

HOPEDENE HOUSE

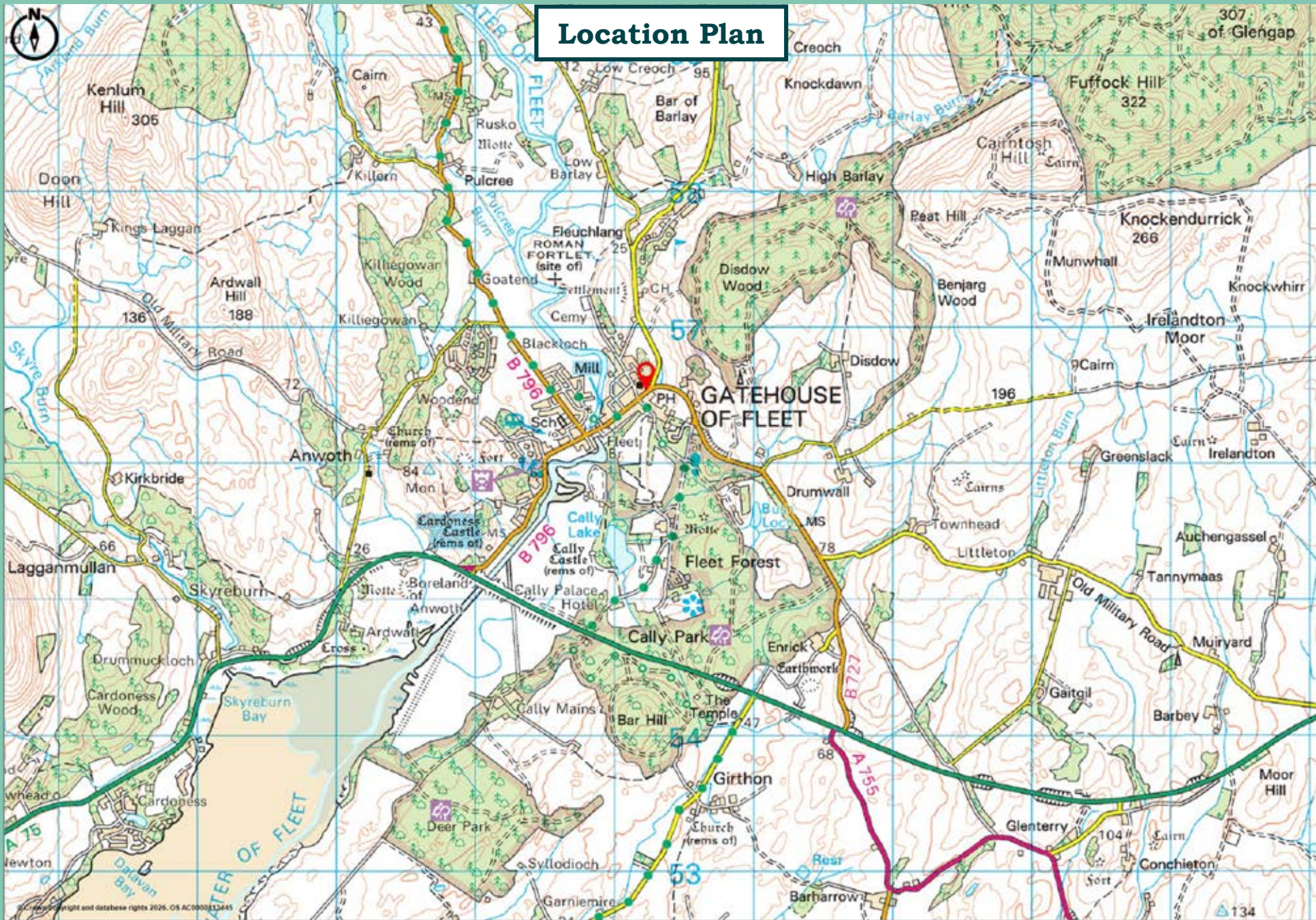
Woodside Terrace, Gatehouse of Fleet, Castle Douglas, DG7 2JA



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



HOPEDENE HOUSE

Woodside Terrace, Gatehouse of Fleet, Castle Douglas, DG7 2JA

Kirkcudbright 8 miles, Castle Douglas 14 miles, Dumfries 31 miles, Glasgow 96 miles

AN EXCEPTIONAL ARCHITECTURALLY DESIGNED TRADITIONAL THREE/ FOUR BEDROOM TOWNHOUSE PERFECTLY SITUATED IN THE MUCH SOUGHT-AFTER TOWN OF GATEHOUSE OF FLEET

- IMMACULATELY MAINTAINED HOME ARRANGED OVER TWO FLOORS
- FULLY RENOVATED TO A HIGH STANDARD AND ARCHITECTURALLY DESIGNED IN 2019
- ELEVATED GARDEN GROUNDS WITH SUPERB VIEWS OVER GATEHOUSE OF FLEET
- GATED OFF-ROAD PARKING FOR TWO VEHICLES
- PRIME LOCATION IN A HIGHLY DESIRABLE TOWN
- EXCELLENT TRANSPORT LINKS WITH CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Heather Burnett
Turcan Connell
Princes Exchange
1 Earl Grey St
Edinburgh
EH3 9EE
Tel: 0131 228 8111



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

Hopedene House is a spacious three/four bedroom period townhouse nestled in the popular town of Gatehouse of Fleet. The property has been completely renovated to a high standard and architecturally designed in 2019. Arranged over two floors, Hopedene offers an impressive blend of traditional character and modern living.

The heart of the home is the spacious open-plan kitchen and sunroom, providing an inviting setting for both family life and entertaining. Sliding doors lead out to the garden, which has been beautifully landscaped into the hillside, with steps rising to a lawned area. The hallway has been thoughtfully reconfigured to enhance the sense of space, with the ceiling raised to expose wooden beams, blending rich period character with a modern layout. The property also benefits from two further reception rooms, one of which offers potential as a fourth bedroom, three well-proportioned bedrooms, a ground floor accessible wet room, a utility room and a bathroom. The front-facing rooms are all fitted with stylish shuttered blinds. Further details of the accommodation can be found within these particulars of sale, along with a floorplan showing the dimensions and layout.

Externally, the property enjoys a private and thoughtfully landscaped rear garden, with a stone-paved terrace that is not overlooked, creating a perfect setting for outdoor entertaining. There is off-road parking for two vehicles, a shed and a log store. Steps rise to an elevated lawned area, offering far-reaching views over the town and surrounding countryside. The hillside has been beautifully planted with a variety of flowering plants and shrubs, creating a colourful and vibrant backdrop throughout the seasons.



Hopedene is conveniently located in the town centre of Gatehouse of Fleet. Within this historic town, a range of local amenities can be found, including a primary school, several shops with a Post Office, chemist and a SPAR supermarket. Gatehouse of Fleet also offers two golf courses and a wide choice of restaurants and hotels, and is home to the Cally Palace Hotel, which provides scenic walks through its grounds as well as a swimming pool. Gatehouse of Fleet is also a recognised UNESCO Biosphere community.

In recent years, the town has become the base for the Raiders Gravel, a renowned cycling event held in the Galloway Forest Park in Southwest Scotland. Another highlight of the local calendar is the annual Gala Week, featuring a spectacular torchlight procession and fireworks, a float parade and traditional common ridings. The town attracts a vibrant community of artists and makers. Just an 8 mile (approx.) drive away lies Kirkcudbright, also known as 'The Artists' Town', popular with visitors for its galleries, craft shops and niche retailers. Kirkcudbright also offers both primary and secondary schooling. A further range of services can be found in Castle Douglas, known as 'The Food Town', which is renowned for its independent shops, delicatessens, and craft outlets and traditional shops.

Gatehouse of Fleet is situated along the southern coast of Scotland, an area famed for its sandy beaches, local outdoor swimming spots and coastal walks. Dumfries and Galloway is one of the most diverse regions in southern Scotland, with landscapes ranging from the moorland of the Southern Upland Hills to the bays and beaches of the Solway Coast. It is a historically rural area where agriculture and tourism remain key contributors to the local economy.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, providing quick access from the south via the M6 and M74. The ferry terminal for Northern Ireland at Cairnryan is 45 miles away, while the international airports of Prestwick (68 miles) and Glasgow Airport (97 miles) are also within convenient driving distance. Mainline railway stations at both Dumfries (32 miles) and Lockerbie (44 miles) offer regular services north and south.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Hopedene House are sought **in excess of: £395,000**

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

Hopedene House is of traditional construction which has been renovated to a high standard, providing comfortable and spacious family accommodation over two floors, briefly comprising:

GROUND FLOOR

- **Front Entrance**
Timber storm doors open in internal part-glazed door opening into the central hallway.
- **Central Hallway**
Featuring a bespoke built staircase, a store cupboard and access to all the downstairs rooms.
- **Lounge**
With a window to the front with fitted shutters, corniced ceilings and a multifuel burner. There are two glazed doors which open into the garden room.
- **Garden Room/ Dining Room**
Flooded with natural light from a large skylight, this space features glass sliding doors opening onto the garden. There is ample space for a dining table.
- **Kitchen**
Open plan from the garden room, the beautifully designed kitchen includes a breakfast bar with a seating area, wall and floor units and integrated appliances: sink, dishwasher, pantry, oven and grill, induction hob with extractor fan and microwave. There is also a dedicated integrated space for a bin.



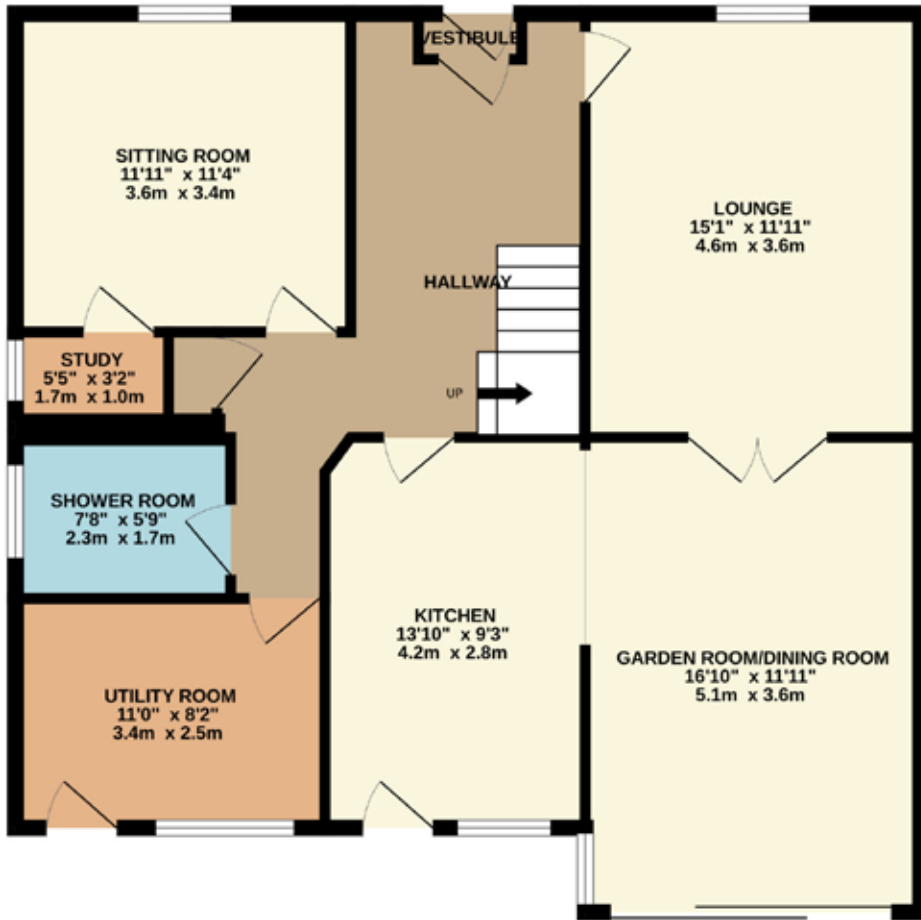
- **Sitting Room/ 4th Bedroom**
With a window to the front with shutter blinds, a gas fire and built-in shelving. Adjacent to accessible wet room.
- **Office**
Off the sitting room, a useful office space with a small side window.
- **Wet Room**
Purposely built for wide access, featuring a walk-in wheelchair accessible shower, WC, wash hand basin and a side window.
- **Utility Room**
Fitted with floor and wall units, plumbing for white goods, a sink and a built in cupboard with power points. There is a large window to the rear and a glazed door provides external access.



GROUND FLOOR

Floor Plan

1ST 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 as to their operability or efficiency can be given.
 Made with Metropix ©2026



FIRST FLOOR

- **Upper Landing**

A spacious, light-filled area with three Velux windows and a built-in cupboard. The raised ceiling exposes beams, enhancing the property's character.

- **Bedroom 1**

A large room with a front-facing window and fitted shutter blinds.

- **Bedroom 2**

Another spacious room with a front-facing window and fitted shutter blinds.

- **Bedroom 3**

With access to the boiler cupboard, possible airing cupboard, and a window to the rear overlooking the garden.

- **Bathroom**

Fitted with a bath, cubicle shower, WC, wash hand basin, a Velux window and built-in cupboards.



OUTSIDE

Externally, Hopedene enjoys a private and thoughtfully landscaped sloping rear garden. The rockery has been carefully planted with a rich mix of perennials and shrubs, complemented by rock outcrops that create a striking, naturalistic setting.

Steps lead up to the upper garden, which is laid to lawn and features a garden shed and greenhouse. Its elevated position affords a quiet, semi-rural outlook, with views stretching over rooftops towards rolling hills and woodland beyond. There is also an additional seating area positioned partway up the garden, offering a peaceful spot to relax and take in the surroundings.

The property also offers gated off-road parking for two vehicles, and a covered veranda adjoining the kitchen offering a practical, sheltered space, ideal for storing boots and outdoor wear.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	E	D (63)

HOME REPORT

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

MATTERS OF TITLE

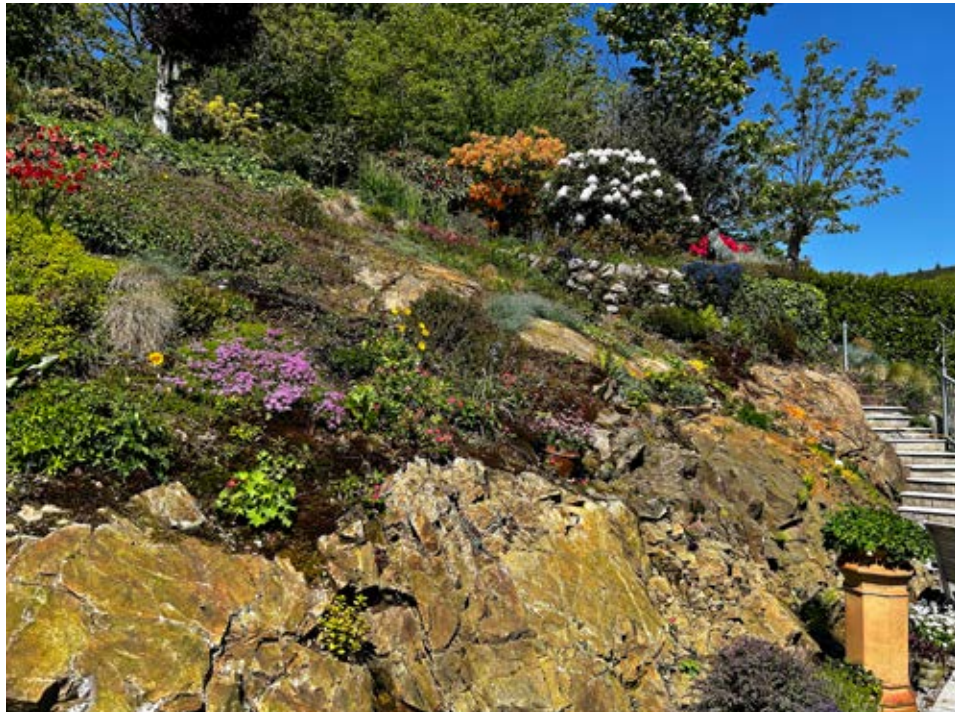
The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Heather Burnett at Turcan Connell**, 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 AntiMoney 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,

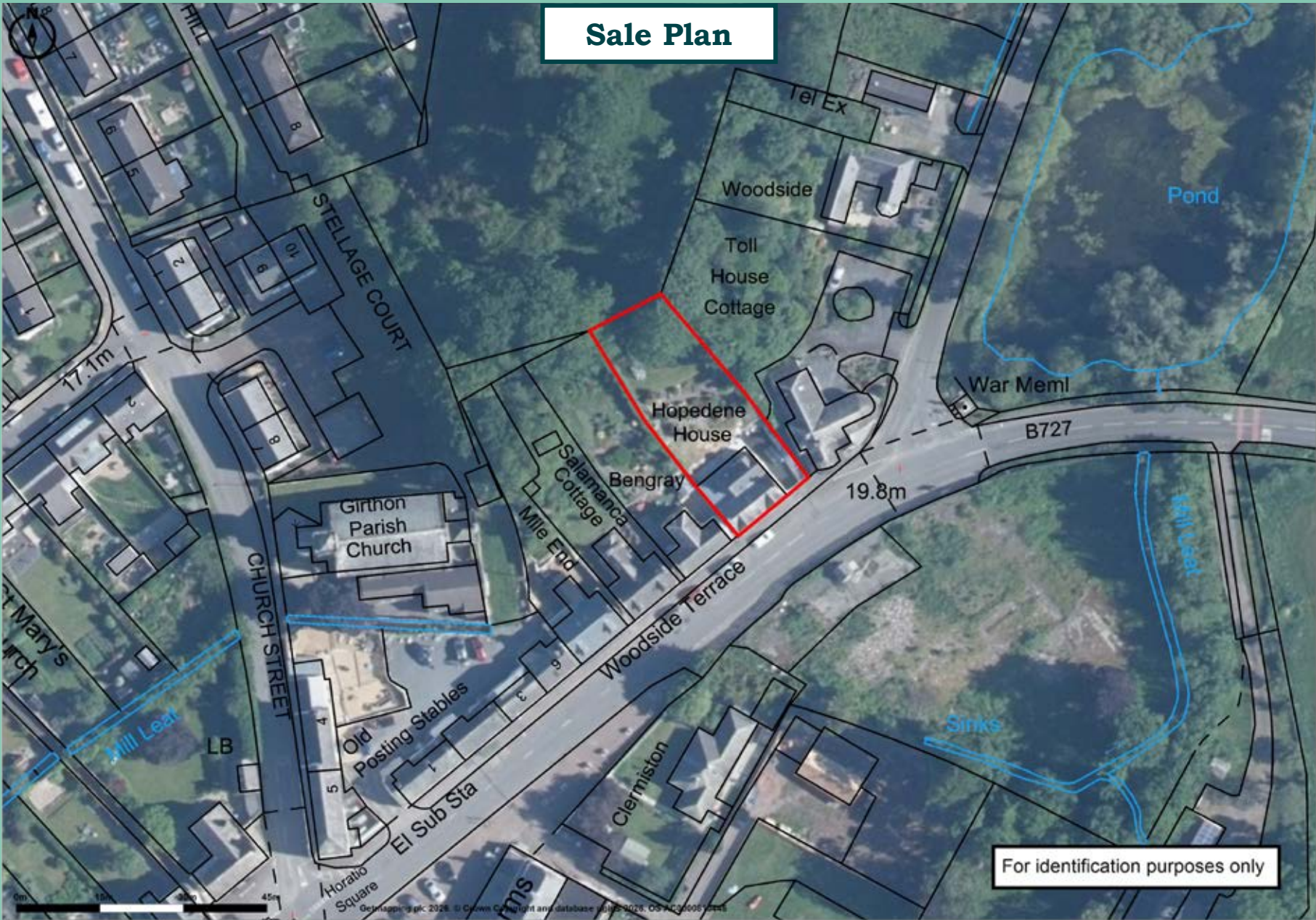
equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).

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 April 2026



Sale Plan



For identification purposes only