



WHEATYARDS

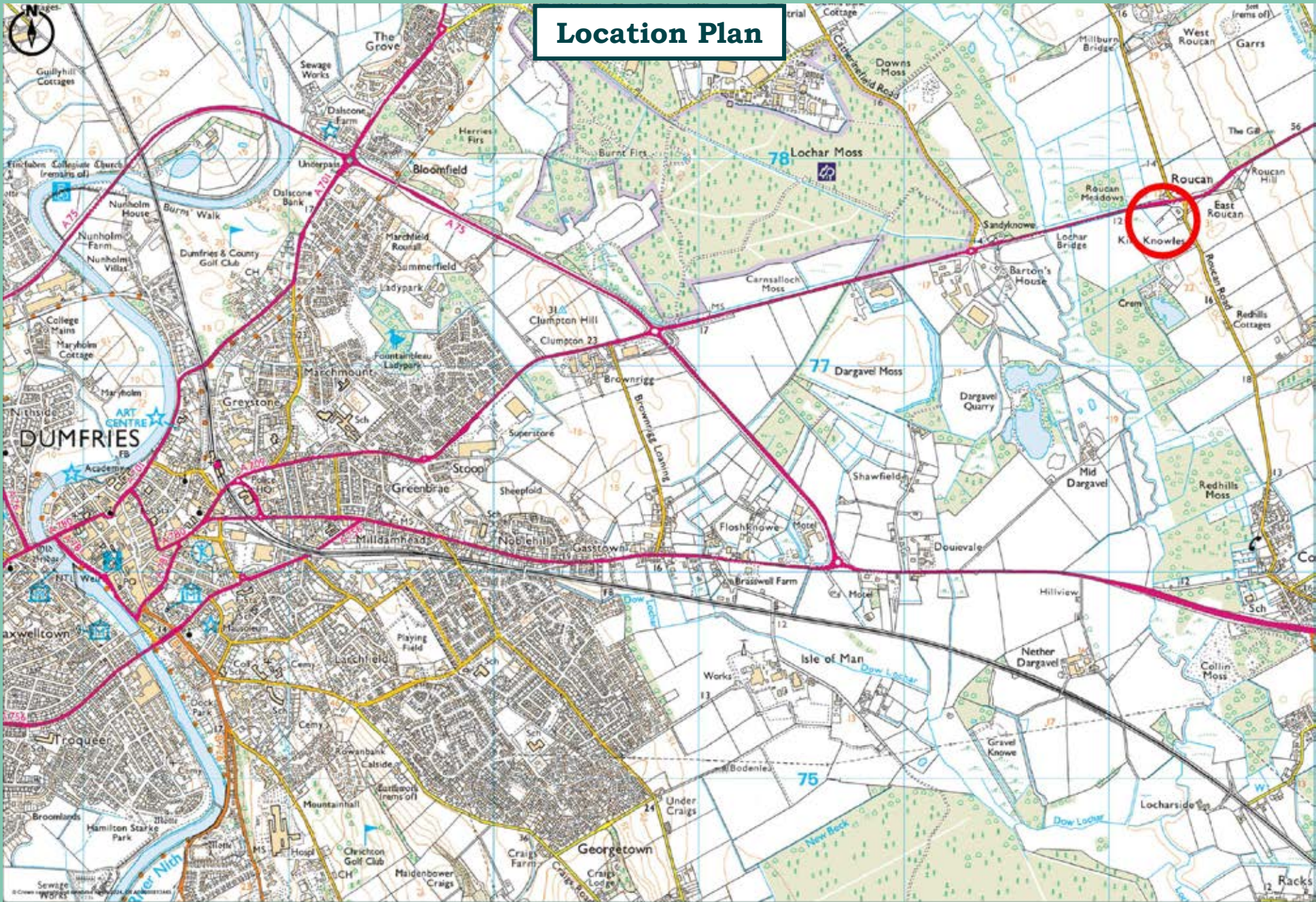
Torthorwald, Dumfries, DG1 3QE



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



WHEATYARDS

Torthorwald, Dumfries, DG1 3QE

Dumfries 3 miles, Lockerbie 9 miles, Annan 13 miles, Carlisle 31 miles, Glasgow 76 miles, Edinburgh 78 miles

A GENEROUSLY PROPORTIONED DETACHED THREE BEDROOM FAMILY HOME WITH GRAZING PADDOCKS SITUATED IN A RURAL BUT ACCESSIBLE AREA OF DUMFRIES

- DETACHED SPACIOUS THREE BEDROOM FAMILY HOME WITH INTEGRAL GARAGE
- GENEROUS MATURE GARDEN GROUNDS WITH FAR-REACHING VIEWS ACROSS THE SURROUNDING FARMLAND
- GRAZING PADDOCK OF ABOUT 4 ACRES WITH DIRECT ACCESS FROM THE DWELLINGHOUSE
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- COUNTRYSIDE LOCATION YET CLOSE TO MAJOR COMMUTING

FOR SALE PRIVATELY

VENDORS SOLICITORS

Brazenall & Orr
104 Irish Street
Dumfries
DG1 2PB
Tel: 01387 255695



THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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

Wheatyards occupies a rural but accessible location sitting in just over 4 acres offering far-reaching views across the surrounding countryside. The property is conveniently located about 3 miles from the busy market town of Dumfries in Southwest Scotland and within close proximity to major commuting road and rail networks.

Wheatyards has been a wonderful family home for many years and offers generously proportioned accommodation over two floors. Although the property does require some modernisation in parts, Wheatyards offers a superb blank canvas for any potential purchaser. With the inclusion of the grazing paddocks there is the opportunity for equestrian or smallscale agricultural / horticultural purposes.

The dwellinghouse sits within its own generous mature garden grounds which are mainly laid to lawns with specimen trees, flowering borders and mature shrubs. In addition, there is a large integral garage.

All retail and professional services are located within a short drive of the property, with the busy market town of Dumfries boasting all essential and professional services, along with three retail parks, an ice rink, a modern sports centre and a University Campus. Dumfries offers a wide choice of both secondary schooling with the Crichton University Campus offering a wide variety of further education choices. Major road networks are within close proximity with mainline railway stations available at Dumfries and Lockerbie.

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 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 Wheatyards are sought in excess of: £420,000

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

Wheatyards is of more modern construction set over two floors with the accommodation very briefly comprises:

GROUND FLOOR

- **Kitchen / Diner**

A bright, generously proportioned room with the kitchen benefitting from a range of floor units and a window to the rear overlooking the garden grounds. The dining area has a picture window to the front overlooking the surrounding countryside.





- **Utility / Boot Room**
With a part glazed UPVC door to the rear, plumbed for white goods.
- **Central Hallway**
A spacious central hallway with glazed units and a part glazed door giving access to the front of the property. An open staircase leads to the first floor.



- **Cloakroom**
With WC & WHB.
- **Dining Room**
With a window to the rear.
- **Sitting Room**
With large picture windows to the front and side affording lovely views across the mature gardens.
- **Office**
With a window to the rear and part glazed UPVC door to the side.



FIRST FLOOR

- **Upper Hallway**
A spacious hallway with a large walk-in storage cupboard, window to the front and a small window to the side halfway up the staircase.
- **Lounge**
An extremely spacious, bright lounge which benefits from two large picture windows to the front and side. Patio doors give access to a roof top patio which makes the very most of the wonderful countryside views.
- **Family Bathroom**
With built-in units, enclosed shower cubicle, bath, WC, WHB & bidet.
- **Double Bedroom 1**
With built-in wardrobes and a window to the rear.
- **Double Bedroom 2**
With built-in wardrobes and a window to the front.

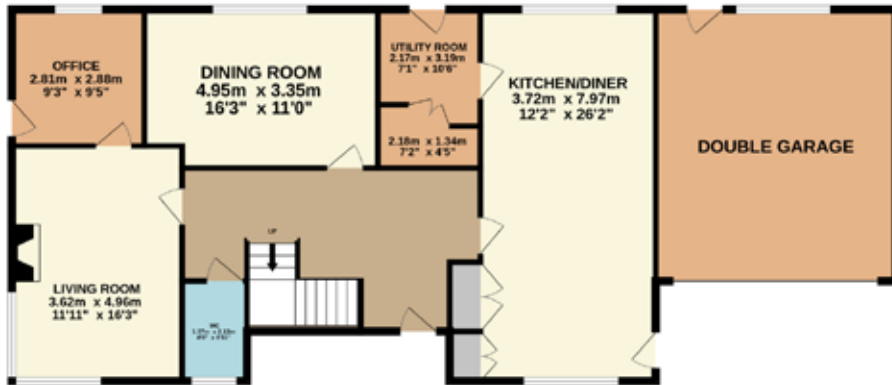


- **Double Bedroom 3**
With a window to the rear.

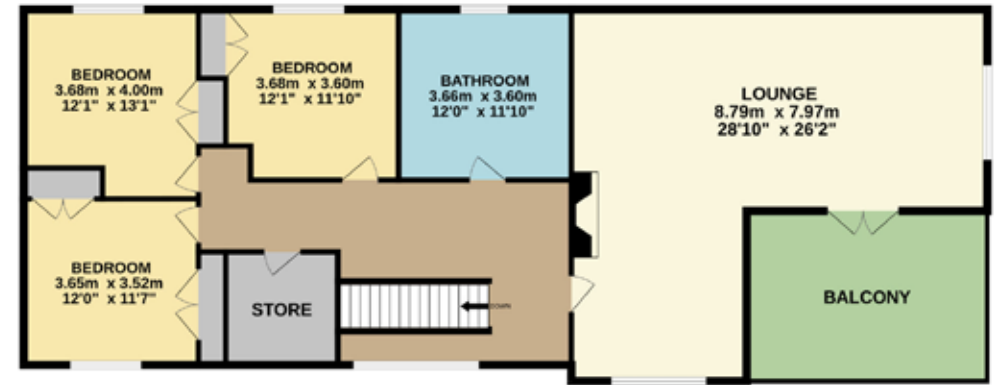


Floor Plan

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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SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil	G	E 43

OUTSIDE

As mentioned earlier, there are landscaped garden grounds which wrap around the property which are mainly laid to lawns with specimen trees, mature shrubs and flowering borders.

THE GRAZING PADDOCKS

The grazing paddocks amount to just under 4 acres and are accessed directly from the garden grounds. These paddocks have huge potential for smallscale agricultural, equestrian or horticultural purposes.

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, **Brazenall & Orr** 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.

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 2024

Sale Plan



ABOUT : 1.781 ha (4.4 acres)

FOR IDENTIFICATION PURPOSES ONLY

