



# NO'2 HALLHILL COTTAGES

Irongray, Dumfries, DG2 9TS



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# No'2 Hallhill COTTAGES

**Irongray, Dumfries, DG2 9TS**

**Dumfries 6 miles, Carlisle 41 Miles, Glasgow 73 Miles, Edinburgh 76 Miles**

## **A THOROUGHLY CHARMING TRADITIONAL SEMI-DETACHED COTTAGE SITUATED WITHIN THE PICTURESQUE AREA OF IRONGRAY IN DUMFRIES & GALLOWAY**

- TRADITIONAL THREE BEDROOM COTTAGE
- BEAUTIFUL COUNTRYSIDE LOCATION WITH THE RIVER CLUDEN ACROSS THE MINOR ROAD
- ENCLOSED LANDSCAPED GARDEN GROUNDS
- RIPARIAN FISHING RIGHTS ON THE CLUDEN WATER
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- CONVENIENTLY LOCATED CLOSE TO DUMFRIES AND MAJOR ROAD NETWORKS

### **VENDORS SOLICITORS**

Strefford Tulip  
Muirbrow Chambers  
118 Cadzow Street  
Hamilton  
ML3 6HP  
Tel: 01698 429428



### **SOLE SELLING AGENTS**

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY  
Tel: 01556 453 453  
Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



WE USE  
GOLD  
FLAKE  
CIGARETTES

## INTRODUCTION

No' 2 Hallhill Cottages is conveniently located some 7 miles distant of the busy market town of Dumfries in Southwest Scotland. The dwelling occupies an idyllic rural site with picturesque views over the surrounding countryside.

No' 2 Hallhill Cottages is a well-presented home which has been well-maintained and greatly improved within the current ownership, including the landscaping of the garden grounds which have been carefully planned to incorporate a plethora of beautiful plants, vegetable patches, mature trees, lawns and a dedicated patio. The location of the cottage is such that a bounty of native wildlife can be enjoyed on a daily basis and countryside pursuits available straight from the doorstep, including fishing rights on the Cluden Water, which is across the minor road to the front of the cottage.

Irongray itself is a small parish situated in the rural and picturesque landscape of Dumfries and Galloway. Rich in history with connection to the infamous Covenancing period, the area today is considerably more peaceful, with agriculture playing a significant role. The Routin Bridge is another notable feature here, only a short drive from No' 2 Hallhill Cottages, a beautiful old stone-built bridge sitting above the tumble of rocks at a waterfall set amidst its deciduous woodland fringe.

A wide range of services are located within the busy market town of Dumfries, some seven miles distant, boasting all essential and professional services along with three retail parks, an ice rink, a University Campus and the recently constructed hospital. 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 nearest primary school is situated within the village of Shawhead only 3.5 miles from No' 2 Hallhill Cottages.

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. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

## DIRECTIONS

As indicated on the location plan which form part of these particulars.  
*What3Words: surviving.nearly.strumming*

## METHOD OF SALE

The property is offered for sale by private treaty.

## GUIDE PRICE

Offers for No' 2 Hallhill Cottages are sought **in excess of: £185,000**

## 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](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

No' 2 Hallhill Cottages is of traditional construction set under a slated roof. The accommodation is arranged over a single floor providing comfortable living accommodation. The property in more detail briefly comprises:

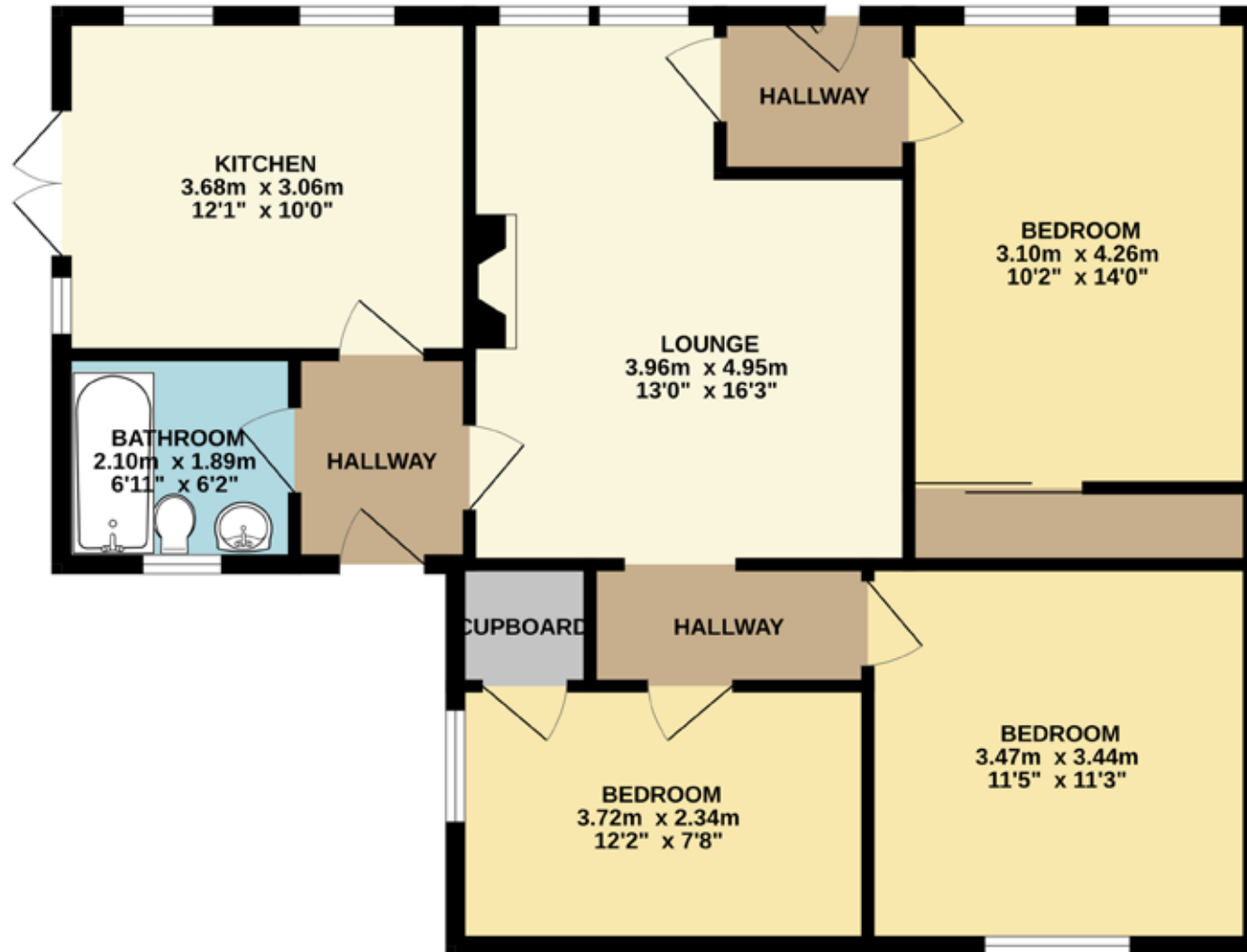
- **Rear Hallway**  
With part glazed UPVC door to the garden grounds.
- **Bathroom**  
'P' shaped bath with a shower over, WHB set in a vanity unit, WC, window to the rear.
- **Kitchen**  
With a range of floor and wall units, plumbed for white goods, window to the front alongside a small feature window, patio doors open up on to the paved patio.
- **Lounge**  
A lovely cottage lounge with a wood burning stove for those cosy winter months. There is a window to the front and a large Velux window enhancing the natural light.



- **Double Bedroom 1**  
With a window overlooking the garden grounds.
- **Double Bedroom 2**  
With a window to the side.
- **Double Bedroom 3**  
With built-in wardrobes and a 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	Septic Tank	Mains	Oil/wood burning stove	C	E 43

**OUTSIDE**

Generous mature garden grounds to the rear of the cottage and as mentioned earlier, have been carefully landscaped to incorporate a garden shed, flowering border, vegetable patches, lawns and mature trees & shrubs. A paved patio provides the perfect area for alfresco dining or family and social entertaining.



**HOME REPORT**

A home report can be made available by contacting the sole selling agents, Threave Rural, or can be downloaded via our website: [www.threaverural.co.uk](http://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, **Strefford Tulip** 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**

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

P Const Bdy

Hallhill Cottages

Roughtree Cottage



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