



CLARENCEFIELD FARM COTTAGE

Clarencefield, Dumfries, DG1 4NF



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



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CLARENCEFIELD FARM COTTAGE

Clarencefield, Dumfries, DG1 4NF

Annan 7 miles, Dumfries 9.5 miles, Carlisle 26 Miles, M6 Junction at Gretna 18 miles

A DECEPTIVELY SPACIOUS TRADITIONAL FOUR BEDROOM COTTAGE SITUATED IN A COUNTRYSIDE LOCATION WITHIN DUMFRIES & GALLOWAY

- TRADITIONALLY BUILT SINGLE STOREY FOUR BEDROOM COTTAGE
- ENCLOSED REAR GARDEN GROUNDS WITH OPEN COUNTRYSIDE VIEWS
- DETACHED GARAGE
- CONVENIENTLY LOCATED TO MAJOR ROAD NETWORKS
- CLOSE PROXIMITY TO THE COAST

FOR SALE PRIVATELY

VENDORS SOLICITORS

Alistair Stevenson
McJerrrow & Stevenson
55 High St
Lockerbie
DG11 2JJ
Tel: 01575 202123



THREAVE RURAL

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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

Web: www.threaverural.co.uk



INTRODUCTION

Clarencefield Farm Cottage is located in a rural yet easily accessible area of Dumfries & Galloway within a countryside location and within close proximity to the coast.

Clarencefield Farm Cottage is a historical property thought to have been constructed around the 1880's and at present provides spacious four-bedroom family accommodation over a single floor. The property has neutral décor throughout providing a blank canvas for any potential buyer. In addition, the property benefits from garden grounds to the front and enclosed garden grounds to the rear which look over the surrounding countryside. The garden grounds attract a variety of native wildlife which can be enjoyed on a daily basis. The property is ideally situated for those seeking a rural lifestyle yet is within easy reach of major commuting links.

The closest local services are located within a short drive of the property, with the busy market town of Annan boasting all essential and professional services, along with a thriving High Street with primary and secondary schooling available. The nearby town of Dumfries offers further education choices within the Crichton University Campus.

Clarencefield Farm Cottage boasts excellent communications and commuting links with both Glasgow and Edinburgh a little over an hour's drive north and with the M74 adjoining the M6 at Gretna, the property is within commuting distance of some of the major centres. There is a main line railway station at Annan, Lockerbie & Dumfries, which run a full timetable of services both north and south. The main bus route from Dumfries to Carlisle passes along the B724 and can be hailed at the drive entrance if required.

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 is the ability to take both shooting and fishing locally. Given the diverse landscape along with the close 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 courses the nearest being at Powfoot.

DIRECTIONS

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

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Clarencefield Farm Cottage are sought **in excess of: £240,000**

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

CLARENCEFIELD FARM COTTAGE

Clarencefield Farm Cottage is a deceptively spacious cottage occupying a private plot surrounded by open countryside. The accommodation is arranged over a single floor providing bright and spacious living accommodation, briefly comprising:



- **Rear Entrance Hallway**

- **Kitchen**

With a range of floor and wall units, breakfast bar, integrated dishwasher & fridge, electric range with double oven, cooker hood and a window to the rear overlooking the garden grounds and surrounding countryside.



- **Bathroom**

Bath with shower over, WC, WHB, double aspect windows.



- **Bedroom 1**

With a window to the rear, built-in wardrobes.

- **Bedroom 2**

With a window to the rear.

- **Bedroom 3**

With a window to the rear.

- **Bedroom 4**

With a window to the front.

- **Storeroom**

Housing central heating boiler.

- **Shower Room**

With corner shower cubicle, WC & WHB.



- **Living Room**

With double aspect windows, open fire set in feature fireplace.



- **Front Entrance Hallway**

With a door and two windows to the front.

- **Dining Room**

With a window to the front.



GROUND FLOOR



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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SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Oil	E	D61

OUTSIDE

Clarencefield Farm Cottage benefits from garden grounds to the front and rear with the rear garden grounds being enclosed making a safe environment for children and pets. The grounds are mainly laid to lawns with mature hedges. In addition, there is a timber and Perspex canopy to the rear which provides a useful dry storage area, or indeed may provide potential for extending the footprint of the cottage, however any interested party wishing to pursue this would need to make their own enquiries with Dumfries & Galloway Council. In addition there is a detached double garage.

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, **Alistair Stevenson, McJerrow & Stevenson** for a definitive list of burdens subject to which the property is sold.



HOME REPORT

A Home Report can be downloaded from our website: www.threaverural.co.uk

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the 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.

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

