

CRAIG MANSE

Dunscore, Dumfries, DG2 0UL

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:50000. Paper Size - A4

NOT TO SCALE
Plan for indicative purposes only

CRAIG MANSE

Dunscore, Dumfries, DG2 0UL

Dumfries 10 miles, Castle Douglas 18 miles, Carlisle 44 miles, Glasgow 72 miles, Edinburgh 75 miles

A UNIQUE OPPORTUNITY TO ACQUIRE A CHARMING PERIOD COUNTRY HOUSE WHICH OCCUPIES AN ENVIABLE ELEVATED POSITION WITH WONDERFUL OPEN VIEWS ACROSS THE SURROUNDING COUNTRYSIDE

- TRADITIONAL STONE BUILT FOUR BEDROOM FAMILY HOME - CIRCA 1888
- GENEROUS WRAPAROUND GARDEN GROUNDS
- DETACHED STONE-BUILT FORMER CHURCH NOW USED AS A DOUBLE GARAGE - CIRCA 1848
- BREATHTAKING OPEN VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- NO IMMEDIATE NEIGHBOURS
- WITHIN AN EASY DRIVE OF MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

VENDORS SOLICITORS

Rebecca Pickering
JHS Law
8 Bank Street
Dumfries
DG1 2NS
Tel: 01387 739 000

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
Craig Manse is located less than a mile from the picturesque village of Dunscore and occupies an enviable elevated position, enjoying far-reaching views across the surrounding countryside towards the hills beyond.

Craig Manse is a traditional stone-built dwelling, believed to date from circa 1888. The detached stone-built double garage, formerly the original church for Dunscore Parish, is believed to date from circa 1848. The property is full of charm and retains a number of attractive period features, including parquet flooring and stained glass within the inner porch door.

Craig Manse is approached via its own gated driveway, which curves around the rear of the house before leading to the front of the property. Here, there is an area of decorative cobbled parking, with the driveway continuing to a secondary entrance/exit at the double garage. In addition, a traditional stone-built bothy is situated to the rear of the property.

**** Please note: The property has been vacant for over a year, and some of the photographs in this brochure were taken over a year ago. ****

The location of the property is such that outdoor pursuits are available straight from the doorstep and a bounty of native wildlife can be seen on a daily basis. Dunscore itself is a friendly proactive community where there are many local events taking place throughout the year. Both primary & secondary schooling available at the highly regarded Wallace Hall Primary & Wallace Hall Academy in Thornhill, about 6.5 miles from the property. Dunscore further boasts a Health Centre and a local community run public house. Dunscore has an active Community Council who organise a variety of events throughout the year.

A wider range of services can be found in the town of Thornhill which boasts an attractive and comprehensive range of shops, including two small supermarkets, a chemist, several niche clothes shops, a butcher, a baker, two hairdressers, an authentic Scottish/Italian café/fish & chip shop founded in 1929, high quality gift and fancy goods shops (one of which stages frequent art exhibitions), coffee shops and café/restaurants, a beautician, a chocolatier, as well as various hotels, pubs, Library, a garage and petrol station, dentist, podiatrist, community hospital, and health centre. A further range of professional and retail services are available in the busy market town of Dumfries some 9 miles distant, which boasts three retail parks, an ice rink, a modern sports centre, a University Campus and is within easy reach of the newly constructed hospital.

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 with the region boasting no fewer than twenty-nine courses. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

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 Craig Manse are sought **in excess of: £450,000**

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

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PARTICULARS OF SALE

CRAIG MANSE
Craig Manse is a traditional stone-built country house set beneath a slated roof and provides spacious and light-filled four-bedroom accommodation arranged over two floors. Retaining a wealth of original features and character throughout the accommodation briefly comprises:

GROUND FLOOR

- **Front Door Vestibule**
  A welcoming entrance to the property retaining its original tiled flooring and featuring a picture window to the front. The original inner porch door incorporates a beautiful stained-glass inset with matching stained-glass panels to either side.

- **Entrance Foyer**
  A spacious and welcoming entrance foyer which provides an impressive introduction to the property with high ceilings. The floor is laid with beautiful parquet flooring and a door leads through to an inner hallway with WC off. A staircase rises to the first-floor accommodation.

- **Dining Room**
  A lovely and welcoming family room with southwest-facing double-aspect windows which flood the room with natural light while taking full advantage of the wonderful open views. The floor is finished with parquet flooring.

- **Lounge**
  Another bright and spacious reception room with southwest-facing double-aspect windows providing an abundance of natural light and lovely open views. An open fireplace provides an attractive focal point and currently houses an electric fire.

- **Kitchen**
  Fitted with a range of floor and wall-mounted units together with a built-in electric oven, microwave, sink and an oil Aga. Triple-aspect windows provide excellent natural light.






- **Rear Hallway**
  Providing access to the entrance foyer and rear entrance door together with a useful built-in storage cupboard. A covered porch and an outside storage room is located just outside the back door.

- **Utility Room**
  Fitted with base units and plumbing for white goods with a window overlooking the rear.



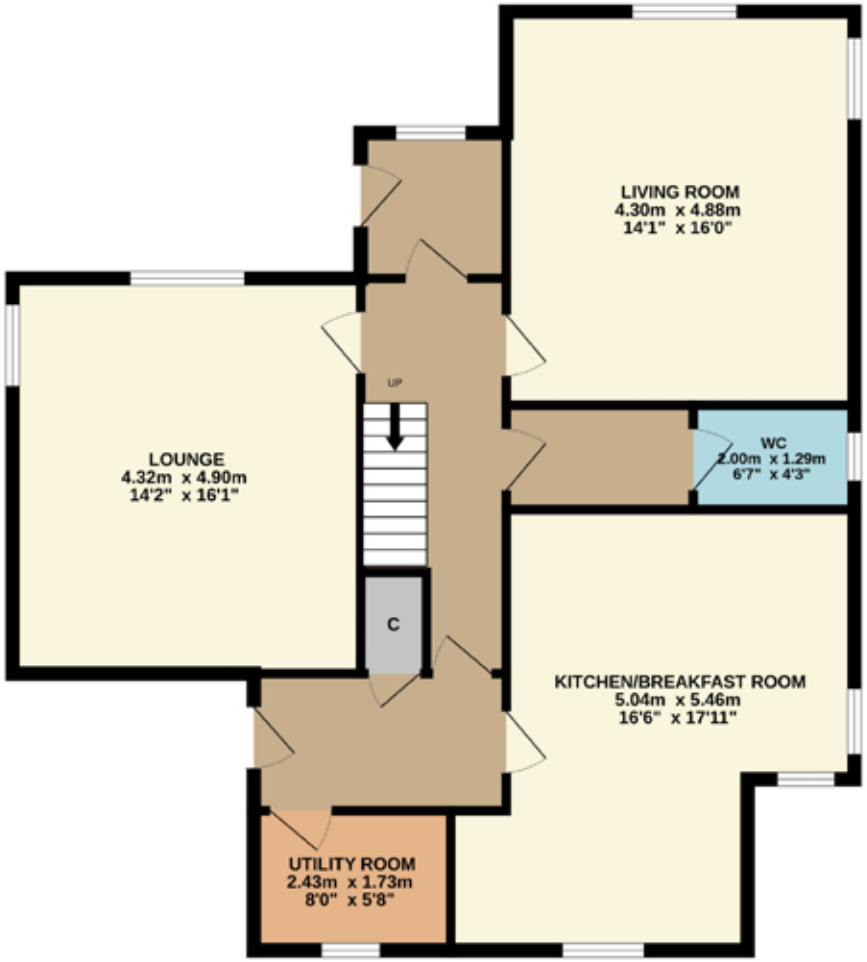




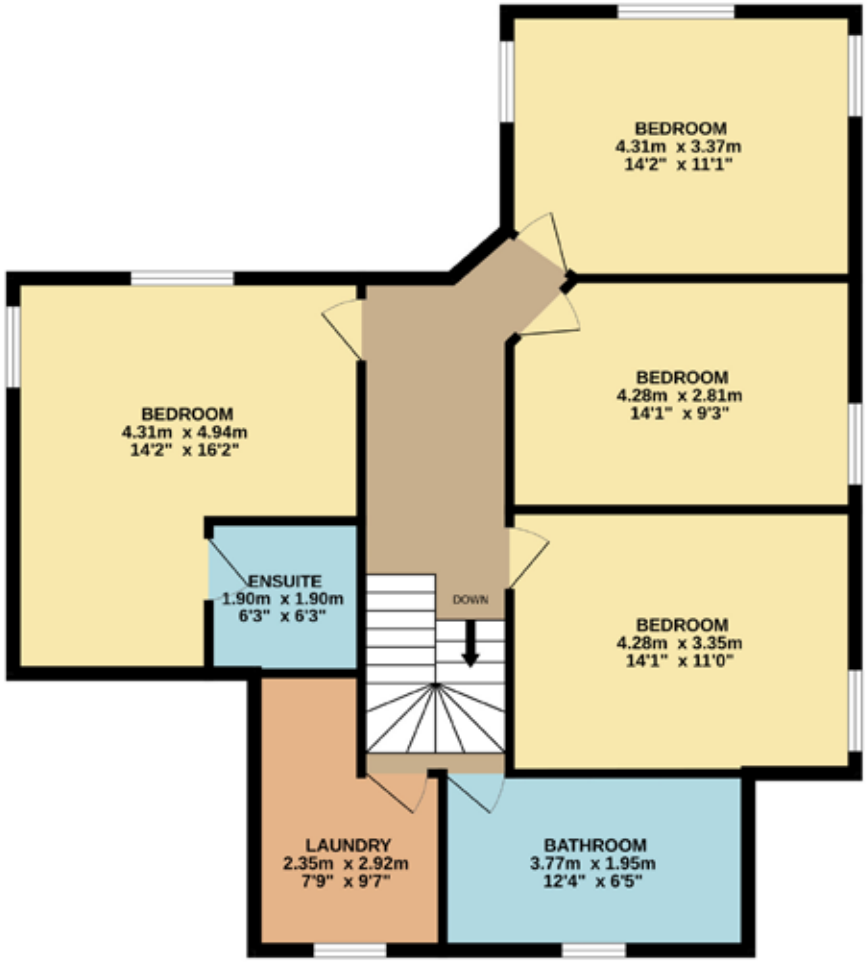


Floor Plan

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 MID-LANDING

- **Office/ Library**
  A useful home office with a window overlooking the rear.

- **Family Bathroom**
  Fitted with a Jacuzzi-style bath, separate shower cubicle, WC, wash hand basin and heated towel rail. A window overlooks the rear.

UPPER LANDING

A bright and spacious upper landing filled with natural light from the picture window to the front. The landing provides access to all four bedrooms.

- **Double Bedroom 1**
  A well-proportioned double bedroom with a window to the side.



- **Master Bedroom 2 (En-Suite)**
  A spacious principal bedroom with double-aspect picture windows providing excellent natural light. The room benefits from an en-suite shower room fitted with a shower cubicle, WC and wash hand basin.

- **Double Bedroom 3**
  A well-proportioned double bedroom with a window to the side.

- **Double Bedroom 4**
  A light filled room with triple-aspect windows which take full advantage of the property's elevated position and afford wonderful open views across the surrounding countryside.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil	F	F (29)

OUTSIDE

As mentioned earlier, the property is approached by a gated driveway which curves around the rear of the property and continues through to a secondary entrance/exit located at the double garage/workshop, which was originally the church for Dunscore Parish. The former church has been sympathetically redeveloped to provide a substantial garage/workshop with an inspection pit, two up-and-over doors and a large double entrance door.



The garden grounds are predominantly laid to lawn with mature shrubs and hedging together with a number of landscaped borders and planting beds. In addition, a detached stone-built bothy is located to the rear of the property. The garden grounds have been unoccupied for over a year and consequently have become somewhat overgrown and would benefit from some clearance and general maintenance to restore their former appearance.



HOME REPORT
The home report for Craig Manse can be downloaded directly from our website: www.threaverural.co.uk/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.

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, **Rebecca Pickering at JHS Law**, for a definitive list of burdens subject to which the property is sold.

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 October 2026

Sale Plan



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LANDMARK INFORMATION

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