

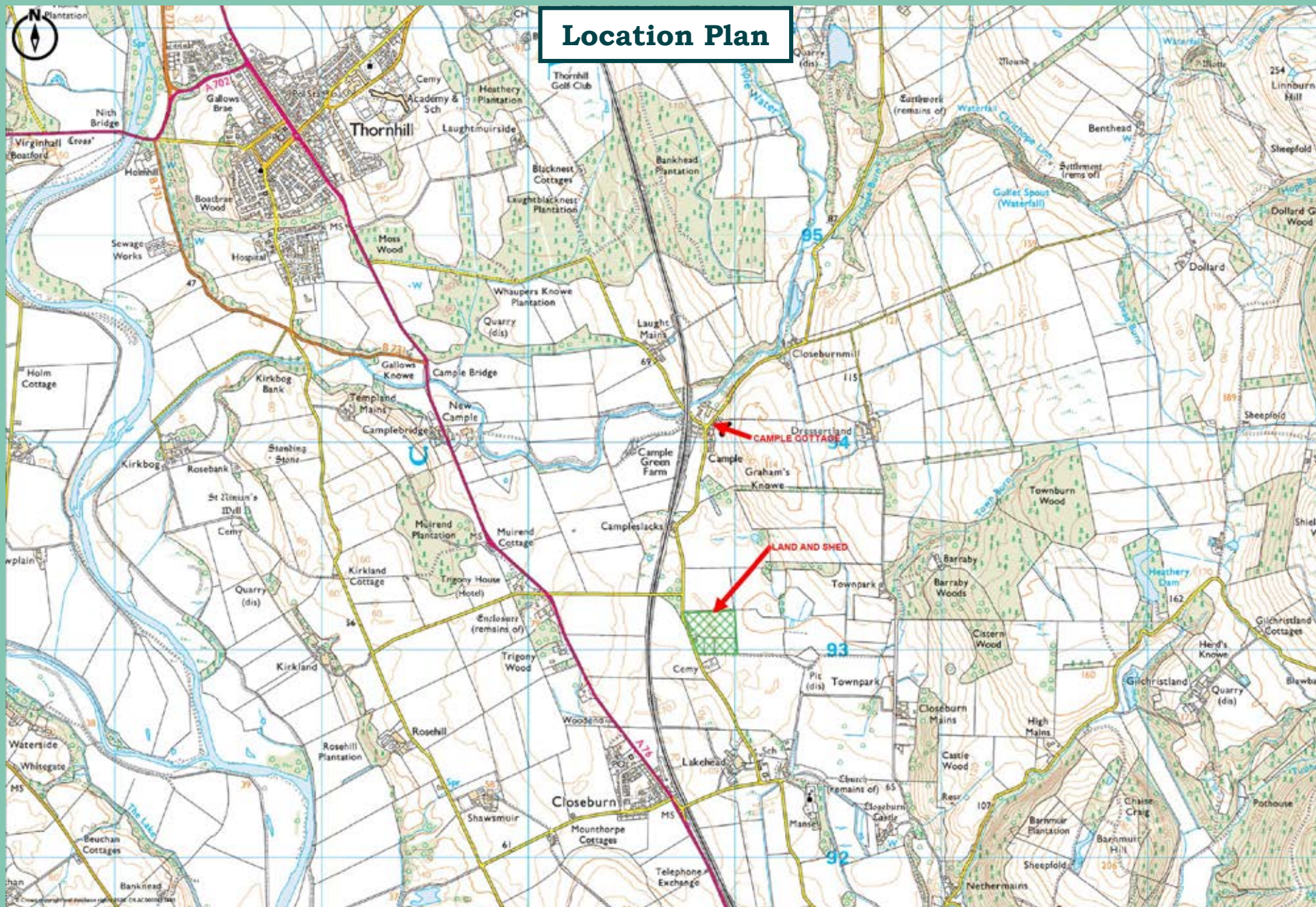


CAMPLE COTTAGE

Cample, Thornhill, Dumfries, DG3 5HD



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



CAMPLE COTTAGE

Cample, Thornhill, Dumfries, DG3 5HD

Thornhill 2 miles, Dumfries 15 miles, Carlisle 47 miles, Edinburgh 66 miles, Ayr 45 miles

A UNIQUE, BEAUTIFULLY PRESENTED, TRADITIONAL COTTAGE NESTLED WITHIN THE HISTORIC HAMLET OF CAMPLE, INCORPORATING LANDSCAPED GARDEN GROUNDS, STABLES AND GRAZING LAND

- CHARMING TWO / THREE-BEDROOM TRADITIONAL COTTAGE LOCATED IN A DESIRABLE RURAL LOCATION
- ENCLOSED GARDEN GROUNDS AND OFF-ROAD PARKING
- ABOUT 11 ACRES OF GRAZING LAND INCORPORATING A 60ft x 40ft MODERN AGRICULTURAL BUILDING WITH A TACK ROOM & STABLES ALL SITUATED WITHIN A REASONABLE WALKING DISTANCE FROM THE COTTAGE
- PERFECTLY SET UP FOR EQUESTRIAN USE BUT COULD BE UTILISED FOR SMALLSCALE AGRICULTURAL OR HORTICULTURAL PURPOSES
- CONVENIENTLY LOCATED FOR ACCESS TO MAJOR ROAD NETWORKS

IN ALL ABOUT 11.546 ACRES (4.673 HA)

VENDORS SOLICITORS

Adeeb Al Mostafa
Balfour+Manson LLP Solicitors
56-66 Frederick Street
Edinburgh
EH2 1LS
Tel: 0131 200 1200



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

Cample Cottage is a beautiful unique cottage circa 200 years old, retaining some of its original features, the cottage has been a wonderful family home for over 20 years. It is located in the centre of the small hamlet of Cample approximately 1.5 miles from the ducal village of Thornhill.

This traditional semi-detached cottage has wonderful kerb appeal with its charming 'chocolate box' look. The cottage is approached by its own private driveway providing off-road parking, along with an attached garage. Landscaped garden grounds are to the front and rear. Stepping inside, it is obvious from the outset that the character and charm has been maintained with some of the original shutters and ceiling roses still in place. Whilst being sympathetically modernised this lovely cottage incorporates all features for modern family day living. There are two / three good sized bedrooms, a spacious kitchen / diner, shower room, family bathroom, etc. A more recent extension to the rear has created a boot room with underfloor heating, a very practical addition for the outdoor enthusiast. 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 about 11 acres of grazing land which is situated a short distance from the cottage (about 1 mile). The land has been split into four good sized field enclosures and is grazed by the owners' horses and small flock sheep. In addition, there is a 60 x 60 modern agricultural shed with a tack room, stables, electricity supply via an electric generator and mains water through a private supply. Cample Cottage is perfectly set up for equestrian use but could be utilised for small scale agricultural, horticultural, or indeed just to enjoy the outside space and all it has to offer. The property is registered with an agricultural holding number: 75/330/008 but this does not restrict the property from other uses.

Cample village was historically based on Robert Owens New Lanark (UNESCO World Heritage Site) model. This model in 1785 introduced pioneering improvements to workers living and working conditions. Cample's history links back to the woollen/spinning mills of Cample 1845. The historical spinning mill building is situated in near proximity to Cample Cottage. A key feature of the village is the red stone Cample Railway Viaduct designed by John Miller (1805-1883). Its angled support piers span the flows of Cample Water.

The nearest local services can be found at Thornhill. Thornhill's high street is one of the prettiest in Dumfries and Galloway. Lined with mature trees and charming Georgian buildings, it's home to a number of independent shops, tearooms, pubs, and galleries. The relaxed pace and neat layout make the whole town feel welcoming and easy to explore. A wide range of professional services are also available along with primary and secondary schooling.



The regional centre of Dumfries boasts all essential and professional services, along with three retail parks, an ice rink, a modern sports centre, Palmerston Park (home to Queen of the South football club) and a University Campus offering a wide variety of further education choices.

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. Cample Cottage is situated a short distance from the A701, which is a direct link to the M74. The international airports in Glasgow (72 miles) and Edinburgh (89 miles). Main train links are available from Dumfries (10.5 miles) Lockerbie (7.5 miles) and Carlisle (33 miles) offering a good service both north and south.

DIRECTIONS

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

What3words: ///shots.never.fetching

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Cample Cottage, land and stables are sought **in excess of: £385,000**

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

This charming, beautifully presented cottage provides family accommodation over two floors, very briefly comprising:

- **BOOT ROOM / VESTIBULE**

A more recent addition to the accommodation providing the perfect area for kicking off muddy boots, etc. There is underfloor heating, windows to the side and a glazed UPVC door accesses the enclosed garden grounds to the rear.

- **OPEN PLAN KITCHEN / DINER**

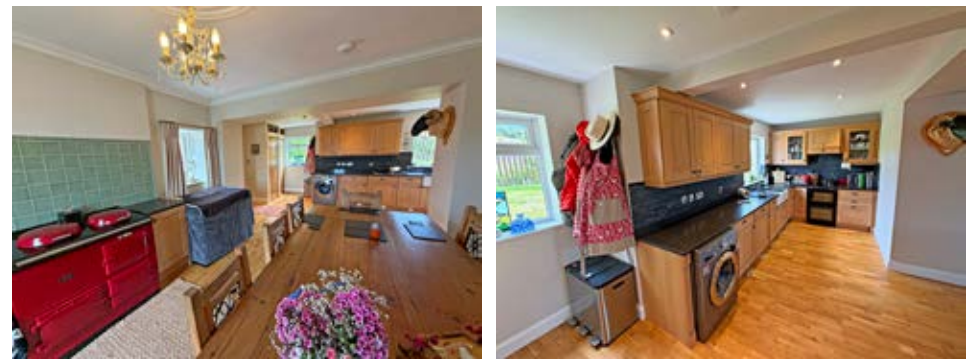
A wonderful family room incorporating a kitchen complimented with a good range of floor and wall units with an integrated fridge and freezer, double Belfast type sinks, electric oven and hob and two large built-in cupboards. There are two windows to the rear elevation. The dining area has ample room for family and social entertaining. Double aspect windows, with the original shutters, enhance the natural light within. An oil-fired AGA (recently serviced) provides further cooking facilities, but also, an eye-catching feature.

- **CENTRAL HALLWAY**

With the original timber door and stairs give access to the first-floor accommodation.

- **SHOWER ROOM**

With a shower cubicle, WC & WHB and a bathroom cabinet with demist mirror and light.

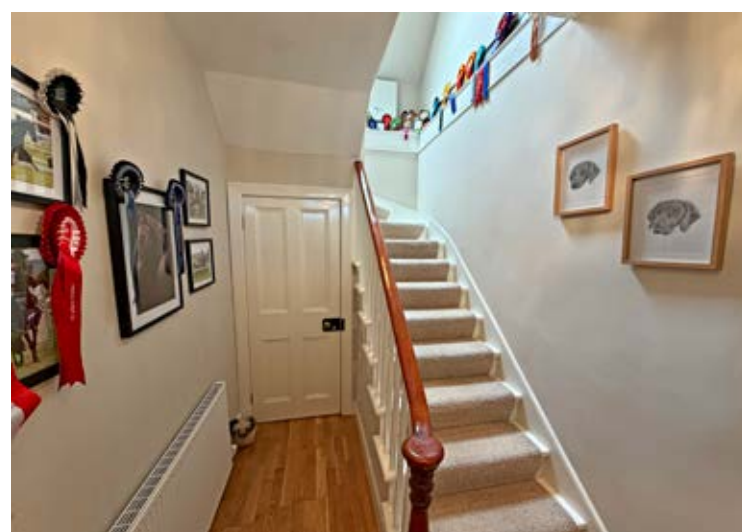


- **LOUNGE**

A lovely living space decorated with warm tones, windows to the front and rear still have the original shutters, as is the beautiful decorative ceiling rose. A wood burning stove sets the scene for those cosy winter nights.

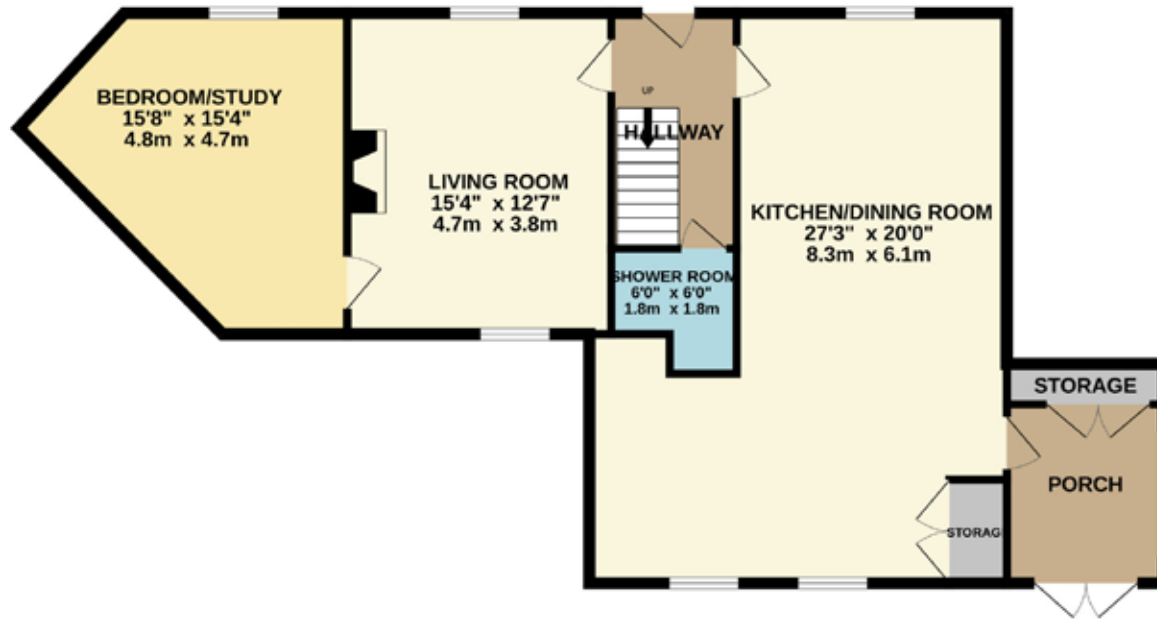
- **OFFICE / BEDROOM 1**

Again, decorated with warm tones with cornice and ceiling rose. A window is set to the front.

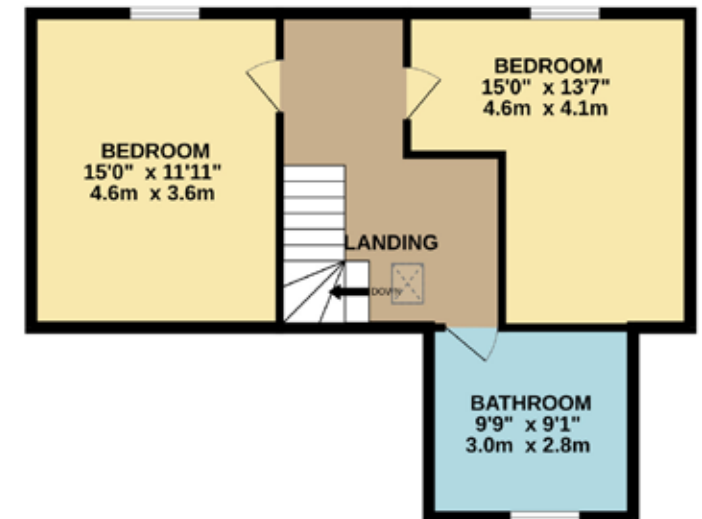


Floor Plan

GROUND FLOOR



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.
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FIRST FLOOR

- **UPPER HALLWAY**
With a Velux window.
- **BEDROOM 2**
With a window set to the front.
- **BEDROOM 3**
With a window set to the front.
- **FAMILY BATHROOM**
With a free-standing bath, WC & WHB along with built-in storage cupboards.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Oil (2 year old boiler)	D	D (55)

OUTSIDE

Cample Cottage is approached via its own driveway where there off-road parking. The garden grounds to the front have been beautifully landscaped and bound by a sandstone dyke. The garden grounds to the rear are fully enclosed and again have been landscaped with areas of lawn. A neat Indian sandstone patio provides the perfect space for alfresco dining or family and social entertaining.



THE AGRICULTURAL LAND

As mentioned earlier, the property benefits from about 11 acres of agricultural land which is a short distance from the cottage, as delineated by the sale plan included within these particulars. The land is currently utilised for the grazing of horses and a small flock of sheep.

THE AGRICULTURAL SHED

The agricultural shed set on a hardcore yard, measuring 60ft x 40ft, is of box profile construction with concrete wall and ventair cladding. There is one large stable with a tack room and power is supplied via a generator. Given the size of the shed there is ample room for erecting more stables. Water is from a mains supply through a private pipe. The shed is perfectly set up for equestrian use and smallscale agricultural uses.

HOME REPORT

It should be noted that the property is an agricultural holding which benefits from an agricultural holding number (75/330/008), therefore there is no requirement for the sellers to provide a Home Report, as it is classed as mixed use.

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, **Adeeb Al Mostafa, Balfour+Manson LLP** 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 August 2026



Agricultural Sale Plan



About: 4.673 ha (11.546 acres)

