits from one of the 7stanes world-class mountain biking trails, making it the ideal location for enthusiastic mountain bikers. In addition, there are golf courses at Sandyhills, Kippford and Dalbeattie, the championship course at Southernness is only 7 miles along the coast.

A wider range of services can be found in the nearby town of Dalbeattie, with a new school providing education from nursery to secondary. The town also boasts a wide range of retail and professional services, along with a new medical centre and leisure facilities. Further services can be found at Dumfries, including large supermarkets, retail parks, a modern district hospital (DGRI), and a campus of the University of the West of Scotland.

Communications to the area are good with the M74 providing access to the north to Glasgow and south to Carlisle and the M6. The ferry links to Northern Ireland run from Cairnryan in the west of Galloway. The international airports of Prestwick, Glasgow and Edinburgh are within a two-hour drive of the property. Dumfries railway station provides regular rail links, both north and south.

DIRECTION

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

What3Words: ///pedicure.singers.fallback

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Little Hawthorn are sought **in excess of: £425,000**

VIEWING

Viewing is strictly by appointment with the sole selling agent.

Threave Rural

No' 3 Ring

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Castle Douglas

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PARTICULARS OF SALE

LITTLE HAWTHORN COTTAGE

This charming cottage is set in a rural position occupying a generous site with outstanding views. The accommodation within briefly comprises:

GROUND FLOOR

- **Sunroom**

With three walls of glass allowing in an abundance of natural light, while enjoying panoramic views over the Solway Coast. With a door to the side offers and bifolding doors open into the snug, creating a seamless connection between the two spaces.

- **Snug**

A bright and welcoming room with bifolding doors to the sunroom and central hallway, ideal for relaxing or entertaining. The open layout enhances the flow of natural light throughout.



- **Lounge / Dining Area**

A spacious room featuring a Clear View multi-fuel stove, with a large picture window to the front providing far-reaching views, and an additional window to the side.

- **Kitchen**

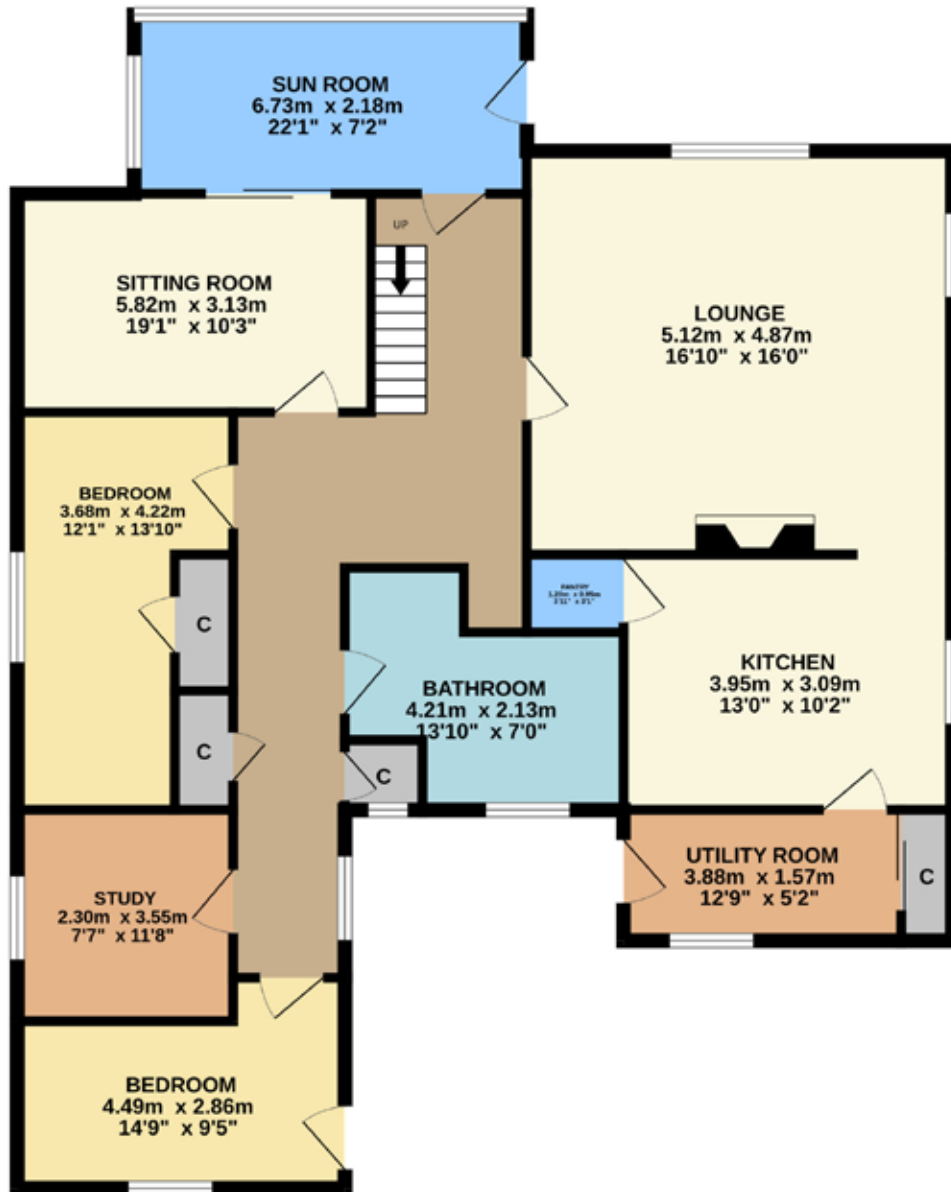
A bright and open kitchen flowing directly from the dining area through an archway. Fitted with an electric Rangemaster cooker, built-in extractor fan, plumbing for white goods, and a walk-in pantry. A side window and internal window to the utility room allow in plenty of natural light.



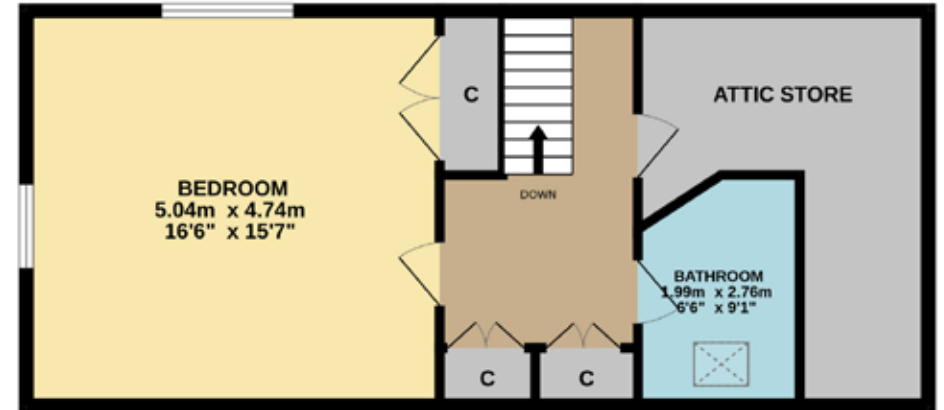


Floor Plan

GROUND FLOOR



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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- **Utility Room**

With a part-glazed UPVC door to the exterior, this practical space also includes a cupboard with built-in shelving housing the boiler, and a picture window to the rear. Also plumbed for white goods.

- **Central Hallway**

Providing access to the main living areas and bedrooms, the hallway includes a useful cupboard and a separate shelf unit for additional storage or decorative display.

- **Double Bedroom 1**

A bright and spacious double room with a large picture window and a built-in cupboard for storage.

- **Bathroom**

Generously sized with a large shower, bath, WC, and WHB. A window to the rear provides natural ventilation and light.

- **Bedroom 2 / Office**

A flexible space currently used as a home office, with a window to the side. Could also serve as a single bedroom.

- **Bedroom 3**

A double room featuring a part-glazed door to the outside, a window to the rear, and access hatch to the roof space.

FIRST FLOOR

- **Upper Landing**

With built-in store cupboards.

- **Double Bedroom 4**

A beautifully bright double bedroom with a large window to the front offering spectacular views. Also, a side window, and built-in wardrobes for storage.

- **Shower Room**

With a shower, WC, WHB and window to the rear.

- **Attic Store**

A substantial space ideal for storage or potential conversion for another bedroom.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Private	Mains	Gas	F	E (43)

OUTSIDE

As mentioned earlier this lovely cottage has wrap around mature garden grounds, boasting 360-degree views. The front of the property is approached by its own sweeping driveway with a large front garden laid to lawn. To the side of the house is a hard standing area with a lean to attached to the house for parking cars. To the rear there are two brick-built stores, one of them housing the water tank, and also a greenhouse. There is a wooden workshop (20ft x 10 ft) and a generous sized summerhouse (10ft x 7ft) with a raised decking area, both with electricity laid in. A feature of the property is the raised decking area with a pergola over it. With a plot size of 3.56 acres, the property has the potential for some self-sufficient living as well as the potential for a few animals.



HOME REPORT

The home report can be downloaded from our website.

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.

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). Purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **JHS Law**, for a definitive list of burdens subject to which the property is sold.

INGOING

There are no ingoing claims affecting the property.

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 July 2025



