



NO' 39 ST DAVID STREET

Kirkpatrick Durham, Castle Douglas, DG7 3HE.



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



Kirkpatrick Durham

NOT TO SCALE
Plan for indicative purposes only

No' 39 ST DAVID STREET

Kirkpatrick Durham, Castle Douglas, DG7 3HE

Springholm 1 Mile, Castle Douglas 6 Miles, Dumfries 13 Miles, Carlisle 47 Miles, Glasgow 87 Miles

A THOROUGHLY CHARMING DETACHED COTTAGE SITUATED WITHIN THE PRETTY VILLAGE OF KIRKPATRICK DURHAM IN DUMFRIES & GALLOWAY

- THREE BEDROOM ONE AND A HALF STOREY DETACHED COTTAGE (ONE ENSUITE)
- SYMPATHETIC ARCHITECT DESIGNED EXTENSION
- GENEROUS MATURE GARDEN GROUNDS TO THE REAR WITH BEAUTIFUL OPEN VIEWS
- COUNTRYSIDE PURSUITS AVAILABLE STRAIGHT FROM THE DOORSTEP
- WITHIN EASY COMMUTING DISTANCE OF THE HOSPITAL & MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Amy Orr
Brazenall & Orr
104 Irish Street
Dumfries
DG1 2PB
Tel: 01387 255695



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

No' 39 St David Street is a charming, surprisingly spacious detached cottage situated just on the edge of the village of Kirkpatrick Durham and benefits from generous mature garden grounds to the rear with stunning open views across the surrounding countryside. No' 39 St David Street offers the rural lifestyle which many are seeking at this time, yet within easy reach of major commuting links.

This early 19th century cottage (Category C listed) radiates an air of serenity and an abundance of charm and character upon stepping through the door. The property has been extremely well-maintained within the current family ownership, more recently having a new electricity consumer unit fitted, upgraded interlinked smoke & CO2 detection system, renewed radiators, new kitchen units and upgraded integrated appliances, new flooring in the kitchen and bathroom and new carpets in the upstairs accommodation. The property has been in the same family ownership for 35 years and around about 1993 the attached traditional two storey barn was incorporated into the house and developed into a fabulous light filled family living space with a single garage below.

The mature garden grounds to the rear are completely enclosed, mainly laid to neat lawns with a patio area presenting a fantastic space for family and social entertaining. The location of No' 39 St David Street is such that a variety of native wildlife can be enjoyed on a daily basis.

The nearest local services can be found at Springholm, only 1 mile distant where there is a local shop, primary school and the Culshan Barrow, offering homegrown produce, etc., just on the 30 mile an hour limits coming into Springholm. A wider range of local services are conveniently located within 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, delicatessens, craft beer & wine outlets, butchers, grocers and craft shops offering a selection of goods from local artists, etc. Primary & Secondary education is available within the town with the catchment area for primary schooling at Springholm.

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 and Edinburgh within easy commuting distance.

METHOD OF SALE

No' 39 St David Street is offered for sale by private treaty.

DIRECTIONS

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

GUIDE PRICE

Offers for No' 39 St David Street are sought in excess of: £285,000

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

This charming cottage is of traditional construction set under a slated roof, providing comfortable family accommodation over two floors, as follows:

GROUND FLOOR

- **Front Door Porch**
With a timber glazed door leading to the central hallway.

- **Central Hallway**
With off to the first floor.
- **Double Bedroom 1 (Ensuite Wet room)**
A lovely cosy cottage style bedroom with a window to the front, there is an ensuite wet room off.
- **Ensuite Wet Room**
With a shower, WC, WHB walk-in storage cupboard and a window to the rear.



- **Dining Room**
Housing an original ornate cast iron fireplace with decorative tiles, a window is to the front.
- **Family Room**
This area of the accommodation was created by incorporating the attached traditional barn into the footprint of the dwelling. A wonderful living space which is filled with natural light from the windows to the front and rear, glazed patio doors giving access to the raised patio and two Velux windows. A large multi-fuel stove set on an ornate tiled hearth sets the scene for those cosy winter nights in.





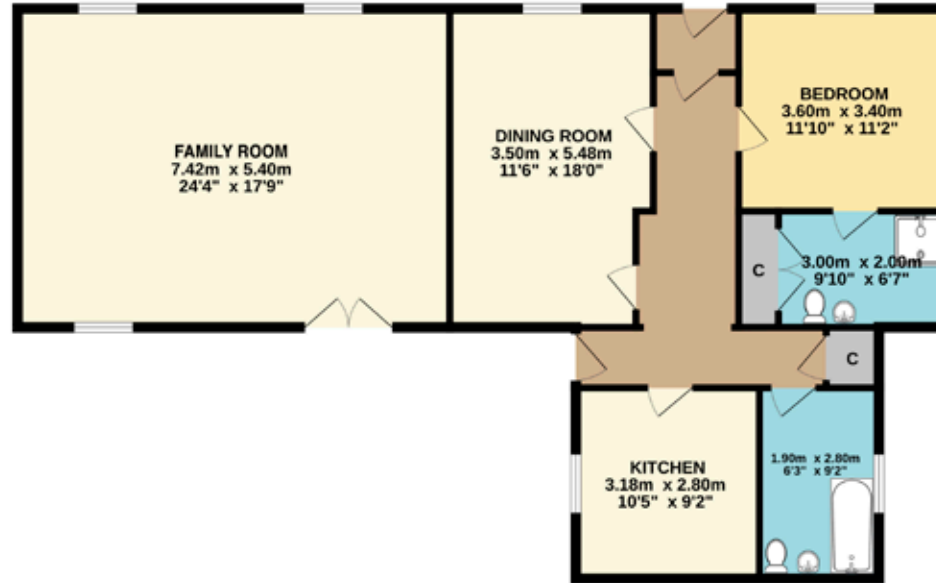
- **Rear Hallway**
With a built-in cupboard currently housing the washing machine.
- **Kitchen**
With a good range of floor and wall units, built-in electric oven, microwave, induction hob and integrated dishwasher. There are double aspect windows overlooking the garden grounds.
- **Family Bathroom**
With a large bath with a shower over, WC & WHB.



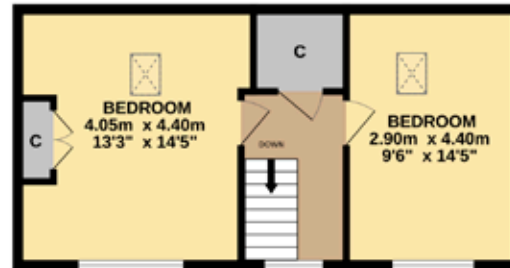
FIRST FLOOR

- **Upper Landing**
With a picture window to the rear overlooking the garden grounds and a large built-in storage cupboard.
- **Double Bedroom 2**
With a picture window to the rear and Velux window to the front.
- **Double Bedroom 3**
Again, with a picture window to the rear and Velux window to the front. Built-in cupboard housing the hot water tank.

GROUND FLOOR



1ST FLOOR





OUTSIDE

As mentioned earlier No' 39 St David Street benefits from beautiful mature garden grounds to the rear which are a mixture of lawns, mature trees and shrubs, flowering borders, etc. There is a paved patio and a raised timber patio which can also be accessed from the family room, making these the perfect areas for alfresco dining and family and social entertaining.

SERVICES

| Water | Drainage | Electricity | Heating | Council Tax | EPC |
|-------|----------|-------------|---------|-------------|------|
| Mains | Mains | Mains | LPG Gas | E | F 36 |

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, **Amy Orr, Brazenall & Orr** 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.

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

