



LINDISFARNE

Threave Road, Rhonehouse, Castle Douglas, DG7 1SA

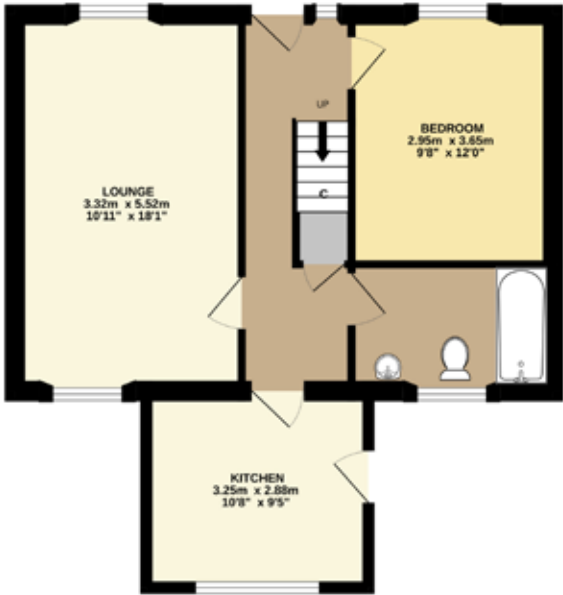


LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

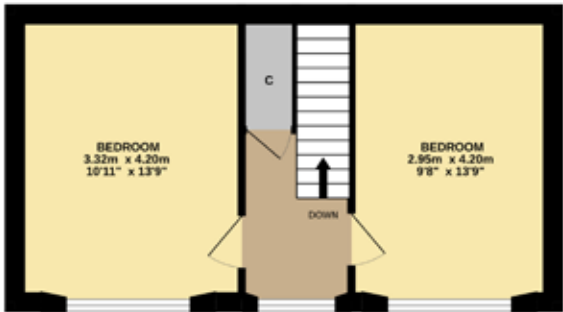


Floor Plan

GROUND FLOOR



1ST 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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NOT TO SCALE
Plans for indicative purposes only

LINDISFARNE

Threave Road, Rhonehouse, Castle Douglas, DG7 1SA

Castle Douglas 2 Miles, Dumfries 16 Miles, Carlisle 49 Miles, Stranraer 52 Miles

A TRADITIONAL STONE BUILT SEMI- DETACHED COTTAGE SITUATED IN THE PRETTY RURAL VILLAGE OF RHONEHOUSE IN THE STEWARTRY AREA OF DUMFRIES & GALLOWAY

- TWO WELL-MAINTAINED SEMI-DETACHED TWO / THREE BEDROOM COTTAGE
- GENEROUS WELL-KEPT GARDEN GROUNDS TO THE REAR WITH OPEN COUNTRYSIDE VIEWS
- DEVELOPMENT POTENTIAL
- SITUATED ON THE DOORSTEP OF SOME WONDERFUL NATIONAL TRUST WALKS
- WITHIN CLOSE PROXIMITY TO MAJOR COMMUTING NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Pollock & McLean
1 West Morton Street
Thornhill
DG3 5NE
Tel: 01848 330207



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

Lindisfarne is situated in a central position of the Village of Rhonehouse. The property is of traditional stone construction set under a slated roof and benefits from generous garden grounds to the rear.

Lindisfarne offer two / three-bedroom accommodation over two floors and although requires updating in parts, provides a super blank canvas for any potential purchaser. The enclosed garden grounds to the rear overlook the surrounding farmland and in recent years, the owners have grown a variety of fruit and vegetables, therefore, an element of self-sufficient living can be achieved. The garden is laid to lawns with mature shrubs, flower beds and bound by mature hedges and drystone dykes. Potential purchasers may see some development potential for adding an extension to the rear but would need to make their own enquiries in this respect with the regional council.

Given the location of the property, National Trust walks are available straight from the doorstep and a bounty of native wildlife can be enjoyed on a daily basis.

Local services are conveniently located in the nearby town of Castle Douglas (The Food Town). This market town, which forms the heart of the Stewartry area, offers all essential services with a comprehensive range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops, butchers, bakers, greengrocers and craft outlets. Primary schooling is available at the nearby Village of Gelston with both Primary and Secondary schools available at Castle Douglas.

Communications to the area are good with the property lying in close proximity to the main A75 EuroRoute, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75 and the international airports of Prestwick and Glasgow within an easy drive of the property. There are mainline railway stations at both 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 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 within Castle Douglas.

DIRECTIONS

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

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Lindisfarne are sought **in excess of: £140,000**

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

The property occupies a central village location, is of traditional stone construction under a slated roof offering comfortable family accommodation, as follows:

- **Central Hallway**
With part glaze UPVC door to the front, understair storage cupboard.
- **Double Bedroom 1 / Snug**
With a window to the front.
- **Lounge**
With an open fire and windows to the front and rear.
- **Kitchen**
With a range of floor and wall units, plumbed for white goods, window to the rear and part glazed UPVC door giving access to the rear garden grounds.
- **Bathroom**
A good-sized bathroom which at present has a bath with shower over, WC & WHB.



FIRST FLOOR

- **Upper Hallway**
With a window to the rear and built-in storage cupboard.
- **Double Bedroom 2**
With a window to the rear affording lovely, elevated views across the surrounding farmland.
- **Double Bedroom 3**
With a window to the rear.



OUTSIDE

As mentioned earlier, there are generous mature garden grounds to the rear of Lindisfarne with plenty of scope for the addition of an extension.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	D	D 55

HOME REPORT

A Home Report is available to download from our website:
www.threaverural.co.uk



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, **Pollock & McLean** 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 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.



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 May 2024

