



Linnside Cottage
Gatelawbridge | Thornhill | Dumfriesshire | DG3 5EA

LINNSIDE COTTAGE





KEY FEATURES

- Superb modern detached family home
- Idyllic rural location with open views
- Planning in principle for additional dwelling (ref 23/1066/PIP)
- High quality fixtures and fittings throughout
- Generous garden to include area of orchard and two small paddocks
- Only a short drive to Thornhill's wide range of amenities and schooling
- Excellent road and rail links within easy reach

Lininside Cottage is a superb and beautifully situated modern family home set in 1.38 acres, with impressive open views over the surrounding countryside and to Tynron Doon.

The property was built by the present owners in 2011 and has been designed to capture the light and open aspects from many rooms. Attractive features are evident throughout the house, including slate floors and worksurfaces, engineered oak flooring, rainhead shower attachments and a lovely feature fireplace in the sitting room. The property and grounds have been lovingly cared for and Lininside Cottage enjoys an elevated position on the edge of the village, with gated access.

The gravel driveway starts from the main road and continues through a pend (passageway) to a spacious and private courtyard, offering ample parking and turning, and providing access to the detached double garage.

Primary access to the house is gained via an entrance door from the courtyard, which opens into the vestibule. The vestibule has an engineered oak floor, cloaks cupboard, and a glazed internal door to the hall. The spacious and welcoming hall also boasts the attractive engineered oak floor, with a built-in cloaks cupboard and the principal set of stairs rising to the first floor.

The kitchen/family room is the heart of the home, with the sitting room and dining room located directly off it. Within the kitchen area a great range of solid wood Shaker style units can be found, under solid oak or slate worksurfaces. There is a central island, 1 ½ bowl undermount sink, electric range cooker with LPG gas hob, and a bespoke pantry cupboard. There is also a slate floor and direct access to the courtyard and garden via a set of French doors. The ceilings in this room and the adjacent sitting room are vaulted, adding to the feeling of space.

Double doors lead from the kitchen through to the superb sitting room, which enjoys a dual aspect and lovely views, an engineered oak floor and an open fire within a brick surround. The dining room is generously proportioned and also boasts oak flooring and a dual aspect with open views.



















There are two double bedrooms and a family bathroom at ground floor level. Both bedrooms are well proportioned doubles and have built-in wardrobes, while the family bathroom comprises a free standing bath with hand held attachment and a large shower cubicle with rainhead and additional shower attachment.

The utility/boot room is a fantastic, functional space, with fitted cabinetry, a sink, slate flooring and windows to the front elevation. Directly off the utility room is the front porch/vestibule, a boxroom/store room and a modern shower room. A door and carpeted stairs from the utility room lead up to bedroom 5, which is a flexible use space currently used as an occasional guest bedroom and hobby

room. Here, there is built in storage, access to the attic and two large velux windows allowing ample natural light in.

The main set of stairs located in the reception hall lead up to a landing with cosy sitting/reading area. The principal bedroom suite is located on this level and comprises a large bedroom with dual aspect and a wall of deep built-in wardrobes behind sliding doors. There is a modern en-suite shower room comprising generous cubicle and rainhead attachment, WC and wash hand basin set into a vanity unit. A spacious single bedroom with built in wardrobe, completes the accommodation.











Outside

The property has a gated entrance from the road, and the driveway then travels through a pend (passageway) culminating in a large, sheltered courtyard at the rear of the property, with ample parking and turning and access to the detached double garage.

The garage has an electronically operated door, concrete floor, power and light, side service door and ladder access leading to a floored attic room. This space could make the ideal games room or home office if desired.

Linnside Cottage is set in approximately 1.38 acres of garden grounds, which enjoy the sun for much of the day and include two small paddocks and an area of orchard. There is also a covered timber structure within the courtyard that houses a brick pizza oven, offering the ideal spot for al fresco entertaining. The grounds include lawned areas, paved paths, mature shrubs and established borders and fruit trees. There is an open fronted field shelter/tractor store in the corner of one of the small paddocks.

It is worth noting that there is also planning in principle for an additional residential dwelling. Further details can be found on Dumfries & Galloway Council's website, using the planning reference 23/1066/PIP.

Additional land may be available by separate negotiation; please enquire.

Local Area

Linnside Cottage enjoys a private and rural position in the heart of the Dumfriesshire countryside yet is still within a short drive (2 miles) from the thriving village of Thornhill. Various amenities can be found in Thornhill including a wide variety of retail units to include clothes shops, a pharmacy, hairdressers, gift shops, cafes, food stores and pubs/hotels. There is also a post office, garage, petrol station, and a small cottage hospital. Wallace Hall Academy in Thornhill incorporates secondary, primary and nursery education.

Dumfries (approximately 15 miles south) offers a full range of facilities and amenities including a university campus and an excellent hospital.

The area is well known for salmon and trout fishing in the River Nith and its tributaries, also for its hill walking opportunities. There is also fantastic horse riding, hiking and mountain biking available on the doorstep. The spectacular Drumlanrig Castle, home of the Duke of Buccleuch and Queensferry is close by with extensive grounds, gardens and frequent guided tours of its historic buildings as well as annual events such as the Galloway County Show.

There are other close transport links with Junction 15 of the M74 a short drive away and Edinburgh and Glasgow are easily reached. The M6 and M74 networks are also accessible at Moffat, Gretna and Lockerbie.





INFORMATION



Directions: From the south, proceed north on the A76 from Dumfries to Thornhill. Once at the roundabout in the centre of Thornhill, take the third exit to the right and follow the road out of Thornhill for two miles, until you come to Gatelawbridge. Linnside Cottage is found at the top of the village on the left hand side.
What3words: ///note.partner.stiffly

Services:

Mains electricity, mains water supply, oil fired central heating. Two solar water heater panels provide hot water. Private septic tank (registered with SEPA); this is a bio treatment plant, and is serviced annually. Broadband – currently supplied by BT. We advise anyone wishing to check the broadband speed to use the following website: <https://checker.ofcom.org.uk/>

Fixtures and fittings: Blinds, curtains and the bespoke pantry cupboard will remain. Other items may be available by separate negotiation.

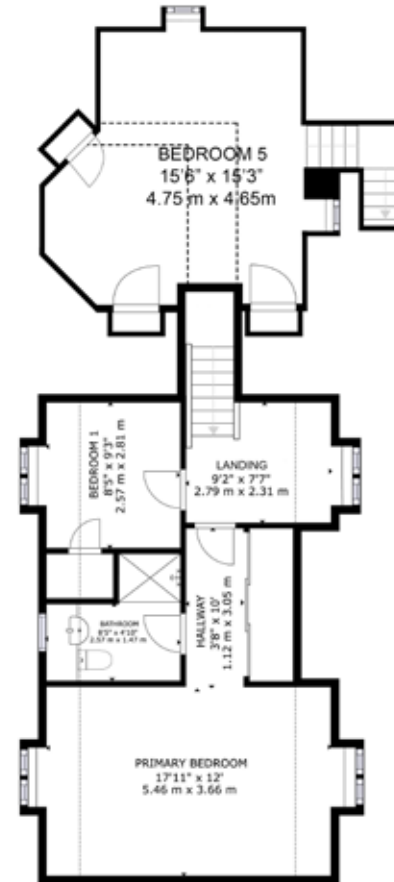
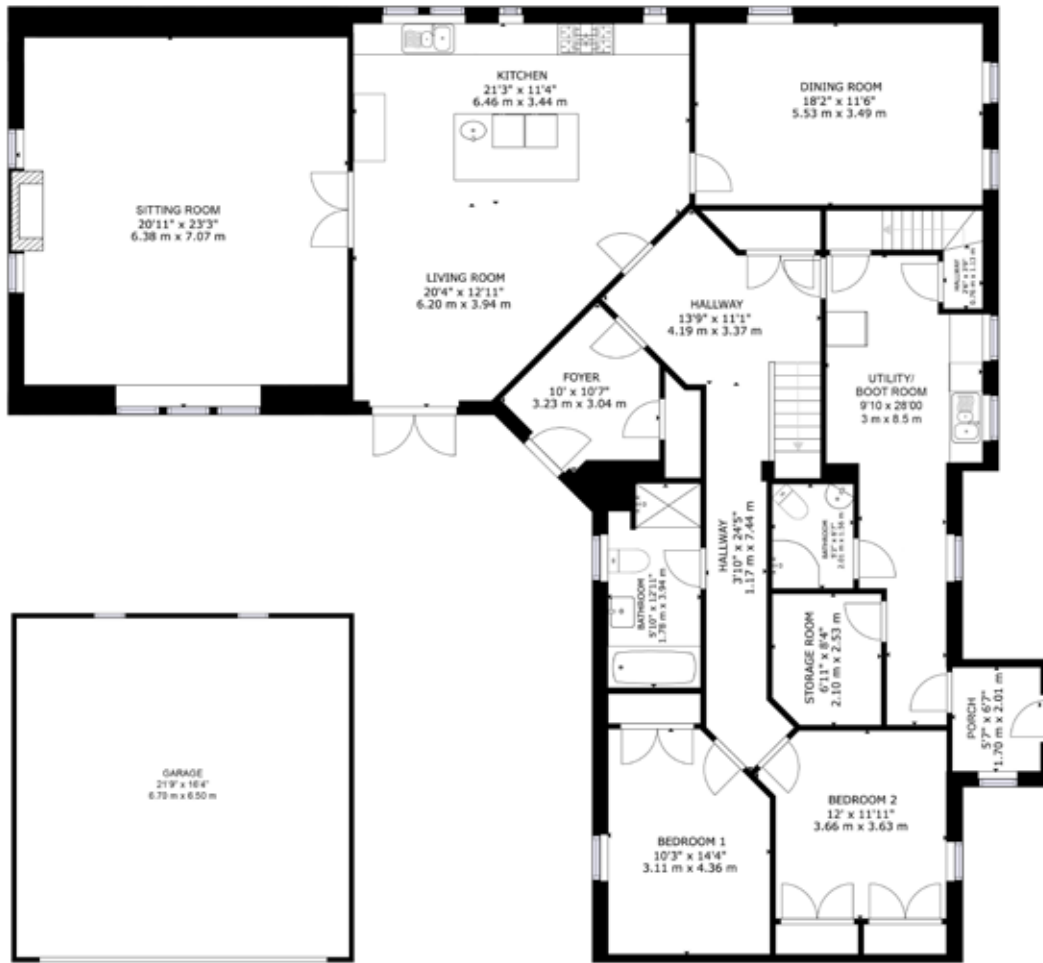
Local Authority: Dumfries & Galloway Council – Council Tax Band G

EPC: D

Home Report: A copy of the Home Report is available on request from Fine & Country South Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com

Viewings: Strictly by appointment with the sole selling agents, Fine & Country South Scotland.



GARAGE

FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 2312 sq ft, 214.83 m², FLOOR: 509 sq ft, 47.3 m²
 EXCLUDED: GARAGE 468 sq ft, 43.5 m²
 TOTAL: 3048 sq ft, 283 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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