



# THE OLD MILL

Corsock Mill, Corsock, Castle Douglas, DG7 3DL



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# THE OLD MILL

## Corsock Mill, Corsock, Castle Douglas, DG7 3DL

Castle Douglas 10 Miles, Dumfries 15 Miles, Carlisle 51 Miles, Glasgow 90 Miles, Edinburgh 87 Miles

## A DIVERSE AND SPACIOUS SPLIT-LEVEL DWELLINGHOUSE OCCUPYING A SEMI-RURAL LOCATION ON THE PERIPHERY OF THE VILLAGE OF CORSOCK

- MODERN THREE BEDROOM DWELLINGHOUSE
- LARGE GARDEN GROUNDS WITH OPEN VIEWS OFFERING A TRANQUIL AMENITY SPACE
- SOLAR PANELS AND AIR SOURCED HEAT PUMP
- IN ALL ABOUT 1.13 ACRES
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- WITHIN EASY COMMUTING DISTANCE OF MAJOR ROAD NETWORKS
- EPC RATING – B(82)



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### 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)





## INTRODUCTION

Old Mill, Corsock Mill is located in a rural yet easily accessible area of Dumfries & Galloway, just on the periphery of Corscock. This diverse, split-level property is surrounded by its own mature garden grounds with views over the open countryside and occupies the site of a former mill with a pretty stream running alongside. The property is ideally situated for those seeking a rural lifestyle, yet within easy reach of major commuting links.

Old Mill, Corsock Mill is a relatively new building (completion certificate issued in 2016), incorporating all features for modern family day living and offers spacious accommodation over two floors, with huge development potential for creating further living space within the attic. There are rooms within the property which have not been developed yet, such as the en-suites within the lower ground floor accommodation.

A 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 and craft outlets. Primary & Secondary education is available within the town. A smaller range of services can be found some 6 miles distant at the village of Crocketford, such as a restaurant / hotel, village shop & a craft outlet.

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 Prestwick within easy commuting distance.

## METHOD OF SALE

Corsock Mill House is offered for sale by private treaty.

## DIRECTIONS

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

## GUIDE PRICE

Offers for Corsock Mill House are sought **in excess of: £280,000**

## 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

## OLD MILL, CORSOCK MILL

Old Mill, Corsock Mill is situated on an elevated site and offers open countryside views. The property provides family accommodation over two floors, as follows:

### GROUND FLOOR

- **Kitchen**  
With base units, Belfast sink, windows to three sides, wooden flooring.
- **Central Hall**  
With temporary staircase off to the floored attic space.



- **Shower Room**  
With shower cubicle, WC, WHB, built-in storage cupboard.

- **Floored Attic**  
The attic space has velux windows set in and windows at the gable ends. There is huge potential for creating further living space within this area.
- **Sitting Room**  
A large bright room with glazing to three sides and patio doors to raised patio area, wood burning stove set on a tiled hearth.

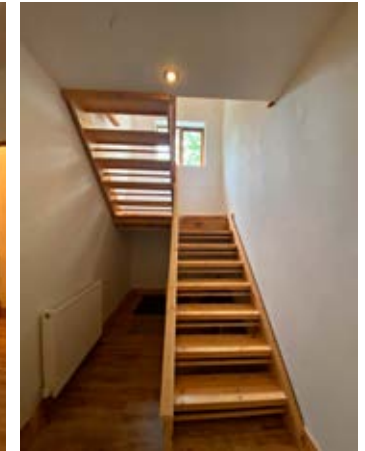


### LOWER GROUND FLOOR

- **Double Bedroom 1**  
This large bright bedroom has double aspect windows with a room set aside for an en-suite where all the plumbing is in place. There is also an area which would be ideal for fitting built-in wardrobes.
- **Family Bathroom**  
With free standing bath, twin WHB's set in a modern unit, WC, Jack n' Jill door off to double bedroom 2.



- **Double Bedroom 2**  
With window to the rear.

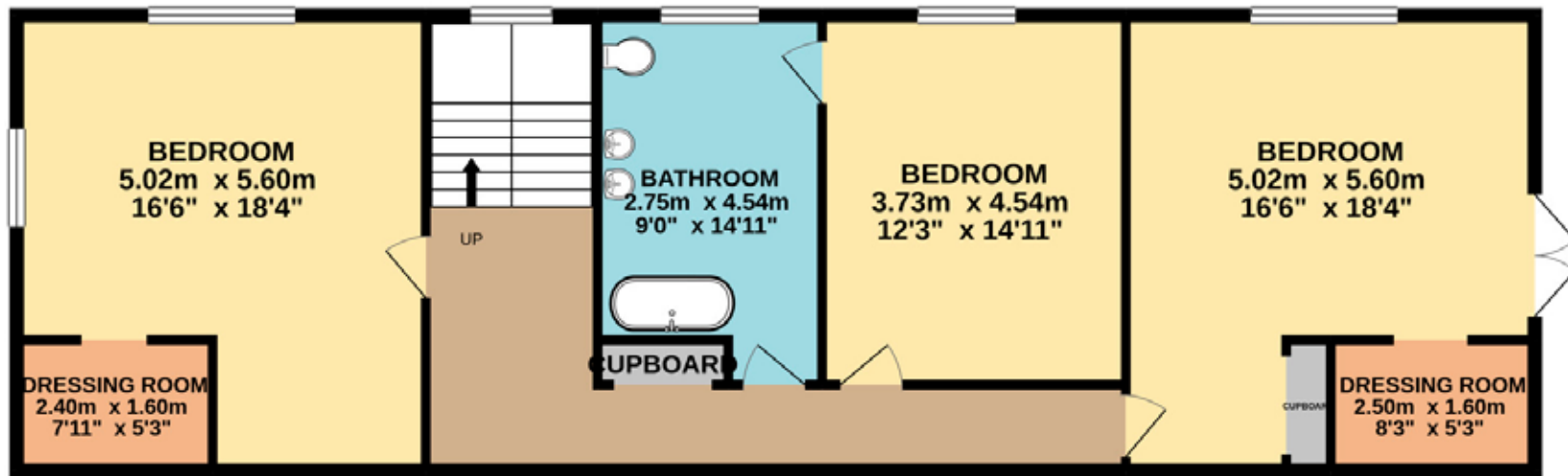


- **Master Bedroom 3**  
Another large bright room with a window to the rear and patio doors to outside. As per bedroom 1, there is a room set aside for an en-suite where all the plumbing is in place.

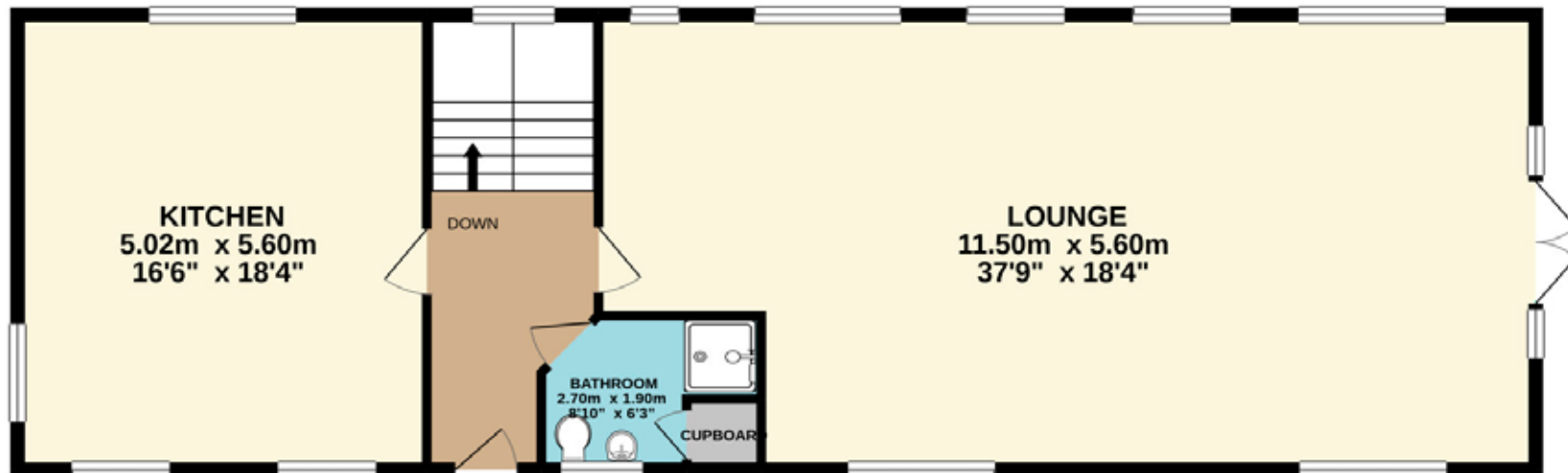


## Floor Plan

### LOWER GROUND FLOOR 104.3 sq.m. (1122 sq.ft.) approx.



### GROUND FLOOR 104.3 sq.m. (1122 sq.ft.) approx.



TOTAL FLOOR AREA: 208.5 sq.m. (2245 sq.ft.) approx

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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### **OUTSIDE**

Old Mill, Corsock Mill is surrounded by its own grounds which offer huge potential for landscaping or indeed development for some self-sufficient living. A pretty stream runs alongside the property and there is a useful lean-to storage shed to the front. The whole property sits in about 1.13 acres and offers a tranquil amenity space.

### **SERVICES**

- Mains water & electricity.
- Oil fired central heating
- Private drainage
- Solar panels
- Air sourced heat pump
- Double Glazing throughout

### **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 for a definitive list of burdens subject to which the property is sold.



### **COUNCIL TAX BANDING**

Band F

### **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**

Immediately upon completion.

### **OFFERS (Closing Date)**

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. 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 January 2025***



# Sale Plan



About: (1.13 acres)

For identification purposes only



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