



BIRKENSHAW COTTAGE

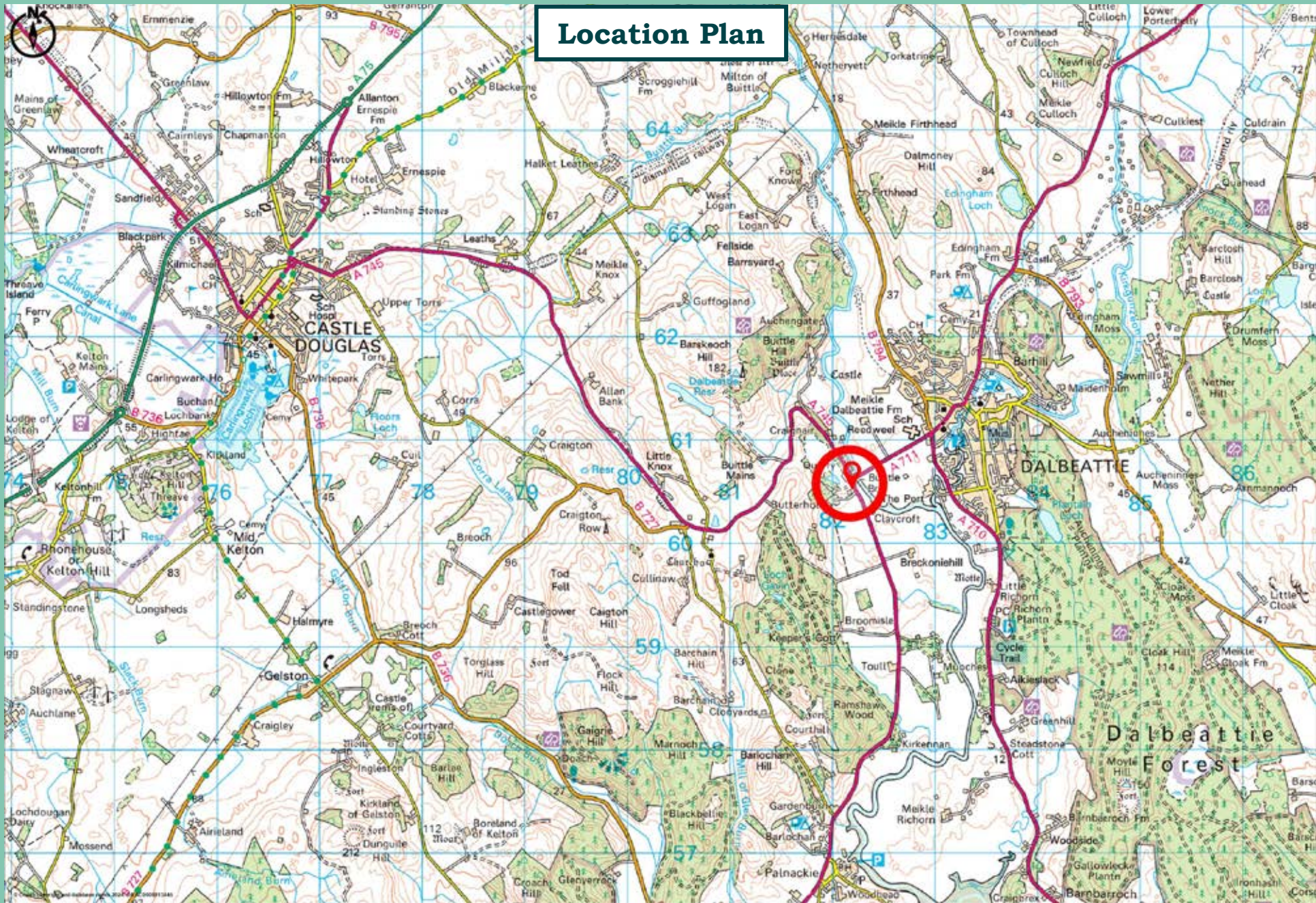
Butterhole, Dalbeattie, Dumfries & Galloway, DG5 4LX



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



BIRKENSHAW COTTAGE

Butterhole, Dalbeattie, Dumfries & Galloway, DG5 4LX

Dalbeattie 1 mile, Castle Douglas 5 miles, Dumfries 14 miles, Carlisle 52 miles, Glasgow 91 miles

AN UNIQUE BACK-TO-BACK SEMI-DETACHED TRADITIONAL TWO STOREY DWELLING, ALONG WITH A TRADITIONAL BYRE WITH FULL PLANNING PERMISSION, SET ON A FABULOUS ELEVATED SITE ON THE PERIPHERY OF THE BUSTLING GALLOWAY TOWN OF DALBEATTIE

- CHARMING TWO STOREY FOUR BEDROOM TRADITIONAL DWELLINGHOUSE
- EXTENSIVE LANDSCAPED GARDEN GROUNDS & GARDEN BUILDINGS
- TRADITIONAL STEADING WITH FULL **PLANNING PERMISSION** FOR CONVERSION
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- AMPLE OFF- ROAD PARKING
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES & MAJOR ROAD NETWORKS

VENDORS SOLICITORS

David Hall
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764



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

Birkenshaw Cottage is situated on a fabulous, elevated site of just under an acre set on the periphery of the bustling Galloway town of Dalbeattie.

Birkenshaw Cottage has been wonderful family home for over 33 years and during this time vast improvements have been made where attention to detail is second to none. The fixtures and fitting within the cottage are of a really high standard, complimented by Farrow & Ball paint throughout 95% of the accommodation. The kitchen floor is laid with fired earth terracotta tiles following through to the inner hallway where the floor is laid to locally sourced hemlock, then to the lounge which is laid to Canadian Maple reclaimed from a bonded warehouse. In addition, a new slated roof has been fitted recently, along with windows, doors and a new oil-fired central heating boiler.

The garden grounds have been beautifully landscaped including an area planted in a Japanese theme along herbaceous borders with a dedicated patio on an elevated site covered with a timber pergola, which provides far reaching elevated views across the surrounding countryside towards Dalbeattie. There are areas set aside planted with vegetables and fruit shrubs providing an element of self-sufficient living. Given the location of Birkenshaw Cottage a bounty of native wildlife can be enjoyed on a daily basis.

A detached summerhouse provides an intimate office space which is currently utilised for the current owners work requirements. This has been built to the highest of specifications with most window UPVC double glazed, high spec insulation throughout, wood burning stove and electricity laid in. In addition, there are **three greenhouses, one utilised as a summerhouse with a 'hobbit' wood burning stove and blinds, a workshop and a potting shed.**

Another fabulous feature of this diverse property is the **traditional stone byre which at present has full planning permission to convert to a one/two bedroom cottage with open plan living and dining along with detached double garage.** This has great potential for creation of an AirBnb or indeed for extended family living. The full planning details can be found via Dumfries & Galloway's Council website: www.dumgal.gov.uk/planning, select simple search and enter the **planning ref': 23/2449/FUL.** At present the byre provides a useful storage area with a lean-to off utilised as a log store.

Birkenshaw Cottage benefits from elevated open views over Dalbeattie and the location is such that local amenities are within just under a mile, with countryside pursuits available straight from the doorstep. Given that the property is so diverse, there may be further development potential for tourism purposes.

Dalbeattie provides a wide range of essential services with a relatively new school catering for nursery to secondary education. The town also boasts a wide range of retail and professional services, along with a medical practice and leisure facilities. A wider range of shops, supermarkets and services can be found in the nearby town of Castle Douglas, with the regional centre of Dumfries offering the West of Scotland University Campus, a major new hospital and a range of high street shops, retail parks and large supermarkets.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes, 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 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 courses, the closest being at Dalbeattie. Dalbeattie also boasts one of the 7stanes world-class mountain biking centres within Dalbeattie Forest. Birkenshaw Cottage is also in close proximity to Kippford, affectionately known as the 'Scottish Riviera'.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan at Stranraer. The international airports of Prestwick & Glasgow are within an easy drive of the property.

DIRECTIONS

As indicated on the Location Plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale privately.

GUIDE PRICE

Offers for Birkenshaw Cottage are sought in excess of: £450,000.

Important Note: The Home Report for this property is £400,000, however, the valuation figure EXCLUDES all development potential; and the existence of the traditional byre and full planning consent to convert the barn into a detached dwelling.

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

Birkenshaw Cottage offers charming and beautifully presented accommodation throughout as described in the opening paragraphs of these sales particulars. The accommodation very briefly comprises:

- **Kitchen / Dining**

A lovely cottage style kitchen fitted with a good range of floor units fitted with worktops and wall units above, a Rangemaster cooker with a five-ring induction hob with cooker hood & large built-in storage cupboard. There is a window to the side and patio doors giving access to a private sheltered patio, making this the perfect area for alfresco dining and family and social entertaining. Staircase off to the first floor leading to three bedrooms.



- **Central Hallway**

The floor is laid with locally sourced Hemlock flooring and stairs off to the first floor giving access to a fabulous master suite. There is a window to the front.

- **Lounge**

A lovely cosy family room with a wood burning stove and patio doors giving access to the private patio. The floor is laid with Canadian Maple which was reclaimed from a bonded warehouse.



FIRST FLOOR (from central hallway)

- **Master Bedroom Suite**
Another beautifully presented room with four built-in wardrobes, all with timber doors painted with Farrow & Ball. A large Velux window is set in the roof and there is an **en-suite** off.
- **Ensuite**
With clean modern lines incorporating a large, glazed shower unit, WC, WHB, fitted bathroom cabinet with demisting mirror and large Velux window.



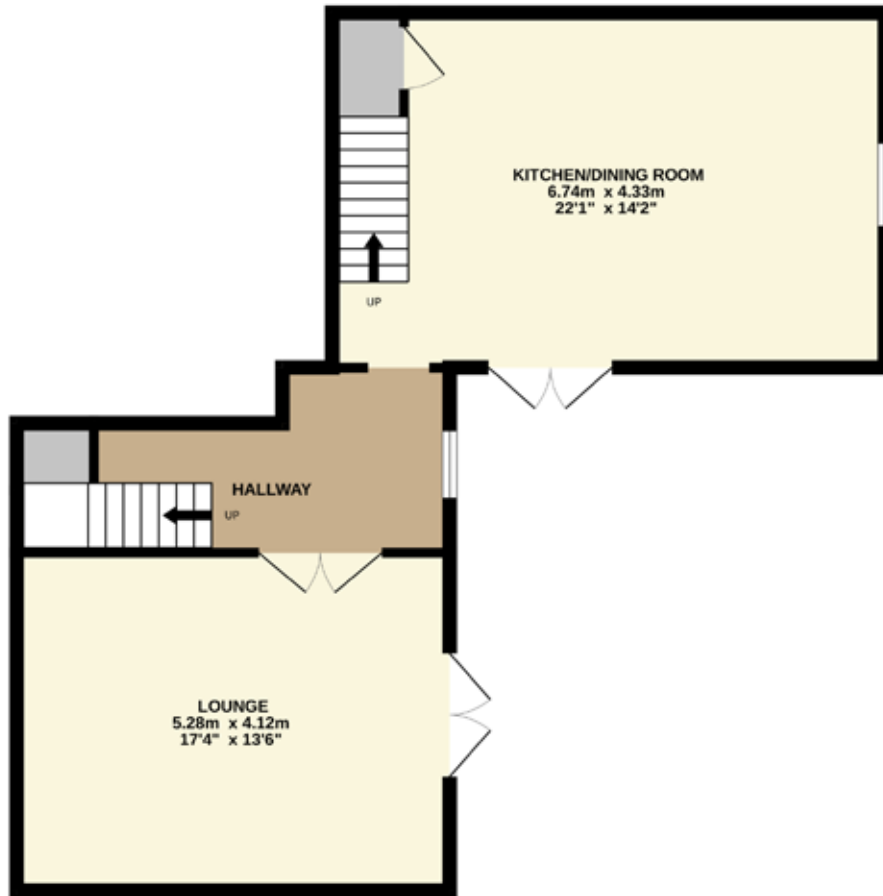
FIRST FLOOR (From kitchen staircase)

- **Double Bedroom 2**
Currently utilised as a dressing room with a Velux window.
- **Single Bedroom 3**
With a Velux window, currently utilised as a study.
- **Family Bathroom**
With a large bath and glass screen for the shower over, WC, WHB and a window to the front.
- **Double Bedroom 4**
With a window to the side.



Floor Plan

GROUND FLOOR



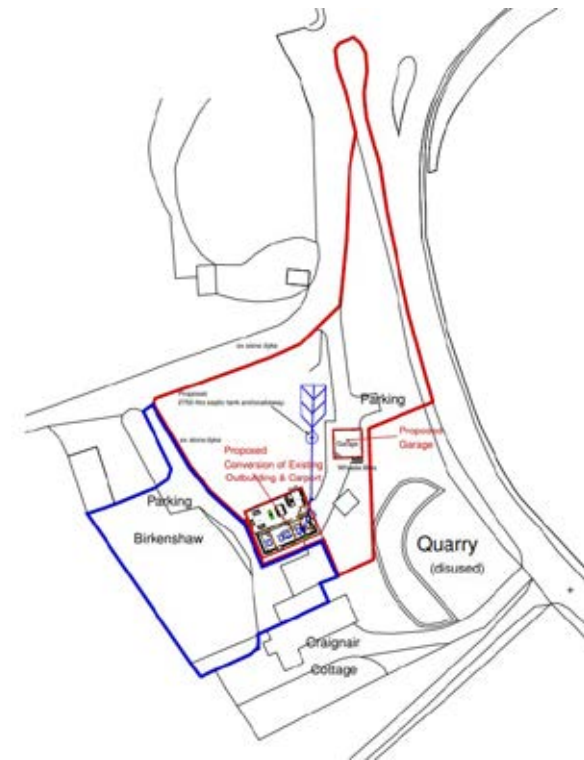
1ST FLOOR



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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OUTSIDE

As mentioned in the opening paragraphs, the garden grounds have been beautifully landscaped and there are a range of garden buildings, including the detached timber garden room, currently utilised as an office.

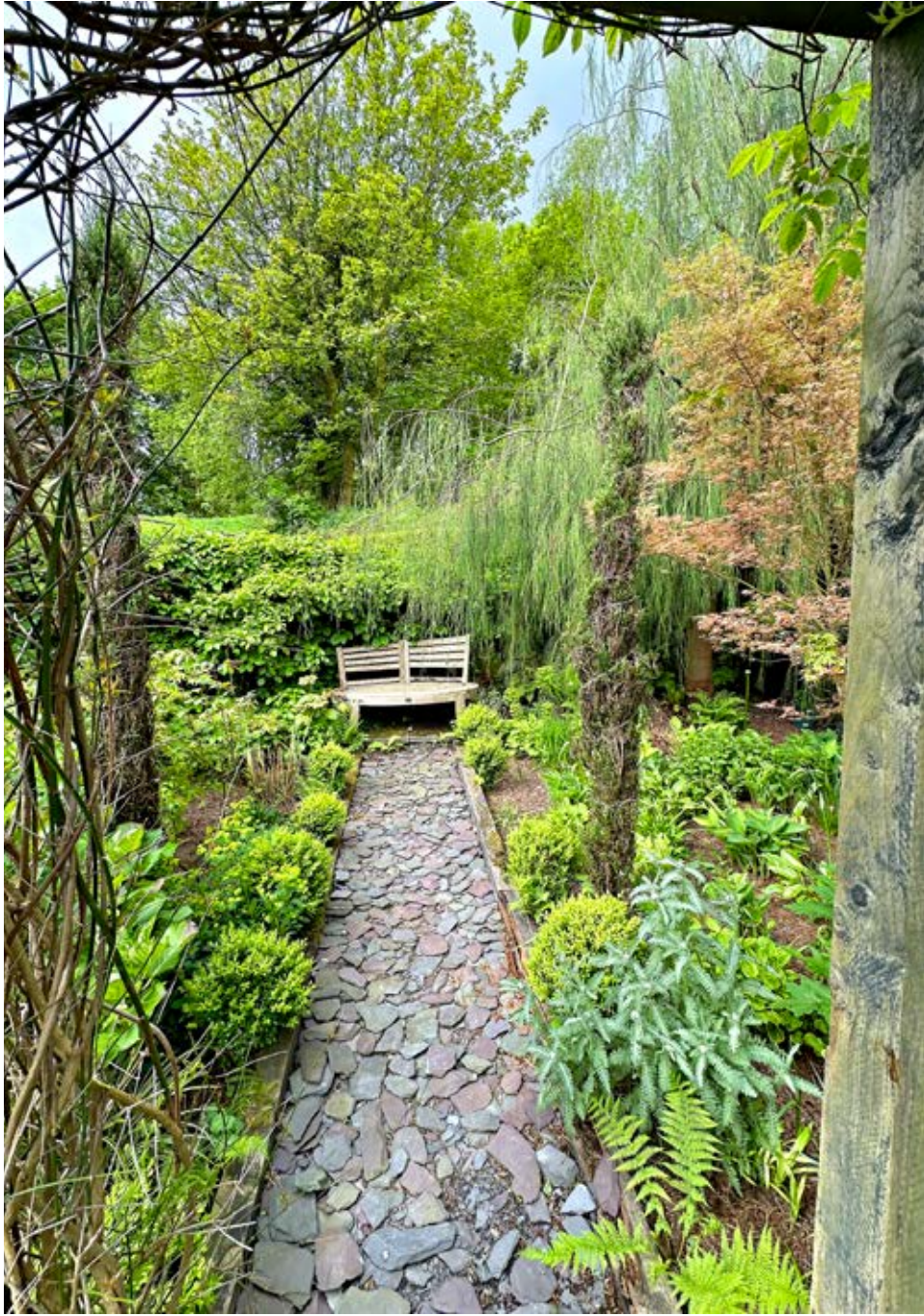


SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil	Band B	D (63)

HOME REPORT

A Home Report can be downloaded direct from our website.



APPORTIONMENT

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

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.

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: **David Hall, Hall Baird Solicitors** for a definitive list of burdens subject to which the property is sold.

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 May 2024

