



WEST DRUMMODDIE COTTAGE

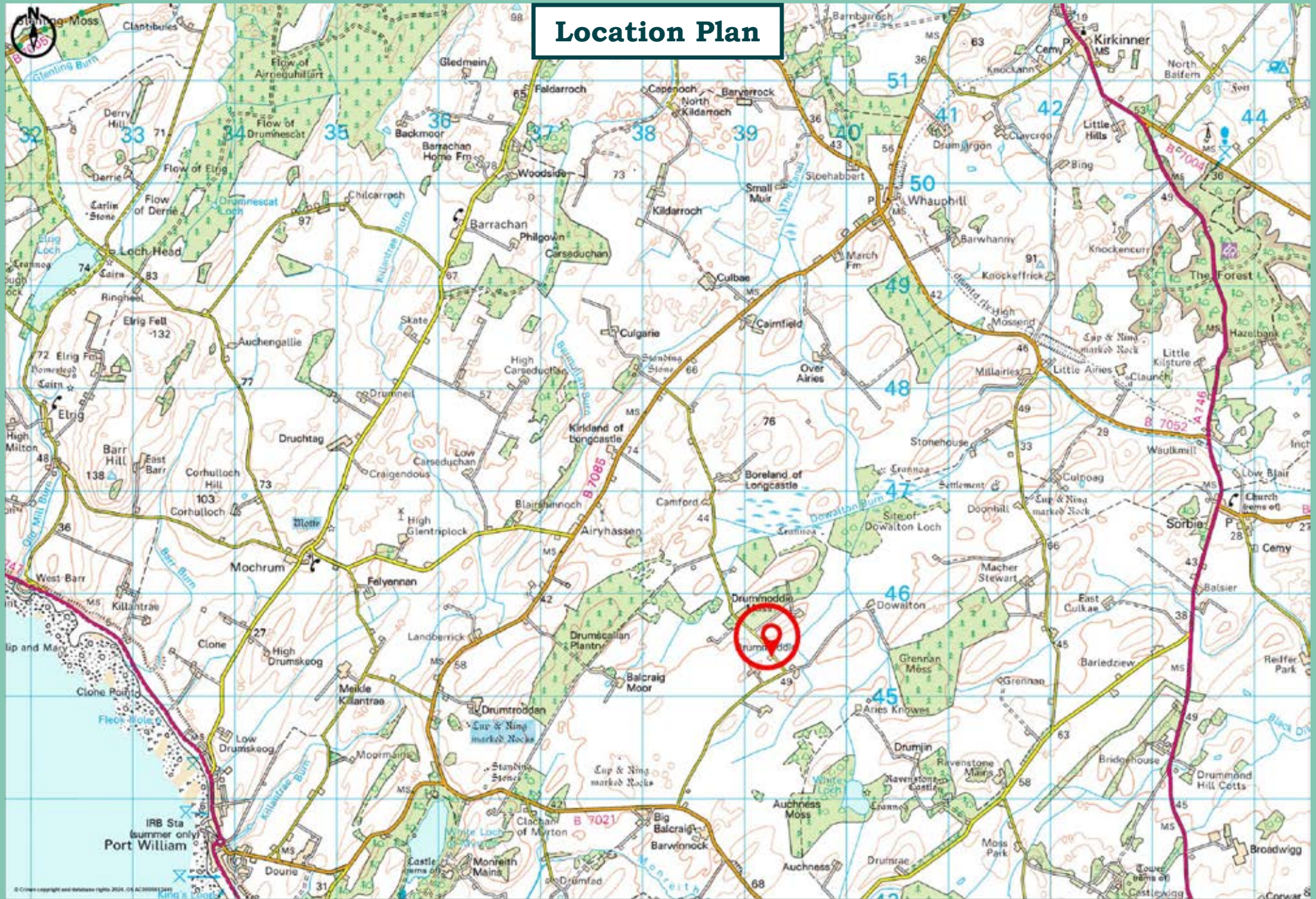
Whauphill, Newton Stewart, DG8 9PY



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



WEST DRUMMODDIE COTTAGE

Whauphill, Newton Stewart, DG8 9PY

Wigtown 8 miles, Newton Stewart 14 miles, Stranraer 27 miles, Castle Douglas 44 miles, Dumfries 61 miles, Glasgow 94 miles, Carlisle 95 miles

A THOROUGHLY CHARMING AND BEAUTIFULLY PRESENTED TRADITIONAL WIGTOWNSHIRE COTTAGE SET IN A WONDERFUL RURAL LOCATION

- RECENTLY MODERNISED THREE BEDROOM TRADITIONAL COTTAGE
- GENEROUS LANDSCAPED GARDEN GROUNDS
- DETACHED ARTIST STUDIO
- AIR SOURCED HEAT PUMP & SOLAR PANELS
- PEACEFUL RURAL LOCATION WITH NO IMMEDIATE NEIGHBOURS
- WITHIN AN EASY DRIVE TO MAJOR COMMUTING NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Mr Paul Cavers
Cavers & Co'
40-42 St Mary St
Kirkcudbright
DG6 4DN
Tel: 01557 331217



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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

West Drummddie Cottage is located within a peaceful picturesque rural location, yet within an easy drive to the nearby villages and the bustling market town of Newton Stewart in Dumfries & Galloway.

This charming cottage has been vastly improved within the current ownership, which has been sympathetically modernised and refurbished to an extremely high standard where attention to detail has been second to none. The cottage now offers comfortable family living accommodation over a single floor. Amongst the improvements the property now benefits from air sourced heating, a new boiler and radiators along with a bank of roof mounted solar panels.

West Drummddie Cottage is approached by its own private driveway which leads to lovely enclosed, mature garden grounds surrounding the property, which are mainly made up of a neat Indian Sandstone patio and a lawned garden with the benefit of mature trees, shrubs and flowering perennials. In addition, a fabulous artist studio benefits from water & electricity laid and a shower room. Attached to this is a single garage with a log store to the rear. Given the location of West Drummddie Cottage, a bounty of wonderful native wildlife can be enjoyed on a daily basis.

Local services can be found in the nearby villages with Kirkinner offering the nearest Primary School. The renowned Wigtown Booktown (Scotland's book capital) is only a 10-minute drive from the property. Newton Stewart, offering a wider range of services, is an important market town, with the main street punctuated by a series of attractive buildings. The town serves as the centre for a large rural area that includes the vast and sparsely populated Galloway Forest Park to its north and the broad peninsula of The Machars to its south. Sited on the banks of the River Cree, Newton Stewart may be regarded as the gateway to the Galloway Hills and the important historical region of the Machars. The Southern Upland Way runs north of Newton Stewart, which is an accommodation location for the route.

Newton Stewart is also the hub for the large rural area of Wigtownshire known as the Machars. As such it offers a wide variety of shops, services and businesses, which provide visitors and local people alike with a friendly, personal service. Other amenities include a modern health centre, cottage hospital, secondary schooling, cinema and a swimming pool/sports centre. There are numerous golf courses in the local area, with the closest being within the town boundaries of Newton Stewart.

This region of Scotland is noted for its spectacular coastline, magnificent hills and forests. For the outdoor enthusiast the area provides a vast range of leisure opportunities including game, coarse & sea fishing, shooting, sailing, cycling, golfing, wonderful walking and a wealth of beautiful gardens to visit.

Communications to the region are much improved with the A75 trunk road providing quick access from the South via the M6 and M74. The nearby port of Cairnryan has direct links to Northern Ireland via the Stenna and P & O Ferries. Prestwick Airport with Glasgow International Airport within an easy driving distance.

DIRECTIONS

As indicated on the location plan forming part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for West Drummddie Cottage are sought **in excess of: £320,000**

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

Occupying a very generous plot with beautiful mature garden grounds. As mentioned earlier West Drummddie Cottage has been vastly improved within the current ownership and amongst other improvements, now benefits from air sourced heating, new boiler and radiators along with installation of solar panels. The property is set over a single floor, very briefly comprising:

- **Conservatory / Boot Room**

A part glazed UPVC door gives access to the conservatory / boot room where the floor is neatly laid with tiles.

- **Bathroom**

Presenting modern clean lines throughout incorporating a large walk-in shower cubicle, a bath, WC & WHB.

- **Kitchen**

A generous modern kitchen with ample room for family dining benefitting from a range of modern floor and wall units incorporating an integrated, washing machine, dishwasher, electric oven with induction hob and extractor hood. A picture window to the rear overlooks the garden grounds.

- **Lounge**

Another generous, bright living space with double aspect windows and patio doors opening on to a patio neatly laid with Indian Sandstone. During the summer months this is a fabulous room for family and social entertaining and during the winter months, a relatively new wood burning stove compliments cosy winter nights in.





- **Double Bedroom 1**
A good-sized double with a window to the front affording wonderful open views across the surrounding countryside.
- **Double Bedroom 2**
Another good-sized double with a window to the front.
- **Double Bedroom 3**
Again, with a window to the front.

OUTSIDE

Large mature garden grounds to the rear, which are a mixture of mature shrubs and specimen trees, lawns and patios laid to neat Indian Sandstone.

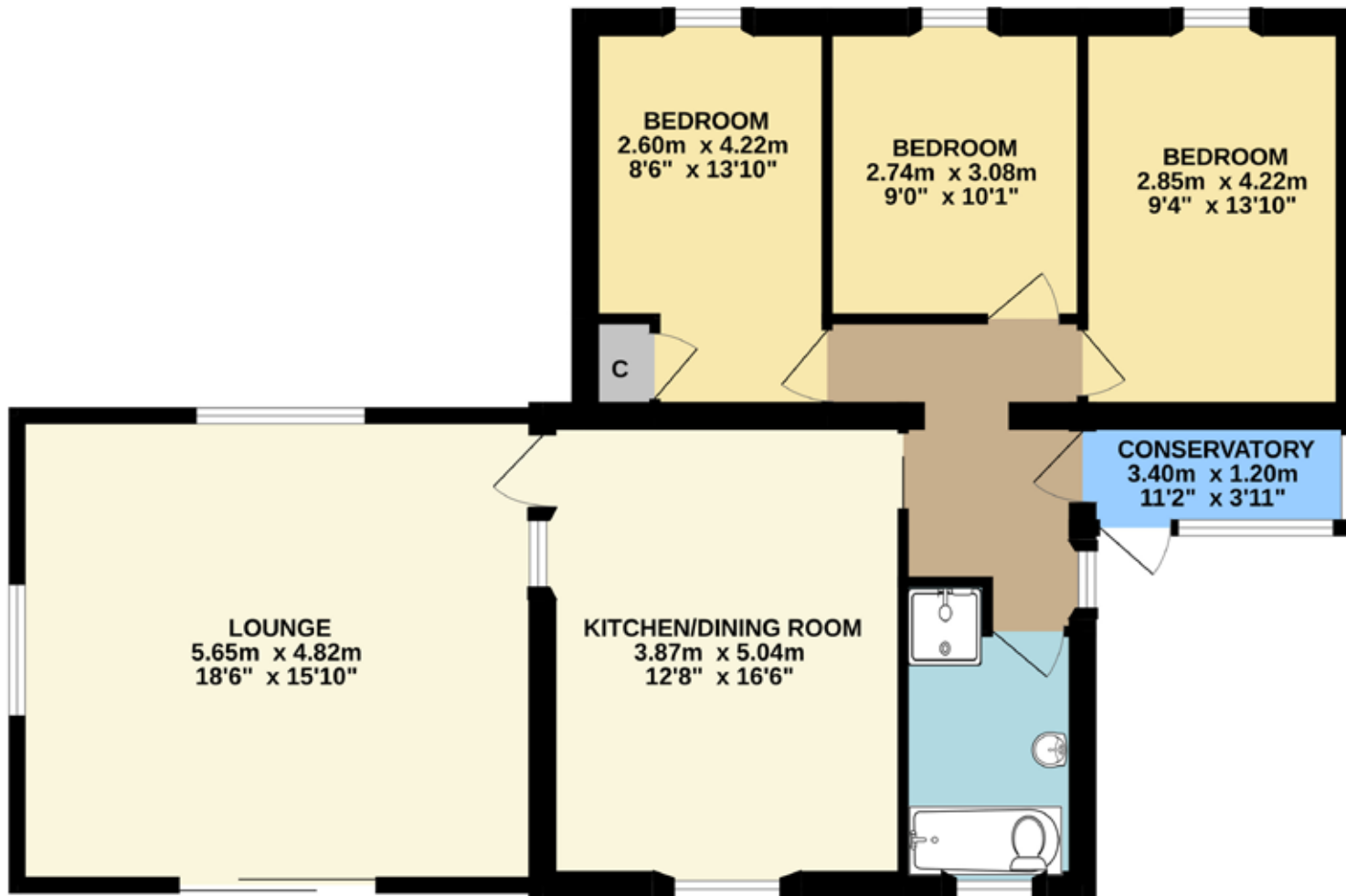
Sitting to the rear of the cottage is a detached studio, currently utilised as an art studio. This fabulous addition to the property benefits from electricity and water laid in with a shower room off the main studio area, which could lend itself to many different uses.





Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 as to their operability or efficiency can be given.
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SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Air Sourced / Solar Panels	D	B (82)



HOME REPORT

A Home Report can be downloaded by clicking on the property via our website: www.threaverural.co.uk

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). Purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Mr Paul Cavers, Cavers & Co'** for a definitive list of burdens subject to which the property is sold.

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.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge. The sporting rights are in hand.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

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 legal 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 May 2024

