



BARCLOSH FARM COTTAGE

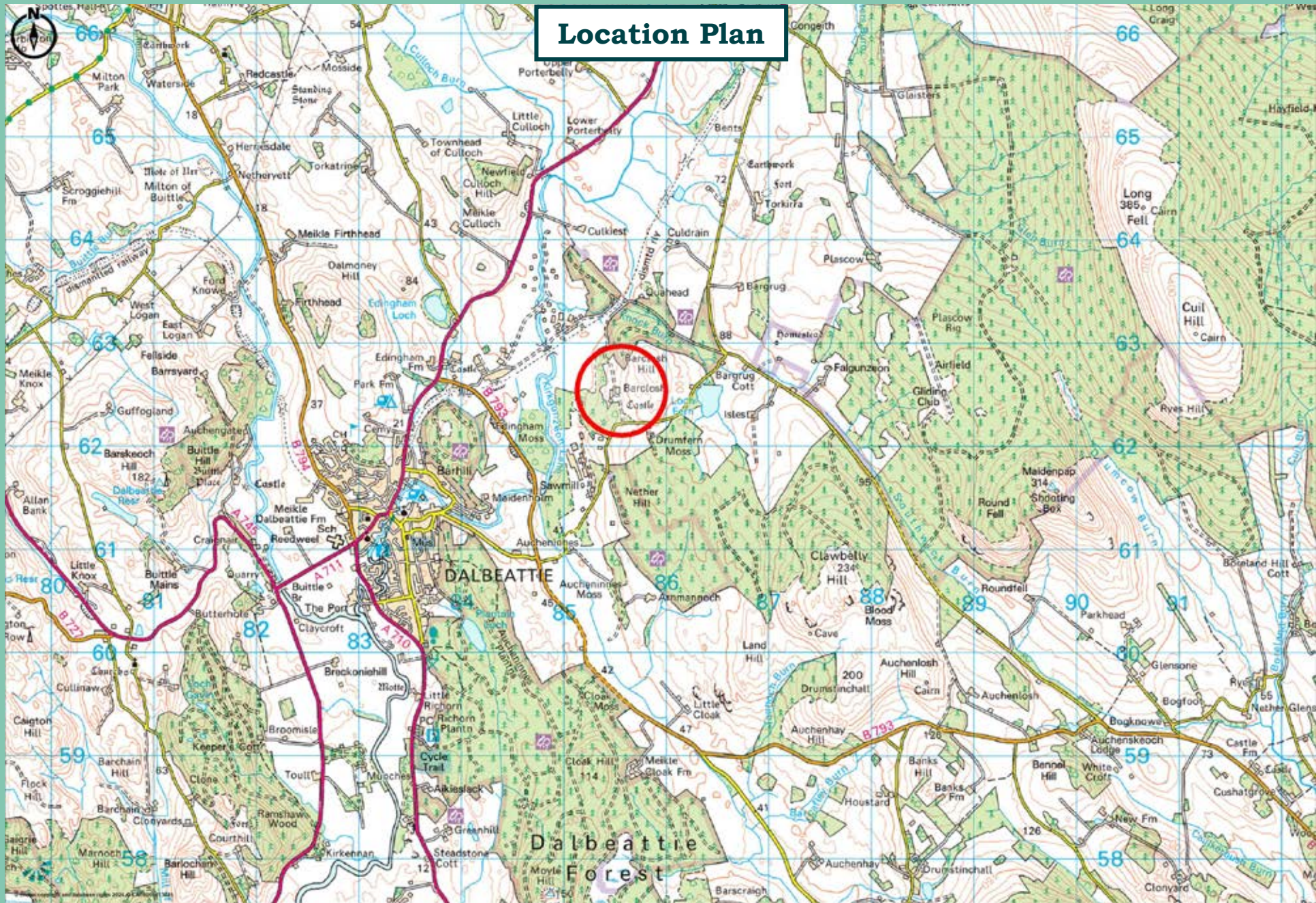
Auchenskeoch, Dalbeattie, DG5 4PL



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



BARCLOSH FARM COTTAGE

Auchenskeoch, Dalbeattie, DG5 4PL

Dalbeattie 3 miles, Castle Douglas 9.5 miles, Dumfries 12.5 miles, Carlisle 48 miles, Glasgow 90 miles

A WELL-PRESENTED DETACHED COTTAGE WITH GRAZING PADDOCKS SITUATED ON AN ELEVATED SITE JUST ON THE OUTSKIRTS OF THE GALLOWAY TOWN OF DALBEATTIE

- WELL-PRESENTED THREE BEDROOM COTTAGE
- GRAZING PADDOCKS AND STABLES
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- ELEVATED SITE WITH OPEN VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- WITHIN A SHORT DRIVE TO LOCAL AMENITIES
- WITHIN CLOSE PROXIMITY TO MAJOR COMMUTING NETWORKS

IN ALL ABOUT 4.23 ACRES (1.71 HA)

VENDORS SOLICITORS

Williamson & Henry
3 St. Cuthbert Street
Kirkcudbright
DG6 4DJ
Tel: 01557 330692



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

Barclosh Farm Cottage is situated about 3 miles from the Galloway town of Dalbeattie. The property occupies an elevated site with far reaching views across the surrounding countryside offering well-presented three-bedroom accommodation over a single floor.

Barclosh Farm Cottage is a wonderful family home currently utilised for equestrian purposes where there are stables and grazing paddocks of about 3.8 acres. The property is approached by its own private driveway where there is parking available for several vehicles.

The stable building (approx' 60ft x 20ft) presently houses three large stables with ample room for storage of feed stuffs, etc. There is a cloakroom off to one side. In addition, there is a detached block-built storage building, currently utilised for the storage of machinery, etc. The grazing paddocks have direct access from the cottage.

Dalbeattie provides the nearest range of essential services with a relatively new school catering for nursery to secondary education, which is within a short drive from. The town also boasts a wide range of retail and professional services, along with a new medical practice and leisure facilities. A wider range of shops, supermarkets and services can be found in the nearby town of Castle Douglas, with the regional centre of Dumfries offering the West of Scotland University Campus, a major new hospital and a range of high street shops, retail parks and large supermarkets.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes, 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, the closest being a short distance from the property. Dalbeattie also boasts one of the 7stanes world-class mountain biking centres within Dalbeattie Forest. The property is also in close proximity to Kippford, affectionately known as the 'Scottish Riviera'.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan at Stranraer. The international airports of Prestwick & Glasgow are within just over an hour's drive of the property.

DIRECTIONS

As indicated on the Location Plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale privately

GUIDE PRICE

Offers for Barclosh Farm Cottage are sought **in excess of: £375,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

The Rockcliffe Suite

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

Barclosh Farm Cottage is set over a single floor providing comfortable family accommodation as follows:

- **Central Hallway**
With built-in storage cupboards.
- **Kitchen / Diner**
A bright well-equipped family kitchen with a range of floor and units, built-in electric oven and hob, integrated fridge freezer, plumbed for white goods, door off to utility room, windows to the front and rear.
- **Utility Room**
With floor and wall units, twin Belfast sinks, plumbed for white goods, part glazed UPVC door to outside, window to the rear.



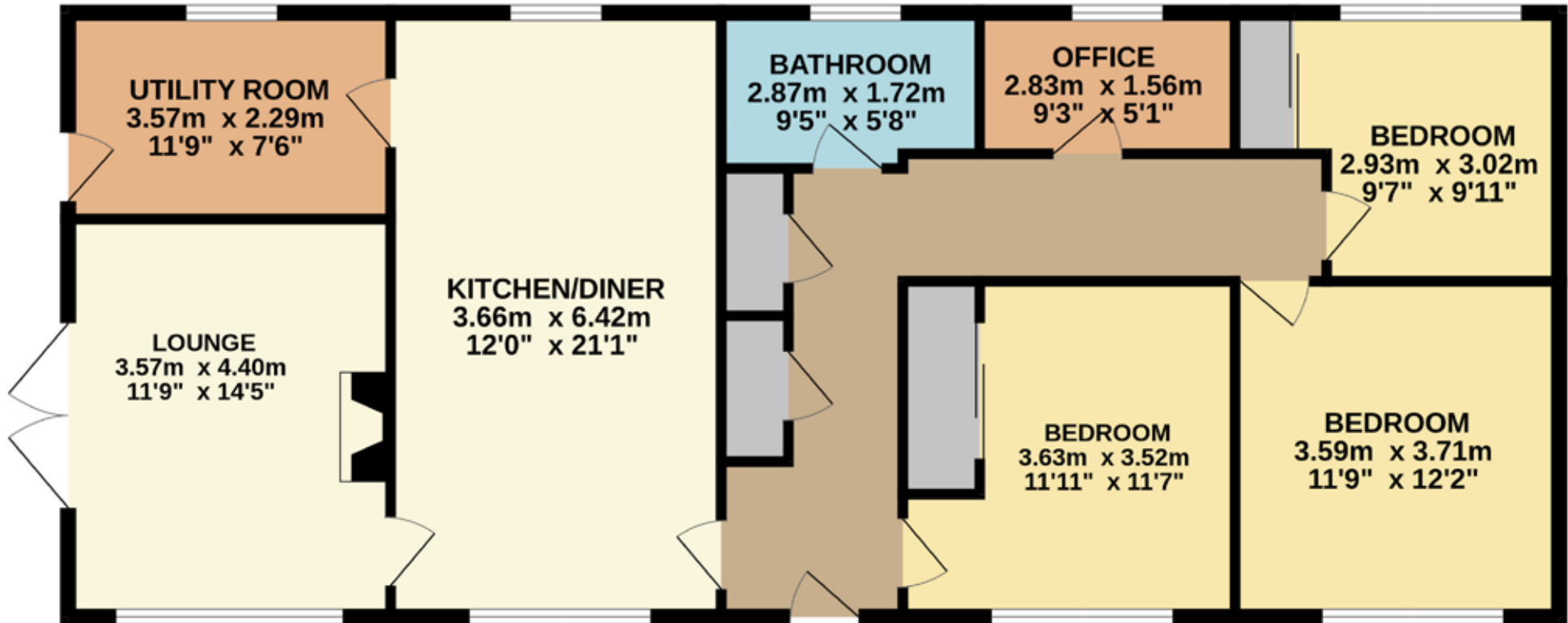
- **Lounge**
With patio doors and a large wood burning stove with a sandstone surround placed in the dividing wall between here and the kitchen.



- **Double Bedroom 1**
With a window to the front affording views across the surrounding countryside, built-in mirrored wardrobes.
- **Bathroom**
With WC, WHB, bath with shower over.
- **Office**
With a window to the rear.
- **Double Bedroom 2**
With a window to the front.
- **Double Bedroom 3**
With a window to the rear and built-in mirrored wardrobes.

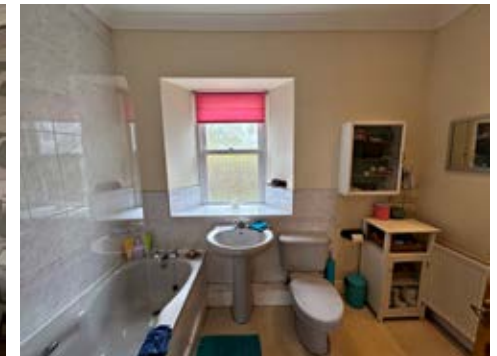
Floor Plan

GROUND 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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THE GRAZING PADDOCKS AND STABLES

Barclosh Farm Cottage benefits from about 3.8 acres of grazing land which is currently home to the owners horses, these paddocks are directly accessed from the cottage.

A part block-built and box profile clad building (approx' 60ft x 20ft), houses three large stables with plenty of room for feed stuffs and storage. A second block-built building provides a useful storage area for machinery, etc. Parts of the fencing surrounding the property has recently been renewed.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private (Borehole)	Septic Tank	Mains	Oil	C	E 52





HOME REPORT

Given that the property benefits from an agricultural holding number (82/500/0024), with livestock registered on the holding, there is no requirement to provide a home report as the property is deemed as mixed use. **Please note:** There is no agricultural tie to the property and the holding number can be removed should any party wish to revert back to residential only.



APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

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: **Williamson & Henry** 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.



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 July 2024

Sale Plan



