



## AN CALA

Craig Road, Rhonehouse, Castle Douglas, DG7 1UB



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# AN CALA

**Craig Road, Rhonehouse, Castle Douglas, DG7 1UB**

Castle Douglas 2 miles, Kirkcudbright 8 miles, Dumfries 20 miles, Carlisle 58 miles, Glasgow 94 miles

## **A THOROUGHLY CHARMING DETACHED BUNGALOW ENJOYING A LARGE PLOT WITH PICTURESQUE VIEWS, SITUATED ON THE EDGE OF THE RURAL VILLAGE OF RHONEHOUSE**

- SPACIOUS DETACHED FOUR BEDROOM BUNGALOW
- EXTENSIVE ENCLOSED GARDEN GROUNDS
- DOUBLE GARAGE & HOBBY ROOM
- PRIVATE GATED ENTRANCE WITH PARKING FOR SEVERAL CARS
- COUNTRYSIDE PURSUITS AVAILABLE STRAIGHT FROM THE DOORSTEP
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

**FOR SALE PRIVATELY**

### **VENDORS SOLICITORS**

Hall Baird  
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](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

An Cala is an idyllic detached bungalow occupying a generous plot with extensive garden grounds and outdoor space. Set along a quiet road on the edge of the rural village of Rhonehouse, the property enjoys a peaceful yet accessible location.

The bungalow offers spacious four-bedroom accommodation, along with a utility room, kitchen, living room and two bathrooms, creating an ideal family home. A more detailed description of the accommodation, along with a floorplan, is available within these particulars of sale.

A particular feature of the property is its vast gardens, including well-maintained lawns, mature hedges and shrubs, and a small area of amenity woodland. A gated entrance with a sweeping circular driveway, centred around an ornamental pond, leads to a double garage and hobby room. Situated in the rural countryside, An Cala offers beautiful walks and outdoor pursuits directly from the doorstep.

Local services can be found 2 miles away in the busy market town of Castle Douglas. Castle Douglas, known as the "Food Town", forms the heart of the Stewartry area, offering all essential services with a comprehensive range of leisure facilities, modern health service, wide range of professional and banking services in addition to a comprehensive range of supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops, butchers, bakers, greengrocers and craft outlets. Primary schooling is available at the nearby Village of Gelston with both Primary and Secondary schools available at Castle Douglas.

Communications to the area are excellent with the A75 link being 1 mile away, providing quick access from the South via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is 56 miles away, and there are international airports in Glasgow (90 miles) and Edinburgh (116 miles). Main train links are available from Dumfries (20 miles) and Carlisle (55 miles) offering an express train to London and Glasgow.

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.



## 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 An-Cala are sought **in excess of: £320,000**



## 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

The property is situated at the edge of the village and is of traditional stone construction rendered under a slated roof. An-Cala offers comfortable family accommodation, briefly comprising:

- **Side Hallway**  
Accessed via the side door from the parking area, leading into the utility room and kitchen.
- **Utility Room**  
Fitted with floor and wall units, a sink, plumbing for white goods and houses the boiler. Features a traditional horse pulley and a window to the side.
- **Kitchen**  
Fitted with floor and wall units, an integrated fridge, an integrated electric oven and grill and a gas cooker. A large window to the side overlooks the garden and surrounding countryside.



- **Living Room**  
A spacious room accessed through glass doors from the kitchen, with two large windows overlooking both sides of the property with one offering exceptional views over open grazing land and to the hills beyond. There is also a gas fireplace and French doors opening to the rear which lead to an outdoor stone patio area.
- **Hallway**  
The property is well laid out with a very large internal hallway which can be closed off from the living areas and has doors opening off to all bedrooms, bathrooms and the front door. Includes a storage cupboard housing the hot water and provides shelving making it an excellent airing cupboard.
- **Bedroom 1 & En-Suite**  
With a window to the side and a spacious built in wardrobe with mirrored sliding doors. The en-suite comprises a shower, WC, wash hand basin and a window to the side.

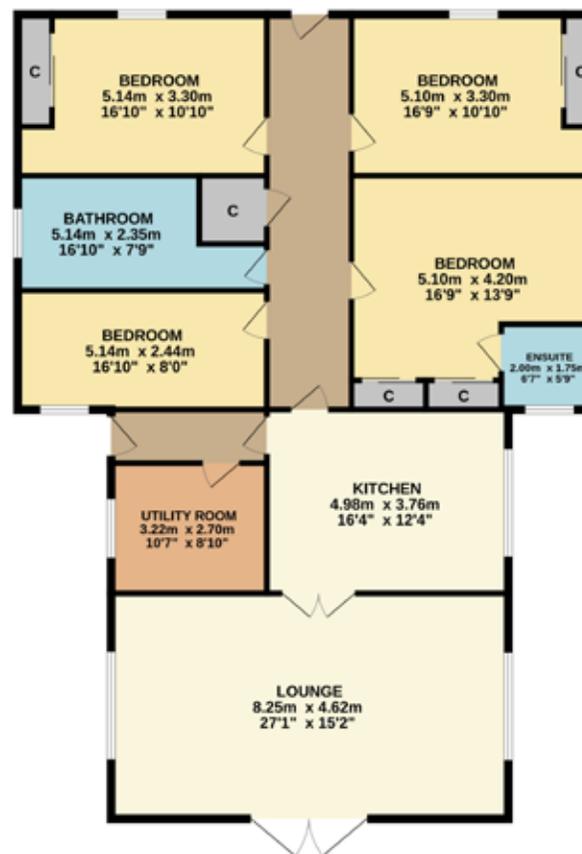


- **Bedroom 2**  
With a window to the side

- **Family Bathroom**  
Fitted with a bath, WC, wash hand basin, shower cubicle and built-in cupboard. With a window to the side.

- **Bedroom 3**  
With a spacious built in wardrobe with mirrored sliding doors, and a window to the front.
- **Bedroom 4**  
With a spacious built in wardrobe with mirrored sliding doors, and a window to the front.

GROUND 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 is given as to their operation or efficiency can be given.  
Made with floorplan 12/20

## OUTSIDE

The property is accessed through a gated entrance leading onto a sweeping circular driveway, centred around an ornamental pond and providing ample parking. To the side of the house is a canopy which covers the side door entrance. In addition, there is a detached double garage with roller shutter doors. The garage incorporates a separate small workshop area which can be accessed via the personnel door. There is also a hobby room, offering excellent additional space for an office or workshop space.

To the rear of the house, an attractive archway opens into a lawned garden bordered by mature shrubs and trees. A stone patio extends directly from the living room doors, creating a wonderful setting for alfresco dining and outdoor entertaining. Despite being situated on the edge of the village, the property is fully enclosed by fencing and established hedging, affording a high degree of privacy while also creating a safe haven for animals.

## SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	F	D (68)

## HOME REPORT

A Home Report can be downloaded direct from our website: [www.threaverural/property](http://www.threaverural/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, Hall Baird, 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 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 February 2026***

