



Locharthur House
Beeswing | Dumfries | Dumfriesshire | DG2 8JG

LOCHARTHUR HOUSE









KEY FEATURES

- Fine Georgian family home
- Retained period features with a stylish interior
- 4 double bedrooms (3 with en-suite bath/shower rooms)
- 4 reception rooms
- Studio with scope for self-contained annexe
- Generous, established garden and amenity woodland to the rear of the house
- Approximately 2.6 acres in all (predominantly garden and woodland)
- Gated entrance, driveway and detached garage
- Charming village, and only a short walk to Locharthur Farm Shop and the loch
- Excellent road and rail links within easy reach; Dumfries is only 6 miles away

Locharthur House is a superb, detached Georgian family home set in established gardens that enjoy a south and westerly aspect, with the bonus of a detached double garage and amenity woodland to the side and rear, and it enjoys a quiet location with just a short walk to the renowned local farm shop/café and a short walk to the picturesque Locharthur loch.

The property offers a plethora of retained period features, to include wooden floors, sash windows, stair and balustrade, cornices and fireplaces but these features have been sympathetically blended with high quality fixtures and fittings and is now very stylish in its design. The current owners have also reroofed the house (2019), installed a new boiler (2023) and an electric Aga (2021), installed two new bathrooms, downstairs loo and secondary glazing a few years ago.

The solid timber front door opens into the entrance vestibule, with its original tiled floor, which in turn leads into the welcoming reception hall through glazed inner doors. The hall is bright and spacious and features the lovely, original staircase with sisal runner and brass stair rods.

Both the drawing room and sitting room are located to the front of the property. Both rooms are extremely well-proportioned and enjoy a dual aspect, with large sash windows, open fireplaces and timber flooring. There is built-in shelving to both rooms.

The large study also boasts a dual aspect and timber floor and could equally be used as a formal dining room if desired. Directly off the hall is a useful WC, with feature tiled floor and heritage style fittings.

An inner hall, with tiled stone floor, understair storage area and door to the side entrance, provides direct access to the boot room and kitchen. The boot room is a spacious and practical room, with cloaks area, ample room for storage and features a utility/wash area to the side, with plumbing for a washing machine and tumble drier, and a charming indoor pet/child/muddy boots shower!

The kitchen/dining room is the real heart of the home and features a range of modern cabinets with complementary surfaces and integrated fridge and dishwasher. There is also a recently installed electric Aga. This room features a multifuel stove, ample room for dining, and a useful shelved pantry. Double doors lead directly from the kitchen to the large, sunny conservatory, which enjoys views over the garden and surrounding countryside and has direct access to the garden via a glazed door.

To the rear of the property is a generous room presently used as a studio, with kitchenette and bathroom off. This area has been a self-contained annexe in the past, and benefits from its own garden entrance.













Climbing the stairs to the first floor, the stairs split off to a bedroom suite located to the rear of the house. There is a bright double bedroom with storage area and large picture window offering fabulous views. Beyond this bedroom is an ensuite bathroom, with corner bath and separate shower, and to the rear of the bathroom is a sunny dressing room, presently used as an occasional bedroom.

Off the main first floor landing, three large double bedrooms can be found. The principal bedroom is a wonderful size and sits at the front of the property enjoying a dual aspect. There is a superb ensuite bathroom, comprising large walk-in shower, deep freestanding bath, WC, wash hand basin, heated towel rail and feature tiled floor. A door from the ensuite opens into the shelved dressing area/room, which can also be accessed from the landing.

The other front bedroom is equally well-proportioned, with lovely views, a dual aspect and access to a smart Jack and Jill shower room, with large shower cubicle, heritage style fittings and feature tiled floor. The third double bedroom is generous, and again has a dual aspect and views to the east and south.













Outside

The property is approached via a gated, pillared entrance and gravelled driveway offering off road parking for many vehicles and culminates in the detached double garage.

Locharthur House enjoys established wrap around gardens that benefit from privacy and shelter and which enjoy the sun for much of the day, with various areas to sit and enjoy the surroundings. There are a range of mature shrubs, bushes and specimen trees, as well as large lawned areas. In addition, and accessed from near the entrance to the driveway, are three former stable buildings that now provide storage, with power and light and can be used as workshops.

From the side and rear garden access to the woodland is gained. This lovely area of amenity woodland is fully enclosed and in total the boundary of Locharthur House and its grounds extend to approximately 2.63 acres.



INFORMATION



Local Area

Locharthur House sits in a quiet position on the outskirts of Beeswing within walking distance of the popular Locharthur farm shop and café/restaurant and a short walk to the loch.

The house is within the catchment of an excellent Kirkgunzeon Primary School and Dalbeattie Highschool.

Major commuting links are accessible including the A75, with close proximity to the new Royal Infirmary. Given the diverse landscape and proximity to not only the Solway Coast but to the Mabie and Dalbeattie forests, 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. The M6 and M74 road networks are accessible at Moffat, Gretna and Lockerbie.

Services

Mains electricity, water and drainage, oil fired central heating. Combination of secondary glazing and double glazing throughout. Fibre broadband is due to be connected soon; the cables are in place nearby.

Local Authority

Dumfries & Galloway Council – Council Tax Band G

EPC: E

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.



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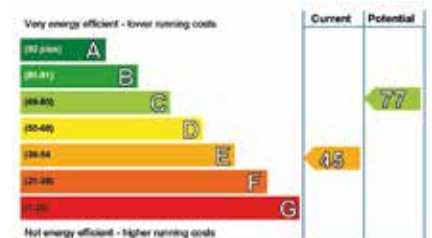
Approximate Gross Internal Area
4123 sq ft - 383 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.



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 26.04.2024





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