



WATERSIDE STEADING

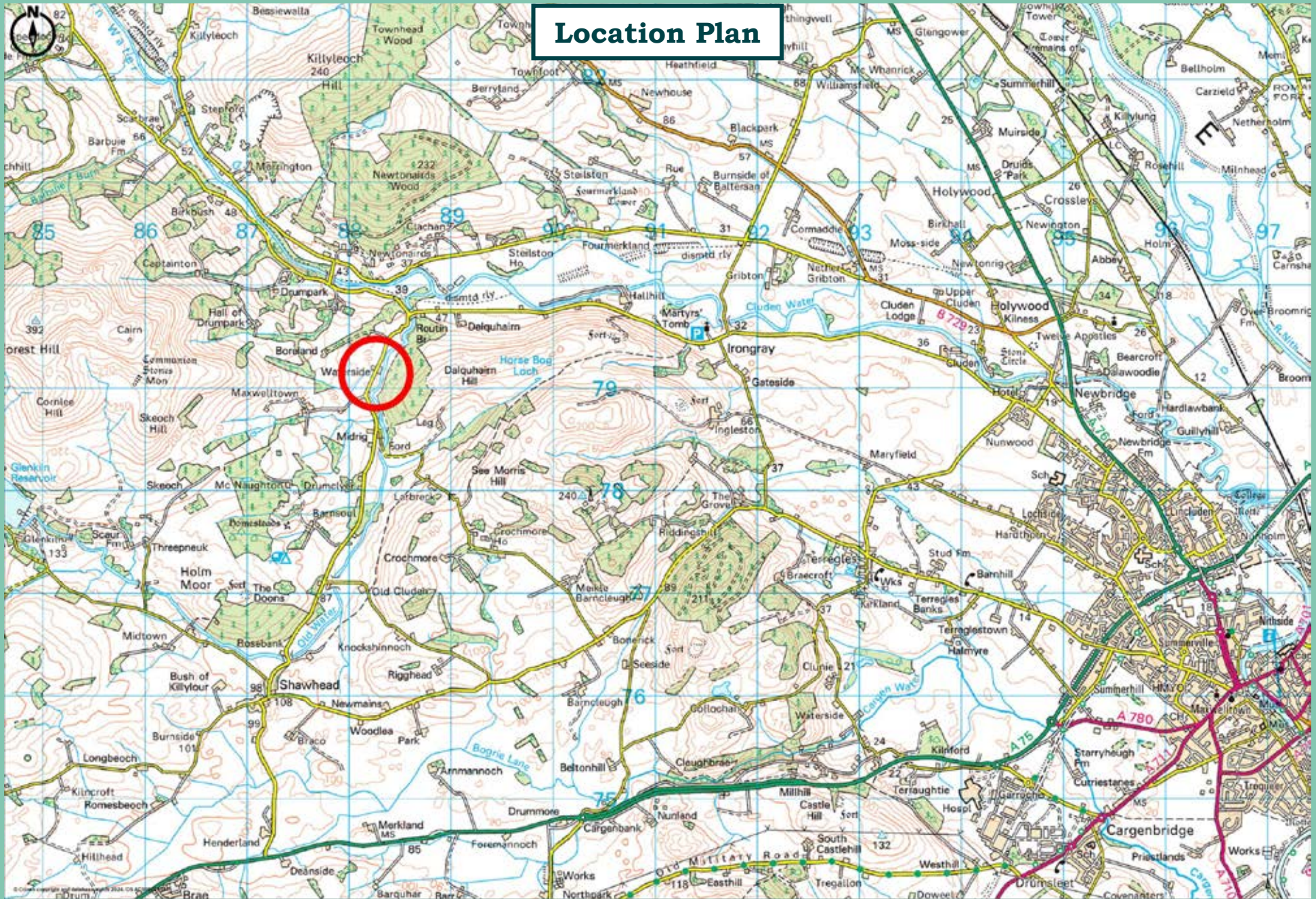
Irongray, Dumfries, DG2 9TU



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



WATERSIDE STEADING

Irongray, Dumfries, DG2 9TU

Dumfries 7.5 miles, Carlisle 43 miles, Glasgow 74 miles, Edinburgh 78 miles

A CHARMING TRADITIONAL DUMFRIESSHIRE SMALLHOLDING WITH GRAZING PADDOCKS, PRETTY AMENITY WOODLAND AND TRADITIONAL COURTYARD STEADING SITUATED WITHIN A STUNNING RURAL LOCATION

- CHARMING DECEPTIVELY SPACIOUS THREE BEDROOM DWELLING
- TRADITIONAL COURTYARD STEADING (PLANNING PERMISSION SUBMITTED)
- GRAZING PADDOCKS AND NATIVE WOODLAND
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- RIPARIAN FISHING RIGHTS ON THE OLD WATER (TRIBUTARY OF THE WATER OF CREE)
- CONVENIENTLY LOCATED CLOSE TO DUMFRIES AND MAJOR COMMUTING NETWORKS

IN ALL ABOUT 7.36 ACRES (2.98 HECTARES)

VENDORS SOLICITORS

A B & A Matthews
The Old Bank
Buccleuch Street Bridge
Dumfries
DG2 7TJ
Tel: 01387 257300



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

Waterside Steading is situated in a beautiful tranquil rural location surrounded by woodlands and farmland with its land gently sloping down to the banks of the Old Water.

Waterside Steading is a wonderful rural smallholding which benefits from a charming traditional three-bedroom bungalow built in 1996.

The property is approached from a minor road through a gated entrance into a driveway and yard providing ample parking for several vehicles.

Garden grounds surround the property and are made up of a plethora of shrubs, perennials, lawns, mature trees and a small orchard with vegetable and fruit beds, the boundary to the East meeting with the Old Water which is bordered by mature deciduous native trees along its length.

There are dedicated paved patios making this the perfect place for alfresco dining and family and social entertaining.

The steading at present is utilised for storage and workshop space and an additional stone outbuilding is home to the owners family of ducks and chickens.

There is a meadow of around three and a half acres currently grazed by a small flock of sheep with two gated road access points and a gate from the garden.

There is a smaller paddock to the North of the steading with gated road access and with a large Hay Barn and outbuilding and with a fenced dog/run/chicken-run. (dog kennels will not be included)

To the South of the property is a sympathetically managed ancient amenity woodland with mixed planting partly with Sitka Spruce currently felled for timber and firewood and replanted with native trees. The woodland is sympathetically managed to increase the diversity of flora and fauna and is a haven for wildlife.

The Steading is a traditional stone-built steading with a barn, an L-shaped cow byre, an additional cow-byre and, a bull-pen plus an additional stone outbuilding all set around a traditional courtyard. which planning permission has been submitted for conversion to residential use. (planning ref: 23/2018/FUL).

To the West of the property there is a large Granary outbuilding with electric currently used as a workshop and store. There is a purpose built small stable attached to the rear of this building currently used as a log-store.

The whole property sits in about 7.36 acres, presenting a bounty of opportunities for a rural lifestyle such as smallscale agriculture, equestrian or tourism purposes, with huge potential for some self-sufficient living, along with the benefit of riparian fishing rights on the Old Water.

It would be of particular interest to those with an interest in ecology and biodiversity and has been currently managed following Permaculture principles. Given the location of the property Waterside Steading attracts a wealth and variety of native wildlife, including red squirrels and deer, herons and wood-peckers which can be enjoyed on a daily basis.

All services are located within the busy market town of Dumfries, boasting all essential and professional services, along with three retail parks, an ice rink, a University Campus and the recently constructed hospital is within a ten-minute drive from Waterside Steading. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices.

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 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. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

DIRECTIONS

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

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Waterside Steading are sought **in excess of: £480,000.**

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

Waterside Steading is a charming well-presented and well-maintained dwelling of traditional construction set under a slated roof with ample scope for loft conversion if required. The accommodation is arranged over a single floor providing comfortable family accommodation, briefly comprising:



GROUND FLOOR

- **Utility Room / Boot Room**
Plumbed for white goods, base unit with sink set in, a recently fitted oil-fired condensing boiler and with a shower room off.
- **Shower Room**
With a shower cubicle, WC & WHB.
- **Kitchen / Diner**
With double aspect windows, east and North facing, overlooking the garden grounds providing plenty of natural light. The kitchen benefits from floor and wall units, halogen hob, built-in electric oven and is plumbed for white goods. There is ample space to accommodate a dining table.
- **Lounge / Living Room**
With a recently fitted 8kw multi eco-stove and east facing window overlooking the garden grounds.





- **Sitting Room**
Spacious south facing light-filled room with Dual Aspect With a window to the side overlooking the garden and patio doors giving access to a paved patio and rear garden area.
- **Rear Entrance Porch / Study**
With a built-in storage cupboard and ample space for use as a study.
- **Central Hallway**
With a built-in storage cupboard housing hot water tank, immersion heater, and with storage shelving above.
- **Family Bathroom**
With a bath with a shower over, WC, WHB & bidet.
- **Double Bedroom 1**
With a window to the rear garden and fitted wardrobe cupboard
- **Double Bedroom 2**
With built-in wardrobes and a window to the front overlooking the garden and stable

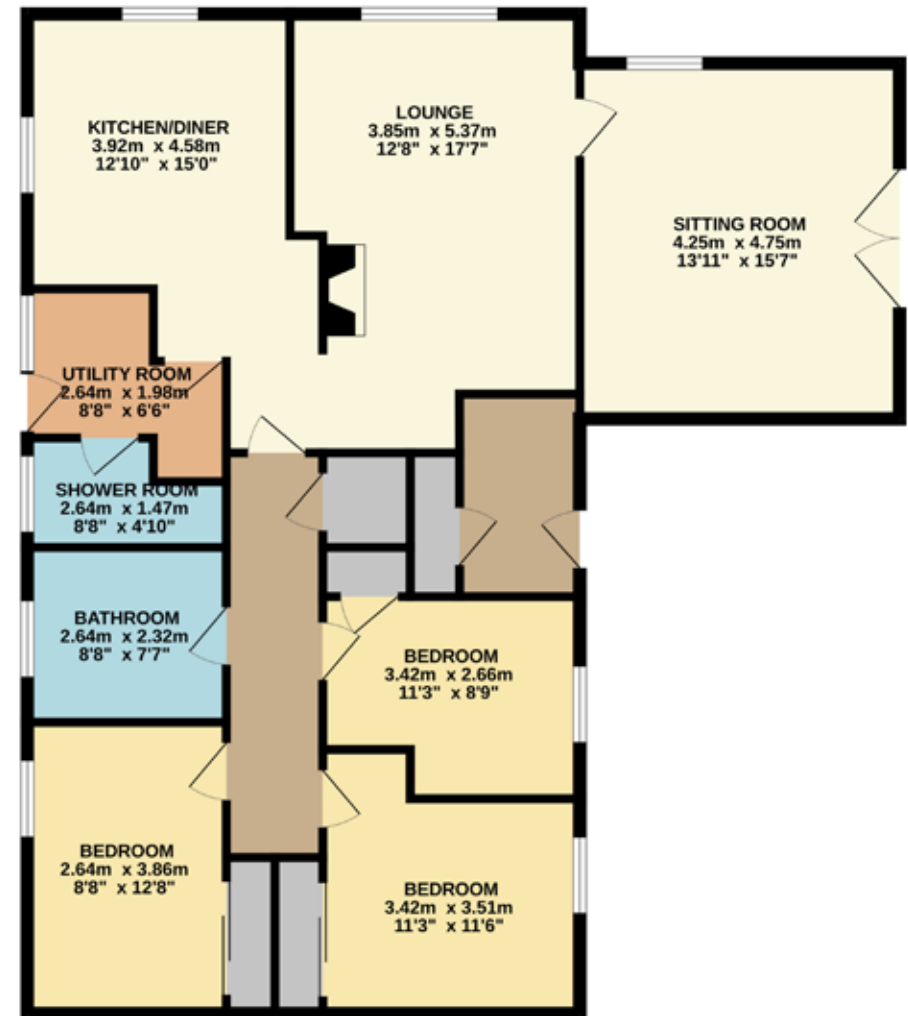


- **Double Bedroom 3**

With built-in wardrobes and window to the rear overlooking the garden



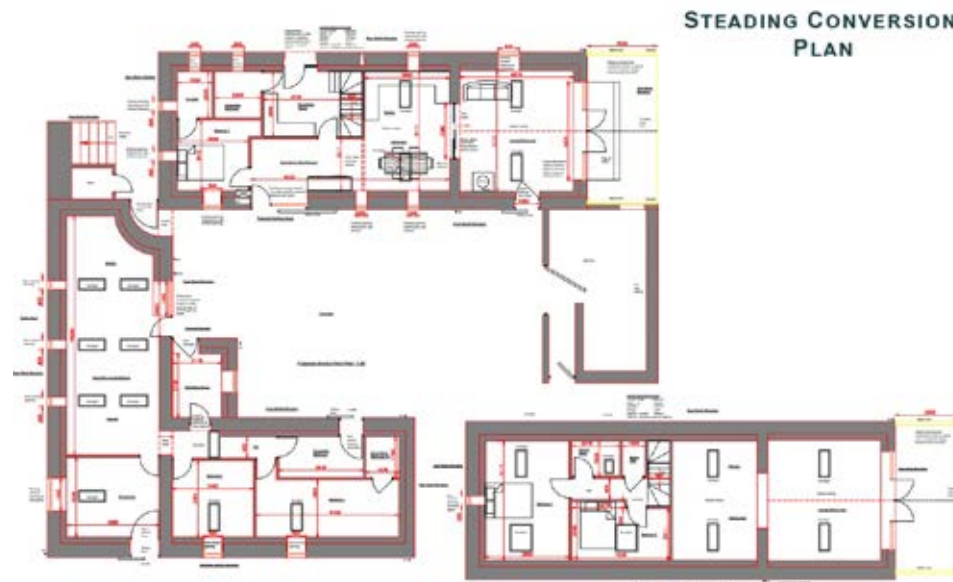
GROUND FLOOR



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Multi-burning eco stove	E	D (64)

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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HOME REPORT

There is no requirement for a home report given that the property benefits from an agricultural holding number: 82/504/0072

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, **A B & A Matthews** 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 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 June 2024

Sale Plan

