



CRAIGDARROCH ARMS

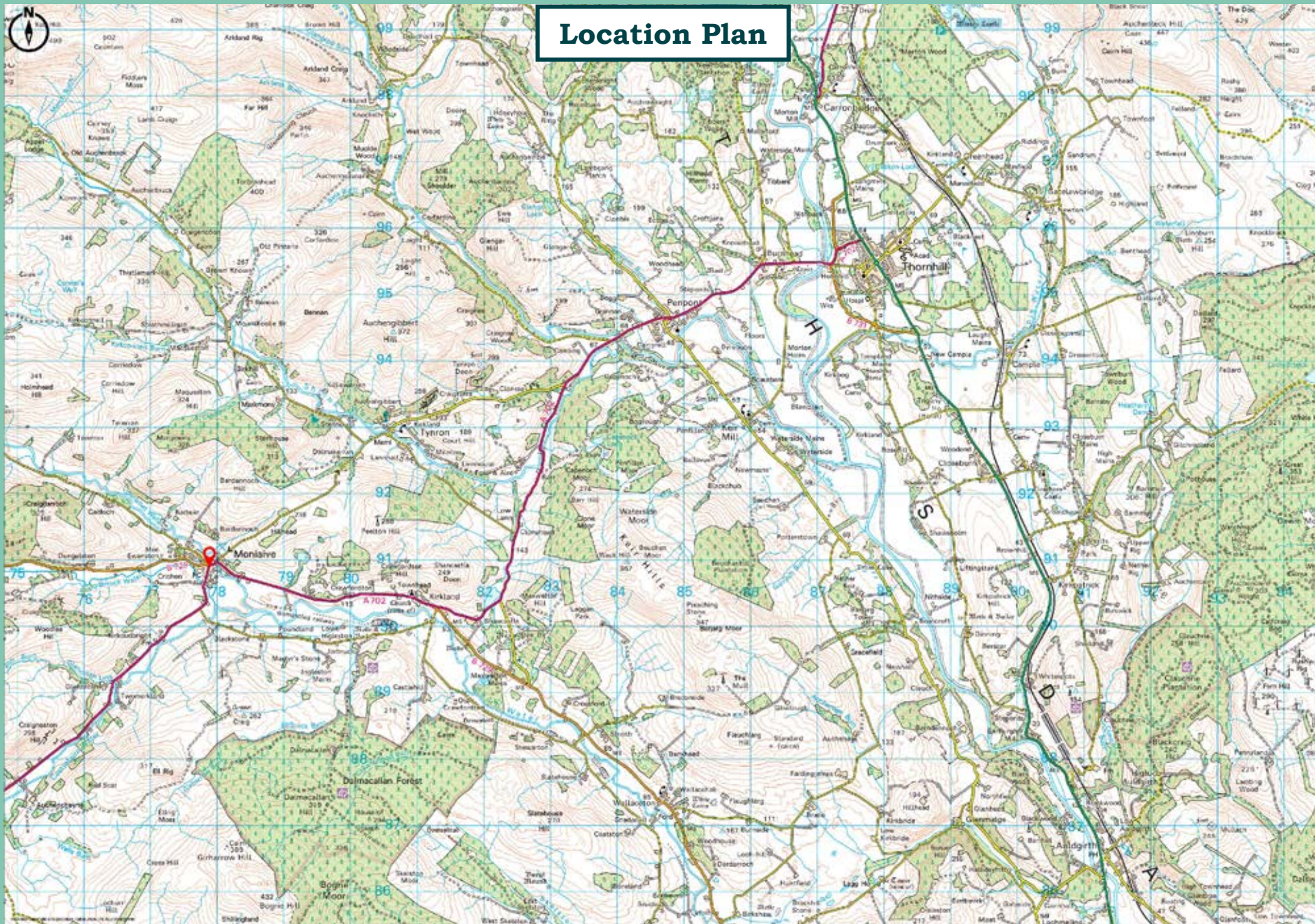
Moniaive, High Street, Dumfries, DG3 4HN



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan





BURGLERS
All Sides of the House
Burglar Alarm
Vandalism
Loss of Goods
Fire Insurance
Mortgage Insurance
Home Contents Insurance
Car Insurance
Life Insurance
A.L. 1970



WATERBURY

CRAIGDARROCH ARMS

Moniaive, High Street, Dumfries, DG3 4HN

Thornhill 8.5 miles, Dumfries 18 miles, Carlisle 55 miles, Glasgow 69 miles, Edinburgh 74 miles

A CHARMING, HISTORICAL ENTERTAINMENT AND ACCOMMODATION VENUE IN THE HEART OF SCOTLAND'S FESTIVAL VILLAGE SURROUNDED BY BREATHTAKING LANDSCAPES ENVELOPING THE MEDIEVAL VILLAGE OF MONIAIVE

- CENTRALLY LOCATED OFFERING SEVEN LETTING ROOMS, THREE BEDROOM APARTMENT & ONE BEDROOM APARTMENT
- OWNERS ACCOMMODATION, LOUNGE & PUBLIC BAR, RESTAURANT, COMMERCIAL KITCHEN, ETC.
- DETACHED FUNCTION SUITE KNOWN AS THE COACH HOUSE
- BEAUTIFUL MATURE GARDEN GROUNDS FORMING A BUSTLING BEER GARDEN
- HUGE POTENTIAL FOR UPGRADING AND BUSINESS DEVELOPMENT
- VILLAGE LOCATION YET WITHIN AN EASY DRIVE TO MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Turcan & Connell
1 Early Grey Street
Princes Exchange
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

The Craigdarroch Arms Hotel has been serving the local community for well over 100 years. Situated in the centre of the historic Village of Moniaive, it sits in the heart of the community and in recent times offered a warm welcome to locals and visitors alike. There will be many who have enjoyed the entertainment, socialising and fabulous food at that time with many having a good tale to tell over the years.

This historic building offers a public bar, lounge bar, restaurant, 7 letting rooms, a 3-bedroom apartment, 1 bedroom owners' accommodation, commercial kitchen, etc., along with a detached stone-built building sitting across the cobbled entrance known as the Coach House, which offered a more intimate Venue for musicians and a variety of other entertainments. In addition, beautiful, enclosed garden grounds (beer garden) offer a relaxed, atmospheric space during the summer months.

Moniaive is a charming historic village dating back to the 10th century which still retains its original mediaeval street layout. The name Moniaive means the 'Hill of Streams' and comes from the Gaelic monadh-abh. The village today has a very popular Italian restaurant, award winning convenience store offering locally sourced produce, The George Hotel, MOT garage and petrol station, etc. There are also several historic trails, popular with visitors keen to learn more about the village history. **The village is popular with many talented people including artists, crafters, writers and musicians, with the premier weekend event of the year being the annual Folk Festival in May. This has been running since 2001 and attracts over 1500 visitors. In addition it is has a varied calendar of musical events throughout the year ranging from folk music, bluegrass, guitar and autoharp festivals, to name but a few. The Moniaive Gala is held on the 3rd weekend of July every year. Moniaive's strong community spirit means there's always something happening with lots to do for children and adults. From duck races and fireworks to ceilidhs and live music, there is a lively and vibrant atmosphere in the village, not only during gala week but all year round. The village also boasts a fabulous pre-school nursery and a primary school.** The nearest comprehensive range of retail and professional services are located at Thornhill, about 8.5 miles distant where there is also primary and secondary schooling.

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 is 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, forest trails and mountain biking and for the golfer there is an abundance of good local courses, with the region boasting no fewer than twenty-nine courses.

DIRECTIONS

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

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for The Craigdarroch Arms 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

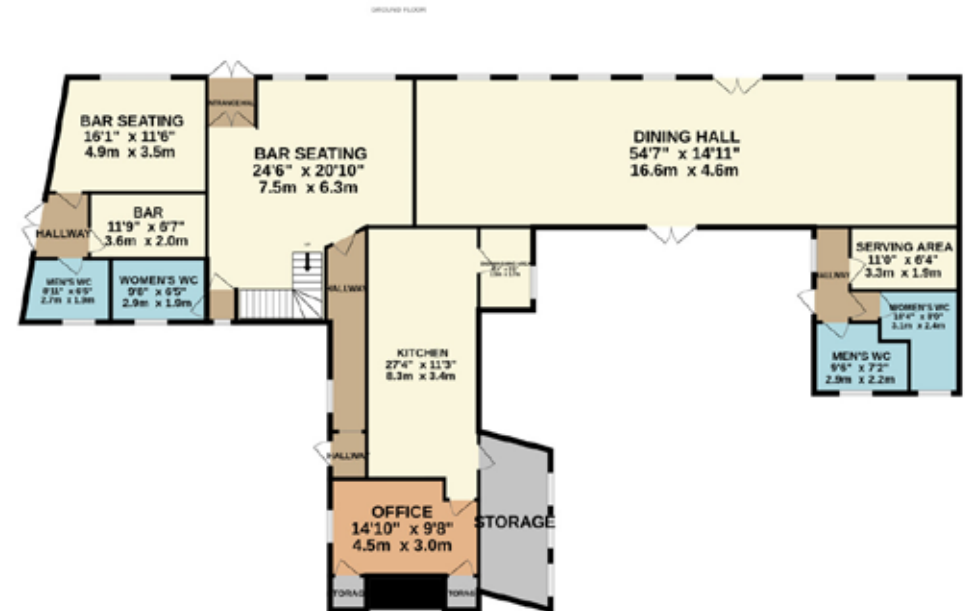
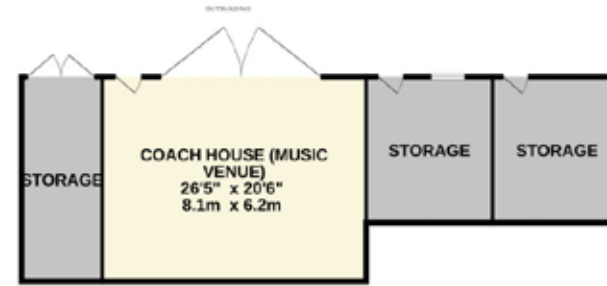
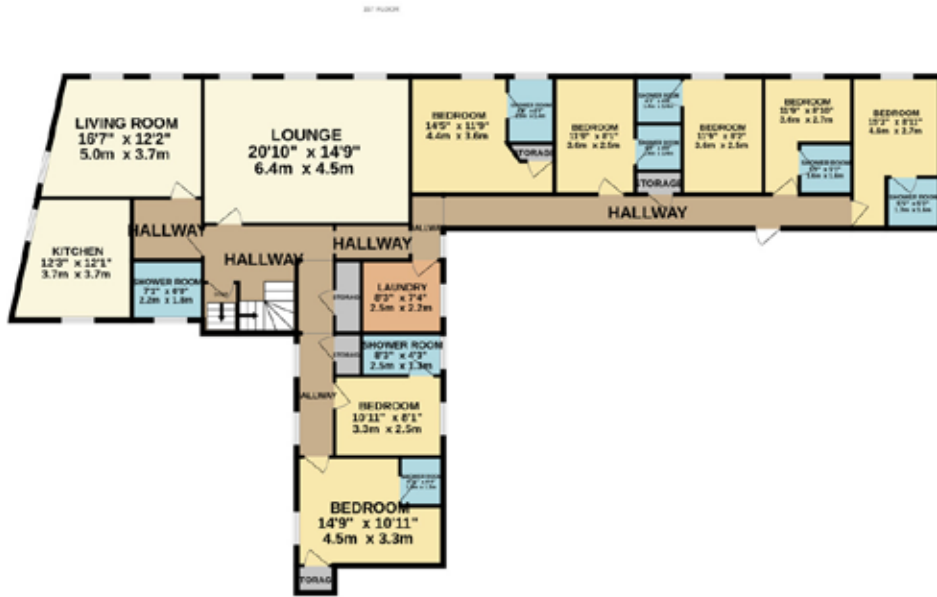
The Craigdarroch Arms has been at the heart of the Moniaive community for over 100 years. Until recent time this commanding building offered a comfortable haven for locals and visitors alike to enjoy good food, a variety of entertainment or just for a good blether. The property in more details briefly comprises:

DESCRIPTION

From the ground floor, the main entrance to the building gives access straight into the lounge bar where there is plenty of seating and a traditional bar and gantry. A large wood burning stove sets the scene for those cosy winter social gatherings. The public bar is set to the side, and toilets are available for patrons. The lounge bar leads to a large restaurant / dining hall which has doors to the outside and multiple windows enhance the natural light within. To compliment the restaurant, there is a commercial kitchen, freezer store, office, storerooms, etc.



Floor Plan



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.

The **first-floor** level has **seven letting rooms** which at present would benefit from some upgrading and modernisation, however, a superb blank canvas for any potential buyer. On this level, there is also a self-contained one-bedroom apartment with the **second floor** offering a three-bedroom self-contained apartment.



THE COACH HOUSE VENUE

Across a cobbled walkway is a detached stone-built building which in the past was a thriving music and arts venue providing a more intimate setting and, in the past, had been nominated as one of the best music venues in Scotland.

THE BEER GARDEN

To the rear of this lovely building is a fabulous garden of which is a bustling hive of activity during the summer months & festival times. There is an outside bar (The Ivy Bar), tables and seating with areas laid to astro turf along with a variety of lovely mature trees and shrubs.



SERVICES

Water	Drainage	Electricity	Heating	Rateable Value	EPC
Mains	Mains	Mains	Combination of Oil & Gas	£10,800 effective from 01-APR-26	E (69)

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, **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

Immediately upon completion.

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 May 2026



Sale Plan



