



LADYLAND SMITHY COTTAGE

Prestonmill, Kirkbean, Dumfries, DG2 8AE



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



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LADYLAND SMITHY COTTAGE

Prestonmill, Kirkbean, Dumfries, DG2 8AE

New Abbey 6 miles, Dumfries 14 miles, Carlisle 47 miles

A CHARMING, TRADITIONAL TWO BEDROOM COTTAGE SITUATED ALONG THE COAST ROAD WITH FAR REACHING VIEWS ACROSS THE SOLWAY COAST

- EXTREMELY WELL-PRESENTED AND MODERNISED TWO BEDROOM COTTAGE
- ENCLOSED GARDEN GROUNDS TO THE REAR WITH VIEWS ACROSS THE SOLWAY COAST
- WITHIN EASY REACH OF BEAUTIFUL SANDY BEACHES AND COVES
- RURAL BUT ACCESSIBLE LOCATION
- WITHIN EASY COMMUTING DISTANCE OF MAJOR ROAD NETWORKS

VENDORS SOLICITORS

J H S Law
8 Bank Street
Dumfries
DG1 2NS
Tel: 01387 739000



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

Ladyland Smithy Cottage is situated just off the A710 Coast Road not far from Carsethorn, Southernness & Kirkbean.

The Cottage benefits from off road parking and enclosed garden grounds to the rear with a small area of lawn to the front. From the rear of the cottage, fabulous views across the surrounding farmland over the Solway Coast towards the Lake District Hills can be enjoyed on a daily basis, along with a plethora of native birds and wildlife. Ladyland Smithy Cottage offers bright and surprisingly spacious accommodation over a single floor and within the current ownership, has been sympathetically modernised to a high standard, including a new slated roof completed in May 2022. The boundaries of the property are enclosed with neat timber fences with the garden mainly made up of lawns and planters. It should be noted that the property is attached to a traditional byre which is in separate ownership.

The seaside village of Carsethorn, only a short drive from the property, is a historical village consisting mainly of a line of cottages facing out across The Solway Firth with the award-winning Steamboat Inn, serving lunches, dinners, fine ales and spirits throughout the week, all year round. This area of Southwest Scotland is a varied and picturesque part of Southern Scotland, ranging from the moorland of the Southern Upland hills to the bays and sandy beaches of the Solway Coast. It is an historic and distinctly rural county where agriculture and tourism form the backbone of the local economy.

Situated almost in the middle of the coast between Dalbeattie and Dumfries, Ladyland Smithy Cottage offers the perfect location for those wishing to undertake water sports, walks in the nearby hills and cycling in the nearby woodlands. Dalbeattie Woods and its Seven Stanes cycle track are within easy reach as are the popular villages along the coast such as Kippford, affectionately known as 'The Scottish Riviera'. For the less vigorous, the ever-changing panorama of sea, sky and distant Cumbrian hills, are a splendid sight.

A wide range of services are located within the busy market town of Dumfries, some 14 miles distant, boasting all essential and professional services along with three retail parks, an ice rink, and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices.

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 18 hole courses with the championship course at Southernness only 4 miles along the coast.

Communications and arterial links are very good with the A75 in close proximity and the M6 and M74 at Lockerbie. The international airports of Glasgow and Prestwick are within easy commuting distance.

METHOD OF SALE

Ladyland Smithy Cottage is offered for sale by private treaty.

DIRECTIONS

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

GUIDE PRICE

Offers for Ladyland Smithy Cottage are sought **in excess of: £205,000**

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

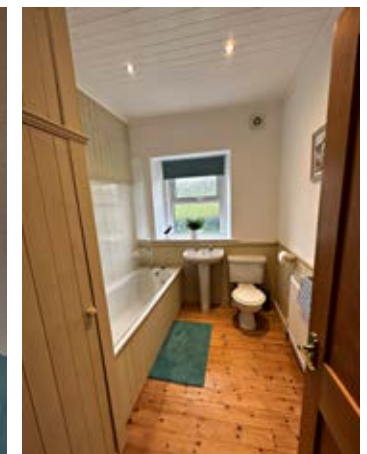
LADYLAND SMITHY COTTAGE

Ladyland Smithy Cottage provides bright, modern and neutrally decorated accommodation over a single floor, very briefly comprising:

- **Kitchen**
A lovely bright family room with ample space for dining. There are windows to the front and rear, a range of modern floor and wall units, electric cooker and extractor hood.
- **Double Bedroom 1**
With double aspect windows.



- **Lounge**
With windows to the front and rear and a Clearview multi-fuel stove for those cosy winter nights in.
- **Central Hallway**
With a door off to the rear porch / boot room which has double aspect windows and a part glazed UPVC door to the rear.



- **Family Bathroom**

Fully fitted with modern sanitary ware, built-in cupboard and a bath with shower over.

- **Double Bedroom 2**

With a window to the rear.

OUTSIDE

As mentioned earlier there is a lawned area to the front of the cottage and enclosed garden grounds to the rear with an area set aside for alfresco dining and family or social entertaining. The rear garden grounds are mainly laid to lawns and bound by neat timber fences.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired	B	E51



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, **J H S Law** for a definitive list of burdens subject to which the property is sold.

HOME REPORT

The home report can be downloaded from www.threaverural.co.uk/property

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

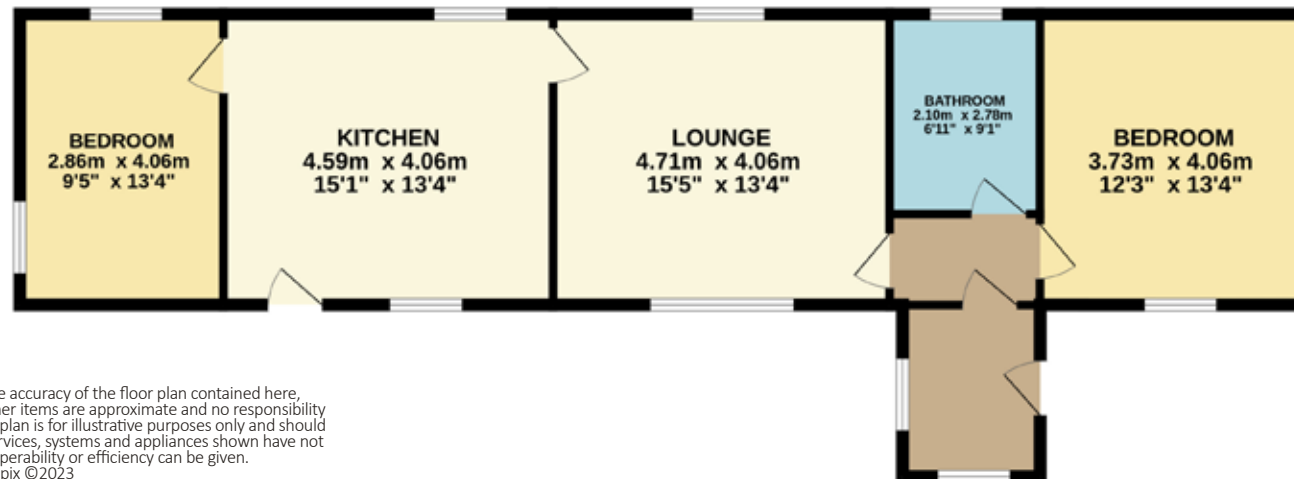
Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

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 October 2023

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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