



BENNEL COTTAGE

Dalbeattie, DG5 4PF



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



BENNEL COTTAGE

Dalbeattie, DG5 4PF

Dalbeattie 5 miles, Castle Douglas 11 miles, Dumfries 16 miles, Carlisle 49 miles, Glasgow 89 miles, Edinburgh 87 miles

A THOROUGHLY DESIRABLE SMALLHOLDING NESTLED JUST OUTSIDE OF THE TOWN OF DALBEATTIE WITH GRAZING PADDOCKS, A RANGE OF OUTBUILDINGS AND STABLES

- WELL-PRESENTED FOUR BEDROOM GALLOWAY COTTAGE
- RANGE OF OUTBUILDINGS, STABLES AND PRODUCTIVE GRAZING LAND
- PERFECT FOR EQUESTRIAN OR SMALLSCALE AGRICULTURAL PURPOSES
- MATURE GARDEN GROUNDS WITH OPEN VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- CONVENIENTLY LOCATED CLOSE TO DUMFRIES AND MAJOR ROAD NETWORKS

IN ALL ABOUT 14.08 ACRES (5.7 HA)

VENDORS SOLICITORS

Katie Braidwood
Braidwoods Solicitors
One Charlotte St
Dumfries
DG1 2AG
Tel: 01387 257272



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

Bennel Cottage is situated in a rural location just five miles from the town of Dalbeattie and comprises a traditional country cottage, detached double garage, a range of outbuildings, four moveable stables and 14 acres of grazing land.

The cottage is well maintained and offers flexible accommodation arranged over a single floor. There are four bedrooms, one of which is currently utilised as a dining room, together with a kitchen and spacious lounge. Further details of the accommodation can be found within these particulars of sale, along with a floor plan illustrating the layout and dimensions.

The property is complemented by 14 acres of grazing land, divided into a number of paddocks. In addition, there is a 60ft x 30ft steel-framed agricultural shed complete with four roller doors (one of which is electrically controlled) providing excellent storage facilities, together with four stables mounted on skids which can be repositioned as required.

The property offers an excellent opportunity for small-scale agricultural or equestrian use and may also lend itself to tourism-related enterprises, subject to any necessary consents. The property is registered with an agricultural holding number: 82/499/0085.

Bennel Cottage is within easy driving distance of Dalbeattie, which provides a wide range of everyday amenities, including a modern school catering for nursery through to secondary education. The town also offers a variety of retail and professional services, together with a medical practice and leisure facilities. A wider range of shops, supermarkets and services can be found in the nearby town of Castle Douglas, while the regional centre of Dumfries offers the University of the West of Scotland, a major regional hospital, retail parks and an extensive range of high street retailers.

The region is renowned for the quality and variety of its field sports and outdoor pursuits. Shooting and fishing are available locally, while the diverse landscape, coastline and nearby lochs provide excellent opportunities for walking, sailing and cycling. Golf enthusiasts are particularly well catered for with excellent courses located a short distance from the property, such as Southernness Golf Club which is a Scottish Golf Championship venue. Dalbeattie is also home to one of the world-class 7stanes mountain biking centres, situated within Dalbeattie Forest. The property is also in close proximity to Kippford, affectionately known as the "Scottish Riviera".

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.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. Ferry links to Northern Ireland run from Cairnryan (71 miles), and there are international airports in Glasgow (92 miles) and Edinburgh (90 miles). Main train links are available from Dumfries (16 miles) and Carlisle (49 miles) offering an express train to London and Glasgow.



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 Bennel Cottage are sought **in excess of: £530,000**

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 cottage at Bennel Cottage is set over a single floor with the accommodation briefly comprising:

- **Utility Room**

Accessed via a uPVC door with a glazed panel, the utility room is fitted with a sink, wall and base units, plumbing for white goods (white goods are being left) and a window to the side. A shower room is located off the utility room and comprises a shower, WC and wash hand basin.

- **Kitchen**

Fitted with a range of wall and base units, a Rangemaster cooker with extractor hood above and a sink. A window to the side and sliding doors leading outside to the patio sitting area, provide plenty of natural light.



- **Central Hallway**

A wide central hallway with a range of storage cupboards and a partially glazed door with glazed side panels leading to the front porch.

- **Wet Room**

A spacious wet room featuring underfloor heating, a heated towel rail, shower, adapted WC, wash hand basin and a window to the side.

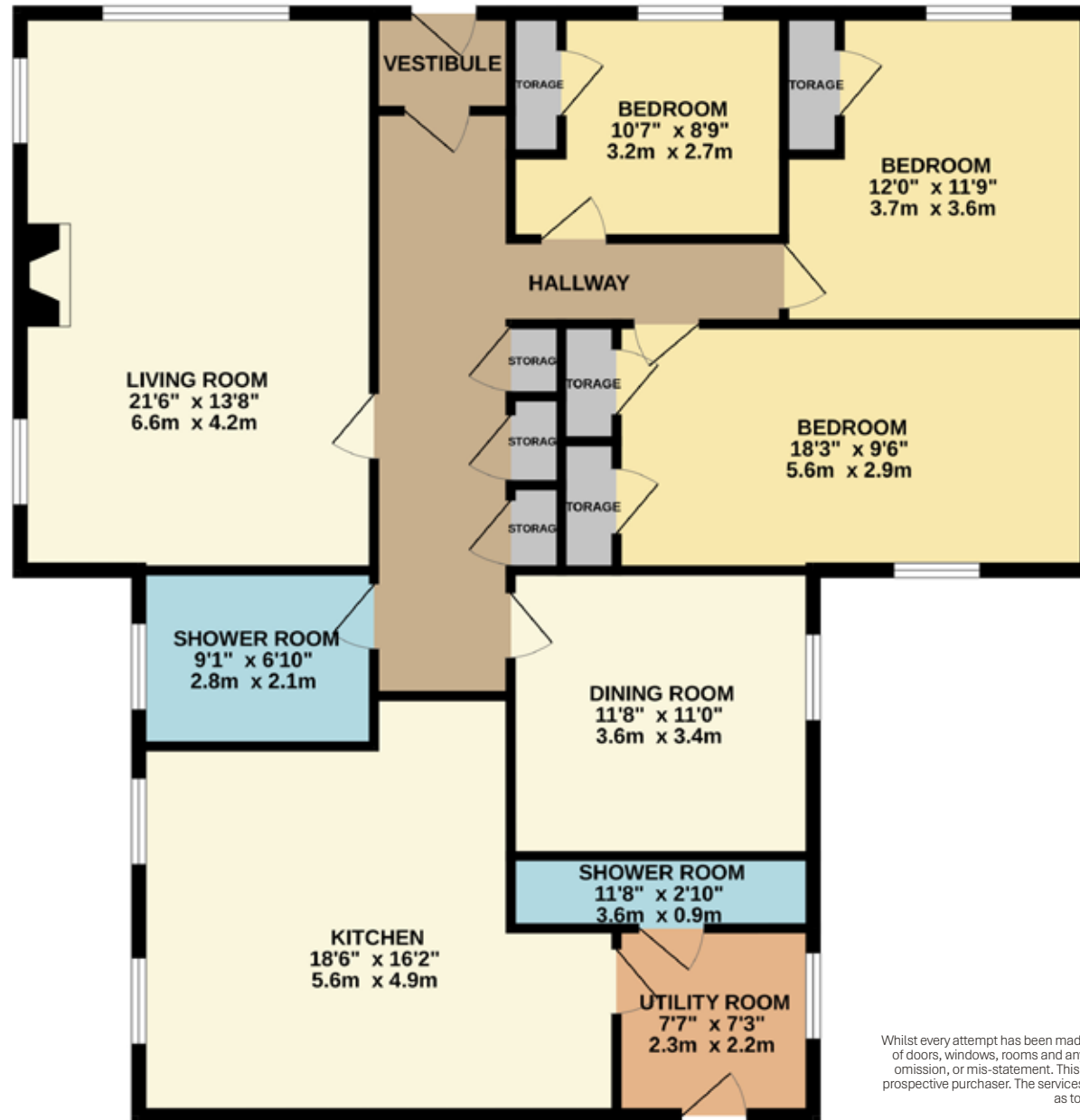
- **Bedroom 1 / Dining Room**

Currently utilised as a dining room, this versatile room benefits from a window to the side.



Floor Plan

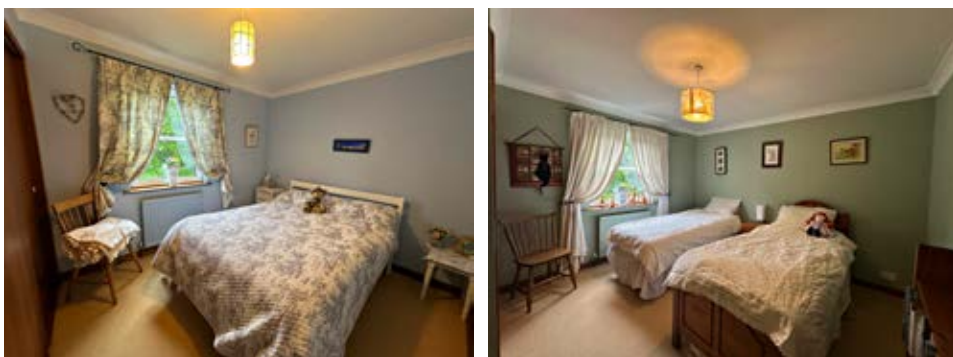
GROUND FLOOR



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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- **Lounge**
A lovely family room with triple-aspect windows and a multi-fuel burner, creating a bright and welcoming living space.
- **Bedroom 2**
Featuring built-in wardrobes with sliding doors and a window to the front.
- **Bedroom 3**
Featuring built-in wardrobes with sliding doors and a window to the side.
- **Bedroom 4**
Featuring built-in wardrobes with sliding doors and a window to the front.



SERVICES

| Water | Drainage | Electricity | Heating | Council Tax | EPC |
|---------|-------------|-------------|---------|-------------|--------|
| Private | Septic Tank | Mains | Oil | F | D (59) |

OUTSIDE

Bennel Cottage is approached via a gated concrete entrance leading to a tarmac circular driveway which wraps around the property, providing ample turning space and easy access for agricultural machinery and trailers. To the front of the cottage is a garden area, mainly laid to lawn, with netted secure poultry pens located to the side.

As mentioned earlier, the property benefits from a steel-framed agricultural shed measuring approximately 60ft x 30ft, complete with four roller doors (one of which is electrically controlled), and is currently utilised for storage. In addition, there are traditional stone-built outbuildings, presently used for housing livestock and one is a double garage. The buildings have full lighting and sockets fitted. The outside shed is fitted with Gale breaker screens, and is floodlit with electric sockets and lighting. There are also four stables, mounted on skids rather than permanently fixed, allowing them to be relocated as required. Collectively, these buildings offer excellent flexibility and could be adapted to suit a variety of uses.

The land is divided into good-sized field enclosures and is fertile, well-fenced, and currently laid to grass for grazing and mowing. The property offers considerable potential for a small-scale agricultural, equestrian or lifestyle enterprise. It should be noted that the land is registered with AFRC-RPID under the main location code: 82/499/0085.

HOME REPORT

It should be noted that the property is an agricultural holding which benefits from an agricultural holding number, therefore there is no requirement for the sellers to provide a Home Report, as it is classed as mixed use. **For the avoidance of doubt, it should be noted that the dwellinghouse and grazing land are being sold as a whole and cannot be purchased separately.**

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, **Katie Braidwood at Braidwoods Solicitors**, 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 June 2026



