



# INVERKELLS

Mainsriddle (Coast Road), Dumfries, DG2 8AG



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# INVERKELLS

**Mainsriddle (Coast Road), Dumfries, DG2 8AG**

Dalbeattie 10 miles, New Abbey 7 miles, Dumfries 15 miles, Carlisle 47 miles

## A TRADITIONALLY BUILT TWO STOREY COTTAGE SITUATED ALONG THE COAST ROAD WITH FAR REACHING VIEWS ACROSS THE SOLWAY COAST

- CHARMING FOUR / FIVE BEDROOM DWELLINGHOUSE INCLUSIVE OF LINKED ANNEX
- GENEROUS MATURE GARDEN GROUNDS TO THE REAR
- WITHIN EASY REACH OF BEAUTIFUL SANDY BEACHES AND COVES
- RURAL BUT ACCESSIBLE LOCATION
- WITHIN EASY COMMUTING DISTANCE OF MAJOR ROAD NETWORKS

### VENDORS SOLICITORS

Gillespie Gifford & Brown  
135 King Street  
Castle Douglas  
DG7 1NA  
Tel: 01556 503744



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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

Inverkells is situated just off the A710 Coast Road not far from the wonderful seaside villages dotted along this coast and benefits from far reaching views over the Solway Coast towards the Lake District Hills.

Inverkells is an historical building with the original structure dating back to circa 1792 with the annex dated around 1800 and was originally a coaching Inn. The property is now a wonderful family home offering accommodation over two floors and with the inclusion of the linked annex, there is potential for extended family living or indeed to develop some self-catering accommodation. To the rear are generous, mature garden grounds which are mainly laid to lawns, mature trees and shrubs with the Kells Burn forming the eastern boundary.

From the front of the cottage, fabulous views across the surrounding farmland over the Solway Coast and towards the Lake District Hills can be enjoyed on a daily basis, along with a plethora of native birds and wildlife. Situated almost in the middle of the coast between Dalbeattie and Dumfries, Inverkells offers the perfect location for those wishing to undertake water sports, walks in the nearby hills and cycling in the nearby woodlands. Dalbeattie Woods and its Seven Stanes cycle track are within easy reach as are the popular villages along the coast such as Kippford, affectionately known as 'The Scottish Riviera'. For the less vigorous, the ever-changing panorama of sea, dark skies and distant Cumbrian hills are a splendid sight. Situated on the scenic north shore of the Solway coast, the RSPB reserve at Mersehead is an extensive wetland and saltmarsh area, a haven for breeding waders, wintering waterfowl and year-round bird and wildlife-watching.

The seaside village of Carsethorn, only a short drive from the property, is a historical village consisting mainly of a line of cottages facing out across The Solway Firth with the award-winning Steamboat Inn, serving lunches, dinners, fine ales and spirits throughout the week, all year round.

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.

A wide range of services are located within the busy market town of Dumfries, some 15 miles distant, boasting all essential and professional services along with three retail parks, an ice rink, and a University Campus. 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 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 with the championship course at Southernness just over 2 miles distant from the property.

Communications and arterial links are very good with the A75 in close proximity and the M6 and M74 at Lockerbie. The international airports of Glasgow and Prestwick are within easy commuting distance.

## METHOD OF SALE

Inverkells is offered for sale by private treaty.

## DIRECTIONS

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

## GUIDE PRICE

Offers for Inverkells are sought **in excess of: £340,000**

## 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

### INVERKELLS

Inverkells has been in the same ownership for around 18 years and has been very well maintained and improvements made and although, in parts, would benefit from some cosmetic upgrading, provides spacious and diverse accommodation over two floors, very briefly comprising:

## GROUND FLOOR

- **Front Door Porch**
- **Central Hallway**  
With stairs off to the first floor, understair cupboard.
- **Dining Room**  
With double aspect windows affording views across the Solway, a secondary door gives access to kitchen.



- **Kitchen**  
With a range of modern floor and wall units, central island with breakfast bar and drawers below, built-in electric oven and hob with cooker hood, plumbed for white goods, window through to conservatory and window overlooking the rear garden grounds.
- **Utility Room**  
With floor and wall units, plumbed for white goods, door to outside.
- **Conservatory**  
Of timber framed construction with glazing to one side to the overlooking the rear garden grounds, a door gives access to the garden.



- **Lounge**

With windows to the front and a Clearview wood burning stove for those cosy winter nights in, **door through to the annex.**



- **Office / Bedroom 1**

With a window to the front.

- **Bedroom 2**

With a window to the side.

- **Bathroom**

With WC, WHB, bath with shower over.

- **Study / Bedroom 3**

With double aspect windows.



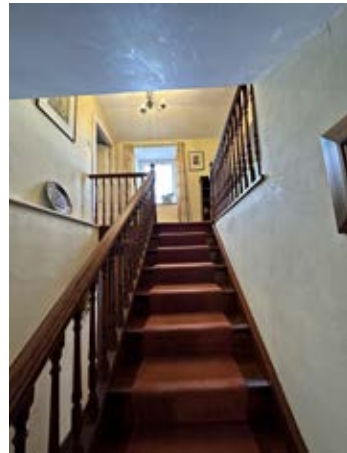
- **Workshop / Store**

With a large window to the front (former cart door) and solid cast iron enamelled stove, a personnel door gives access to the rear.



## FIRST FLOOR

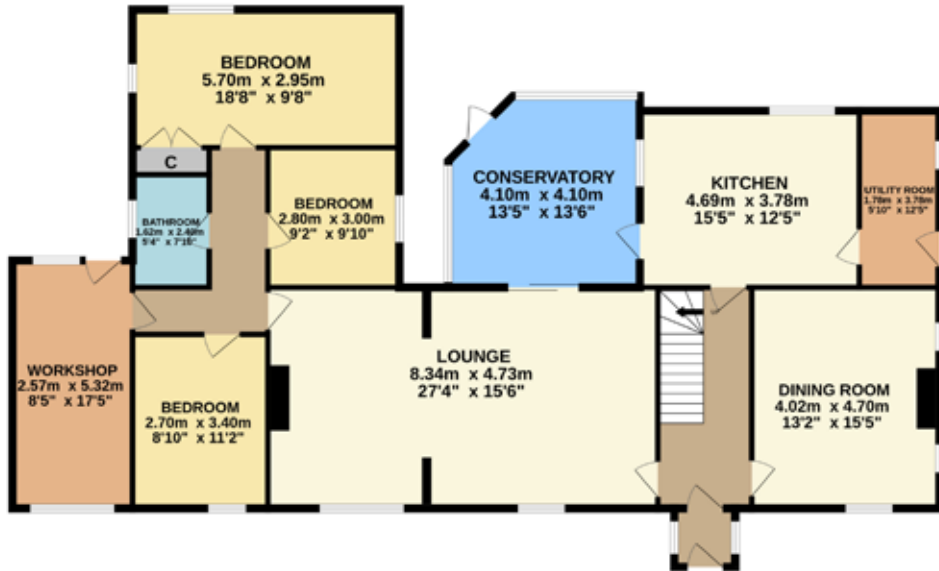
- **Upper Hallway**  
With a window to the front.



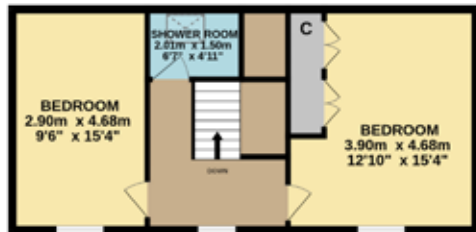
- **Double bedroom 4**  
With double aspect windows enjoying elevated views across the coast.
- **Double bedroom 5**  
With a window to the front.
- **Shower Room**  
With electric shower, WHB, WC and Velux window.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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 is given as to their operability or efficiency can be given.  
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OUTSIDE

As mentioned earlier there are generous mature garden grounds to the rear which are mainly laid to lawns with mature trees and shrubs. A timber summerhouse provides a peaceful retreat along with a dedicated patio area to enjoy alfresco dining and family and social entertaining throughout the summer months. The property also benefits from a brick built garage, Polytunnel, garden shed and a raised vegetable bed

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired condensing boiler, Clearview multi-fuel stove, air sourced heat pump & solar panels	F	E51

**Note:** The solar panels are subject to a feed in tariff with an approximate payment of £2,600 per annum until 2036. The solar power can also be used to power the 6kW output air to air heat pump.







#### **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, **Gillespie Gifford & Brown** for a definitive list of burdens subject to which the property is sold.

#### **HOME REPORT**

The home report can be downloaded from [www.threaverural.co.uk/property](http://www.threaverural.co.uk/property)

#### **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 November 2023***

# Sale Plan





**NEARBY MERSEHEAD**