



HIGH GRANGE COTTAGE

Kirkcudbright, Dumfries & Galloway, DG6 4RD



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



HIGH GRANGE COTTAGE

Kirkcudbright, Dumfries & Galloway, DG6 4RD

Kirkcudbright 2.5 miles, Castle Douglas 12 miles, Dumfries 29 miles, Carlisle 66 miles, Glasgow 106 miles

A THOROUGHLY CHARMING STONE BUILT COTTAGE SITUATED JUST ON THE OUTSKIRTS OF THE PRETTY ARTISTS' TOWN OF KIRKCUDBRIGHT

- UNIQUE ONE BEDROOM COTTAGE SET IN A RURAL LOCATION
- GENEROUS GARDEN GROUNDS WITH POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- MOSTLY OFF GRID WITH NO IMMEDIATE NEIGHBOURS
- ONLY A SHORT DRIVE TO THE PRETTY TOWN OF KIRKCUDBRIGHT
- CONVENIENTLY LOCATED TO MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Mr Neil Cavers
Cavers & Co'
40-42 St Mary St
Kirkcudbright
DG6 4DN
Tel: 01557 331217



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

High Grange Cottage is situated off the A711 on the outskirts of Kirkcudbright with rather a unique access track, which travels around the edge of an agricultural field. This charming 'chocolate box' cottage has been in the same ownership since 1990 where it has provided a wonderful holiday retreat for the family to enjoy throughout the year.

The cottage is of traditional stone-built construction set under a slated roof offering modest one bedroom accommodation with the whole property sitting within about a quarter of an acre enclosed by dry stone dykes with a gated access, surrounded by farmland. The garden grounds are mainly laid to lawns enjoying open countryside views and given the extent of the grounds, there could be great potential for some self-sufficient living. The property enjoys some spectacular dark skies and with its rural location, a bounty of native wildlife can be enjoyed on a daily basis.

High Grange cottage is **mostly off-grid** with solar panels generating the electricity, benefitting from battery storage. The multi-fuel stove within the lounge is plumbed to heat the hot water and the water is fed to the cottage through a private pipe from a mains water supply at St Mary's Isle Estate.

High Grange is only a short drive from the pretty town of Kirkcudbright which is one of Scotland's most vibrant communities with events, exhibitions and activities taking place throughout the year. A lively fishing port, Kirkcudbright makes an ideal location for a weekend break or as a base to explore the beautiful south west of Scotland.

Surrounded by coasts and hills of outstanding natural beauty; ideal for cycling, gentle walking, challenging hiking or a lazy day at the beach. Events take place throughout the year with the spectacle of the tattoo and the traditional Riding of the Marches. There are Art and Crafts Trail with over 100 venues, a Country Fair and a Food Festival.

Established as a Royal Burgh in 1455, Kirkcudbright has always been supported by a busy fishing trade. Behind the harbour the streets have housed generations of creative artists, a tradition maintained today by a flourishing colony of painters and craftworkers. This has led to it being called "The Artists' Town". Other well-known features of the town are the pastel-coloured houses and wide streets, the wide selection of mainly family-owned shops. Both primary and secondary schooling are available within the town, with both being highly regarded.

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 18-hole courses, the closest being at Kirkcudbright. The Solway Firth is a popular yachting destination and Scotland's only 'Blue Flag' marina is located adjacent to Kirkcudbright Harbour.

DIRECTIONS

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

What3Words: subtitle:engrossed:observes

METHOD OF SALE

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

GUIDE PRICE

Offers for High Grange Cottage are sought **in excess of: £150,000**

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



PROPERTY DESCRIPTION

High Grange Cottage is nestled within its own generous private plot and is accessed via a servitude right of access around the edge of an agricultural field. The gated driveway provides ample off-road parking with the property bound by mainly dry-stone dykes.

As mentioned earlier, the cottage is of traditional stone construction set under a slated roof providing one bedroom accommodation over a single floor. A front door porch has a door off to the **bathroom** and **lounge**. The bathroom benefits from a corner shower cubicle, WC & WHB with a window to the rear. Moving into the lounge, a welcoming wood burning stove sets the scene for those cosy winter nights and double aspect windows enhance the natural light. The **kitchen** is just off the lounge with a picture window to the side, base units plumbed below for white goods. A gas hob and oven are serviced by bottled gas. The **double bedroom** to the rear of the cottage has a window to the side.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Public through a private water pipe	Private	Solar Panels	Wood burning stove	B	

PLEASE NOTE: The solar panels have been installed by the current owners and any potential buyer will need to satisfy themselves as to their suitability and the installation.

MATTERS OF TITLE

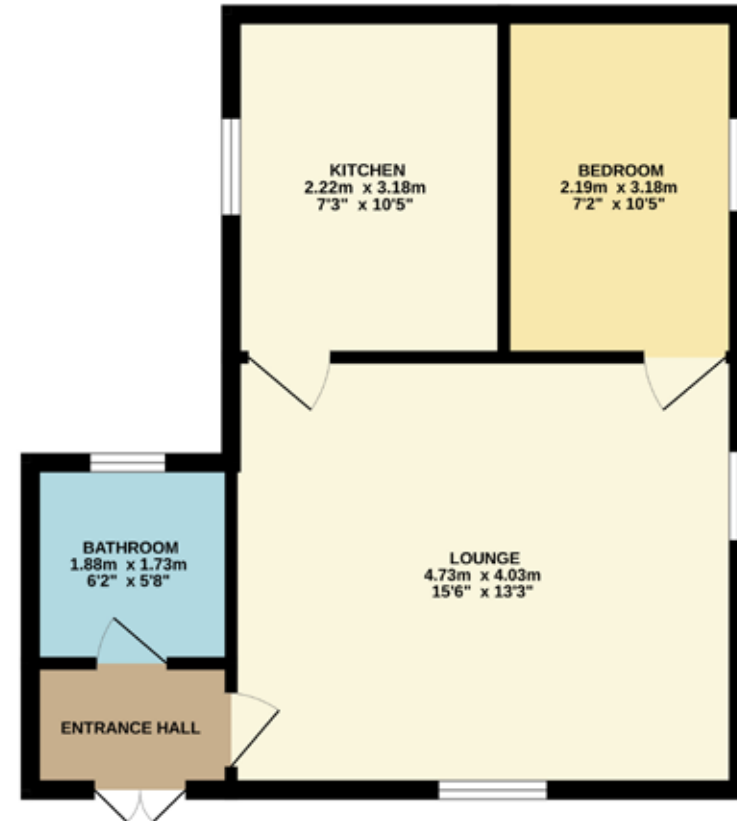
The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Mr Neil Cavers** for a definitive list of burdens subject to which the property is sold.

INGOING

There are no ingoing claims affecting the property.



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.
Made with Hough CC204

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 August 2024



