



NETHER GLAISTERS

Corsock, Castle Douglas, DG7 3DU



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

NETHER GLAISTERS

Corsock, Castle Douglas, DG7 3DU

Castle Douglas 12 Miles, Dumfries 17 Miles, Carlisle 51 Miles, Glasgow 77 Miles, Edinburgh 80 Miles

A THOROUGHLY CHARMING DETACHED TRADITIONAL DWELLINGHOUSE NESTLED WITHIN THE BEAUTIFUL GALLOWAY HILLS

- SPACIOUS THREE BEDROOM FAMILY HOME
- BEAUTIFUL MATURE GARDEN GROUNDS WITH UNINTERRUPTED COUNTRYSIDE VIEWS
- TRADITIONAL BOTHY (DEVELOPMENT POTENTIAL)
- NO IMMEDIATE NEIGHBOURS
- ABOUT 7 ACRES OF GRAZING LAND
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- SOLAR PANELS ON AN RHI FEED-IN TARIFF
- WITHIN EASY COMMUTING DISTANCE OF MAJOR ROAD NETWORKS

IN ALL ABOUT 7.709 ACRES (3.12 HECTARES)

VENDORS SOLICITORS

Nero Legal
135 Buchanan St
Glasgow
G1 2JA
Tel: 0141 230 7080



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

Nether Glaisters is located on the outskirts of the village of Corsock within a beautiful rural setting. This charming traditional house occupies a generous plot with uninterrupted countryside view, benefitting from generous mature garden grounds along with detached traditional bothy benefitting from electricity laid in. In addition, there is about 7 acres of grazing land which at present is home to the owner's small flock of Herdwick sheep. This delightful property offers the type of rural lifestyle which many are seeking at this time.

Nether Glaisters has been vastly improved within the current ownership, including a new roof on the house and the traditional bothy. The property offers well-presented, diverse, spacious, three-bedroom accommodation over two floors. The garden grounds are beautifully landscaped incorporating areas of lawns, flowering borders, mature trees and shrubs and are fully enclosed providing a safe haven for children and pets. The property enjoys some spectacular dark skies and with its rural location, a bounty of native wildlife can be enjoyed on a daily basis with Pine Martins being spotted recently.

The traditional bothy (recently reroofed) is currently utilised as a useful dry storage facility, however, could be developed for a number of uses, such as a workshop, an artist's studio, or indeed, given that this is a traditional vernacular building, may have some development potential for change of use to residential for extended family living or a holiday let. Any interested party wishing to pursue this would need to make their own enquiries with the regional council. In addition, there is a pole barn and a small traditional piggery, which has been converted into a kennel.

Corsock itself is a small village near the Urr Water, situated about a 20-minute drive to Castle Douglas (The Food Town), which forms the heart of the Stewartry area. Castle Douglas 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 and craft outlets.

This area of Southwest Scotland is a varied and picturesque part of Southern Scotland, ranging from the moorland of the Southern Upland hills to the bays and sandy beaches of the Solway Coast. It is an historic and distinctly rural county where agriculture and tourism form the backbone of the local economy.

Given the diverse landscape and proximity to the Solway Coast the area offers unique walks, equestrian hacking, cycling, sailing and for the keen golfer, Dumfries & Galloway boasts no fewer than twenty-nine 18-hole courses. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

Communications and arterial links are very good with the A75 in close proximity and the M6 and M74 at Lockerbie, less than half an hour's drive, with the international airports of Glasgow, Edinburgh & Newcastle within easy commuting distance.

METHOD OF SALE

Nether Glaisters is offered for sale by private treaty.

DIRECTIONS

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

GUIDE PRICE

Offers for Nether Glaisters are sought **in excess of: £420,000**

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

NETHER GLAISTERS

Nether Glaisters is approached by its own private gated driveway where ample parking is available to the rear of the house. An attached garage also provides sheltered parking, which at this time is currently utilised as a workshop. Nether Glaisters is of traditional construction under a newly slated roof providing comfortable, diverse family accommodation as follows:

GROUND FLOOR

- **Rear Porch / Boot Room**

This is a fabulous addition to the property providing the perfect space for kicking off muddy boots, etc., in addition, there is access to a cloakroom before entering the main living accommodation.

- **Rear Hallway**

With doors off to a **utility room / shower room** which is plumbed for white goods and a **large walk-in pantry**.

The hallway leads into another recently refitted utility room which is plumbed for white goods and a sink is set in a base unit. A large built-in cupboard houses a pump and filters servicing the private water supply.



- **Kitchen**

The kitchen was refitted in 2022 and has been planned in such a way which is sympathetic to this traditional house. Presented now as a wonderful farmhouse style kitchen which has a generous range of base units incorporating an integrated dishwasher and fridge along with a five-ring gas range (bottled gas). In addition, a central island provides further storage with cupboards and drawers below along with an integrated waste bin. There is ample space to accommodate a family dining table and patio doors open up onto the garden grounds. Sliding part glazed timber doors open up into the lounge.



- **Lounge**

A spacious family room with double aspect windows enhancing the natural light and providing wonderful views. A multi-fuel stove is inset within a slate fireplace.

- **Dining Room**

With a multi-fuel stove inset on tiled hearth and a window to the front.



- **Central Hallway**
With stairs off to the first floor and a front door porch off which has a window to the front and a composite door.
- **Double Bedroom 1**
A very generous room with a window to the front, again providing wonderful views.



FIRST FLOOR

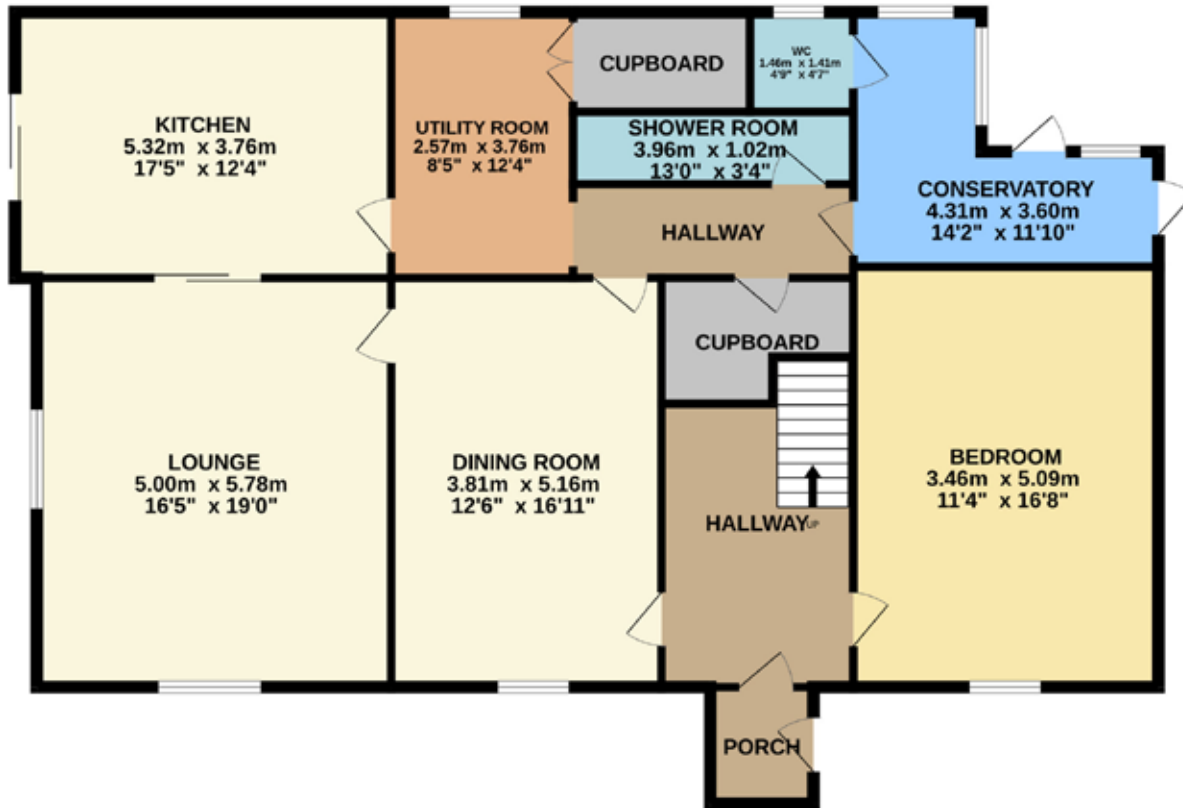
- **Upper Hallway**
On the turn of the staircase a window overlooks the rear. The upper hallway has a built-in cupboard and a large airing cupboard housing the hot water tank.
- **Family Bathroom**
With a bath, large shower enclosure, WC, WHB set in vanity unit, window to the side.

- **Double Bedroom 2**
Another generous living space with double aspect windows affording elevated views over the surrounding countryside.
- **Office / Box Room**
- **Double Bedroom 3**
Again, a very generous living space with a picture window to the front.

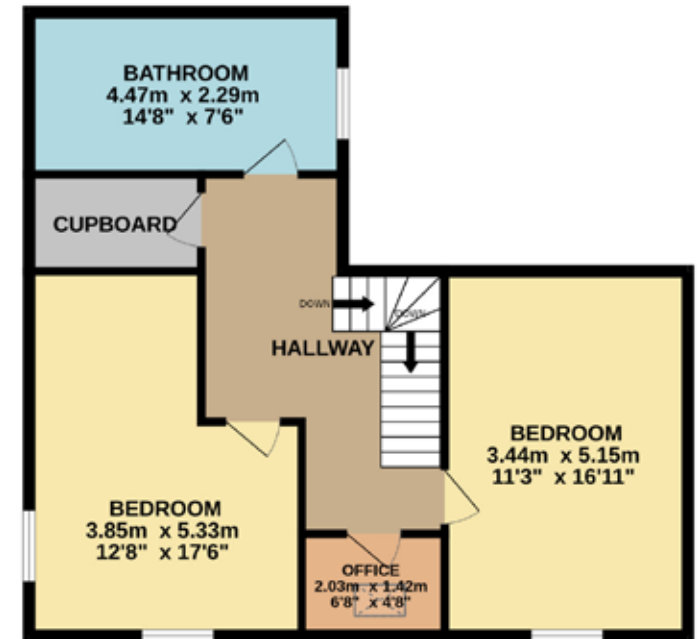


Floor Plan

GROUND FLOOR



1ST 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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OUTSIDE

As mentioned earlier Nether Glaisters is approached by its own private drive where there is ample parking to the rear. The property is surrounded by its own beautiful, mature garden grounds laid to lawns, flowering borders, mature shrubs and trees. A detached traditional bothy benefits from electricity laid in. In addition, there is a kennel building which was a former piggery along with a useful pole barn.

The grazing land amounts to about 7 acres which is currently home to the owners small flock of Herdwick sheep. The land is accessed directly from the back of the house, is well fenced and watered.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Private	Mains	Oil	F	





Additional Information: There is a bank of solar panels which are on a RHI feed-in tariff with annual payments amounting to approximately £2,000. The private water supply is fed from a spring which is pumped into a tank and fed to the house through two UV filters.

HOME REPORT

The home report can be downloaded from our website www.threaverural.co.uk/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.

MATTERS OF TITLE

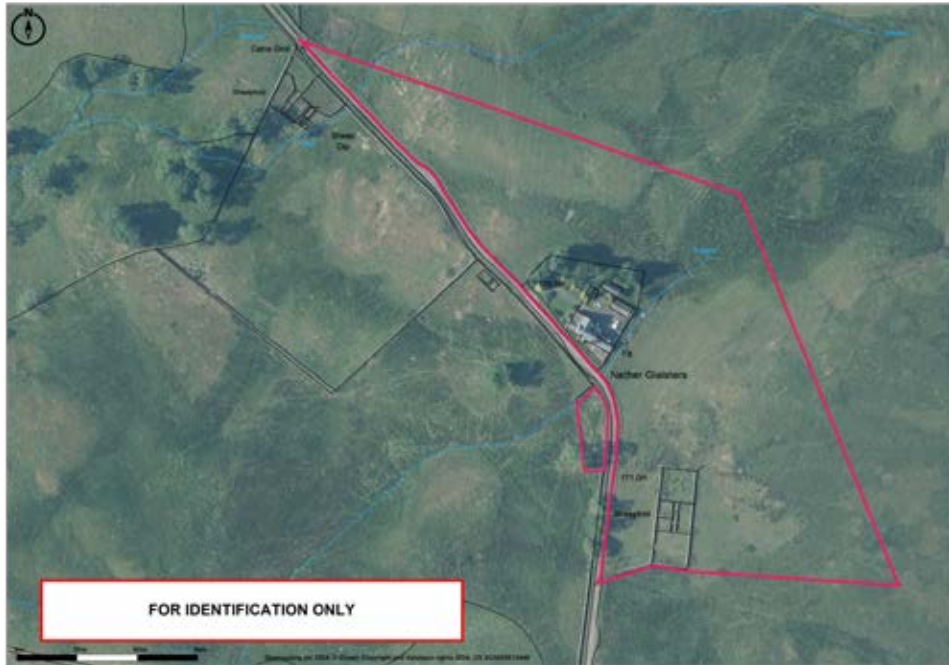
The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc. whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Nero Legal** 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.



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Plotted Scale - 1:2500. Paper Size - A4

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

