



SYLLODIOCH

Gatehouse of Fleet, Castle Douglas, DG7 2DP



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



SYLLODIOCH

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Gatehouse of Fleet 4 miles, Kirkcudbright 8 miles, Castle Douglas 14 miles, Dumfries 31 miles, Carlisle 68 miles, Glasgow 107 miles

A CHARMING RESIDENTIAL SMALLHOLDING INCORPORATING A TRADITIONAL GALLOWAY COTTAGE AND GRAZING LAND SITUATED IN A WONDERFUL RURAL LOCATION

- TRADITIONAL THREE BEDROOM GALLOWAY COTTAGE
- GENEROUS GARDEN GROUNDS SURROUNDING THE COTTAGE
- HUGE POTENTIAL FOR SMALLSCALE AGRICULTURAL OR EQUESTRIAN PURPOSES
- NO IMMEDIATE NEIGHBOURS
- RURAL BUT ACCESSIBLE LOCATION
- WITHIN CLOSE PROXIMITY TO THE COAST
- WITHIN EASY DRIVING DISTANCE MAJOR COMMUTING NETWORKS

IN ALL ABOUT 20.78 ACRES (8.41 HECTARES)

FOR SALE AS A WHOLE

VENDORS SOLICITORS

Mr Adam Turnbull
Gillespie Gifford & Brown
135 King Street
Castle Douglas
DG7 1NA
Tel: 01556 503744



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

Syllodioch is conveniently located within close proximity to the historical village of Gatehouse of Fleet, the picturesque harbour town of Kirkcudbright, and the pretty village of Borgue. The property occupies a rural site and are only a short drive from some of the most spectacular beaches and bays within Dumfries & Galloway, yet within close proximity to major road networks.

This charming traditional cottage is approached via a well-maintained single-track road where there is ample parking for several vehicles. The property is surrounded by its own very generous garden grounds with direct access to the grazing land. The cottage does require a degree of renovation and modernisation, however, presents a perfect blank canvas to create a lovely family home.

The grazing land is enclosed in one field enclosure amounting to about 20 acres and is directly accessed from the cottage. The land is currently utilised for the grazing of livestock.

Given the location of Syllodioch a bounty of native wildlife can be enjoyed on a daily basis and for the outdoor enthusiast a range of activities are available straight from the doorstep.

A range of local services are conveniently located within the historical village of Gatehouse, where there is a primary school, a range of shops and a variety of places to eat out. Gatehouse is also a recognised UNESCO Biosphere community. Biosphere Communities are places where local residents and businesses have committed to being proud supporters of the Biosphere.

The village attracts a wide range of artists and makers, with the town of Kirkcudbright, a 10-minute drive from the property. Kirkcudbright is extremely popular with tourists and is known as the 'Artists' Town', as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town. A further range of services can be found in Castle Douglas (The Food Town), with the high street being renowned for its niche retailing with a wide range of traditional shops and craft outlets.

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.

The Solway Firth is a popular yachting destination and Scotland's only 'Blue Flag' marina is located adjacent to Kirkcudbright Harbour. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, 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. The international airports of Glasgow, Edinburgh & Newcastle are within an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

DIRECTIONS

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

What3Words: lied.raced.octagonal

METHOD OF SALE

The property is offered for sale by private treaty **as a whole**.

GUIDE PRICE

Offers Syllodioch 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



PARTICULARS OF SALE

Syllodioch is of traditional Galloway construction set under a slated roof occupying a rural site nestled within the surrounding countryside. The property in more detail briefly comprises:

- **Conservatory Sunroom**
Glazed to two sides and glazed UPVC door to outside.
- **Double Bedroom 1**
With double aspect windows.

- **Kitchen**

With floor and wall units, windows to the front and rear.



- **Bathroom**

Bath with shower over, WC, WHB, window to the front.



- **Inner Hallway**

- **Utility Room**

- **Lounge**

With double aspect windows and wood burning stove.

- **Central Hallway**

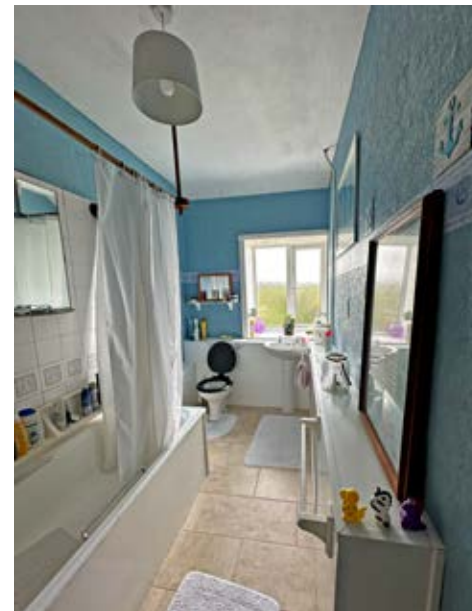
With two windows to the rear.

- **Bedroom 2**

With window to the front.

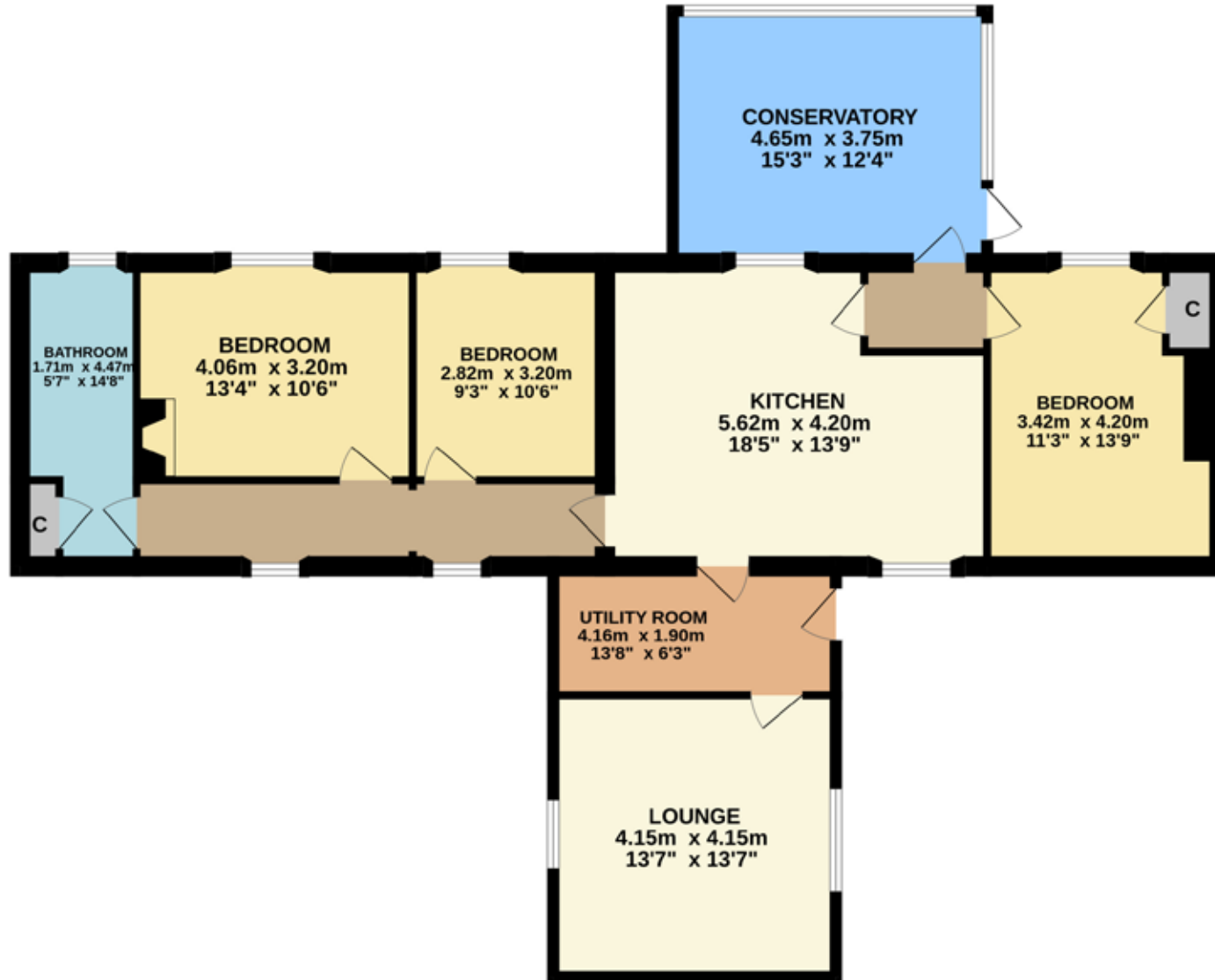
- **Bedroom 3**

With window to the front.



Floor Plan

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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SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Duel Fuel	C	E 46

Fibre-optic box 50 yards from the house.

OUTSIDE

The cottages are approached by a driveway offering ample off-road parking. The remainder of the generous grounds are made up of lawns bound by neat drystone dykes and albeit very tidy, may offer a blank canvas for the keen horticulturist.



THE AGRICULTURAL LAND

The agricultural land is made up of one field enclosure amounting to about 20 acres and is currently utilised for the grazing of livestock. The addition of this land provides a great opportunity for smallscale agriculture or equestrian purposes.



HOME REPORT

Given that the property benefits from an agricultural holding number there is no requirement to provide a home report as seen as mixed use.

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, **Mr Adam Turnbull Gillespie Gifford & Brown**, 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.

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 June 2024

Sale Plan



FOR INDICATIVE PURPOSES ONLY

In all about : 8.41 ha (20.78 acres)

