



# BEECH HOUSE

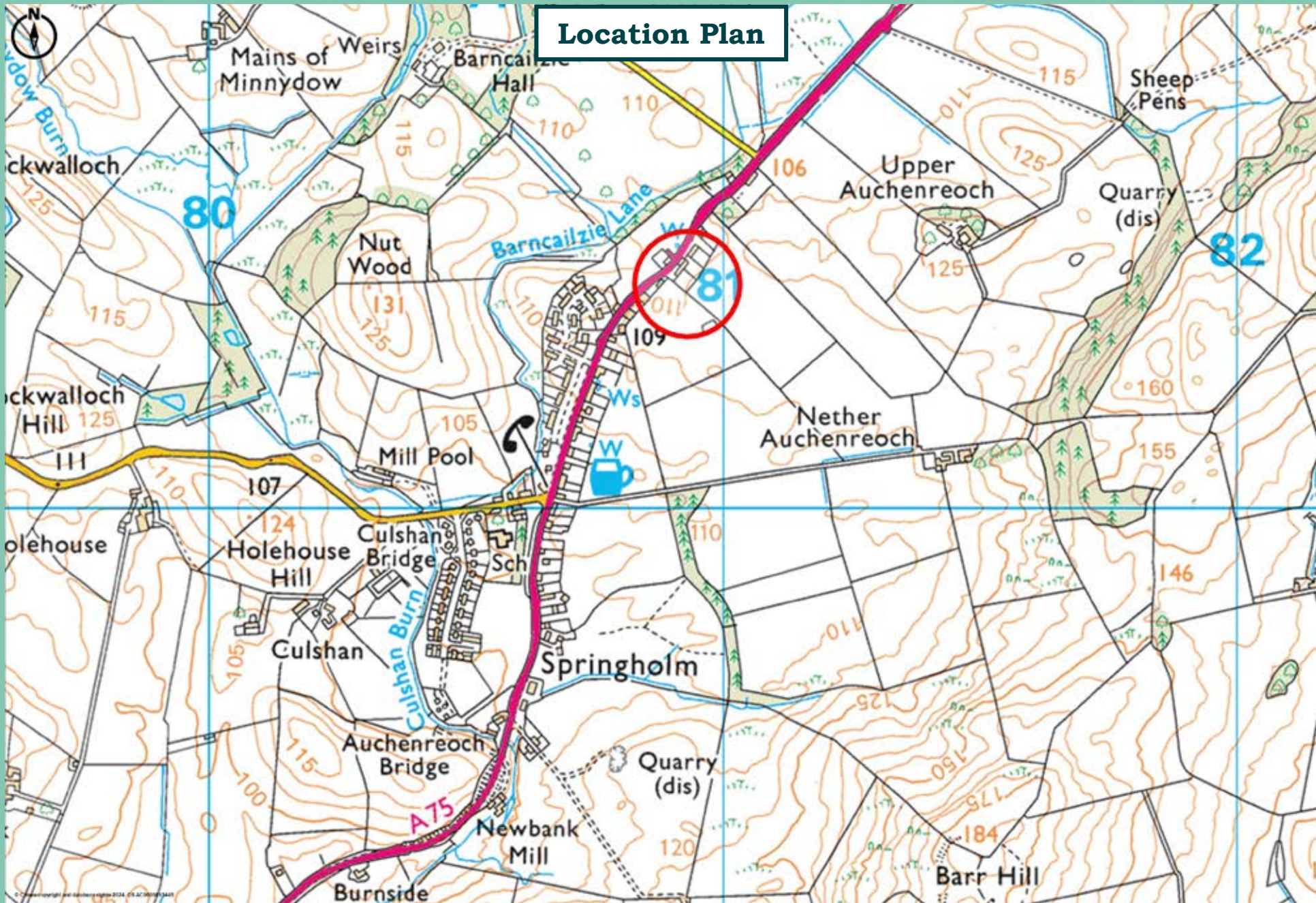
Springholm, Castle Douglas, DG7 3LP



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# BEECH HOUSE

**Springholm, Castle Douglas, DG7 3LP**

Castle Douglas 5 miles, Dumfries 14 miles, Carlisle 45 miles, Glasgow 88 miles, Edinburgh 90 miles

## A TRADITIONAL TWO STOREY FAMILY HOME BENEFITTING FROM GENEROUS MATURE GARDEN GROUNDS SITUATED WITHIN THE VILLAGE OF SPRINGHOLM

- SPACIOUS FIVE BEDROOM SEMI-DETACHED DWELLINGHOUSE
- DETACHED SINGLE GARAGE & OFF-ROAD PARKING
- GENEROUS GARDEN GROUNDS TO THE REAR
- POTENTIAL FOR AN ELEMENT OF SELF-SUFFICIENT LIVING
- CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

### VENDORS SOLICITORS

Amy Orr  
Brazenall & Orr  
104 Irish Street  
Dumfries  
DG1 2PB  
Tel: 01387 255695



**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](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

Beech House Cottage is situated within the village of Springholm in Dumfries and Galloway. The property is a generously proportioned semi-detached traditional two storey family home, which has been in the same ownership for nearly 20 years. Beech House benefits from off-road parking, single detached garage and generous garden grounds to the rear with views over the open countryside. The property has been well-maintained over the years offering spacious and light five-bedroom accommodation over two floors. In addition, there are a bank of roof mounted solar panels with 5kw battery storage.

At one time Beech House was utilised as a successful B & B with the eastern side of the dwelling being let as a self-contained annex, which could easily be reinstated for this purposes or indeed to accommodate extended family living.

Springholm offers a village shop and a primary school, which is only a very short walk from the property. A further range of services are conveniently located within Castle Douglas (The Food Town), which forms the heart of the Stewartry area. Castle Douglas offers all essential services with a range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops such as butchers, bakers, greengrocers and craft outlets. Primary & Secondary education is available within the town.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75 and the international airports of Prestwick and Glasgow are about 58 miles and 72 miles respectively. There are mainline railway stations at both Dumfries and Lockerbie.

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, the closest being within Castle Douglas.

## DIRECTIONS

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

## METHOD OF SALE

The property is offered for sale **as a whole**.

## GUIDE PRICE

Offers for Beech House are sought **in excess of: £260,000**

## 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](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## ***PARTICULARS OF SALE***

Beech House is of traditional construction set under a slated roof and in more detail briefly comprises:

### **GROUND FLOOR - main building**

- **Utility Room / Boot Room**  
With windows to the rear, tiled flooring and part glazed UPVC door.
- **Dining Room**  
A generous family dining room benefitting from a picture window to the rear and three to one side allowing lots of natural light. Base units are set on one wall with plumbing in place for white goods. The dining room opens up into the kitchen. A roof mounted Herschel infra-red panel heater provides efficient heating.
- **Kitchen**  
Fully equipped kitchen incorporating utility cupboards. We are informed that the kitchen is of solid oak construction.



- **Lounge**  
Another light filled room with triple aspect windows and a multi-fuel stove is inset into a brick-built fireplace.
- **Central Hallway**  
With windows to the front, stairs off to the first floor.
- **Shower Room**  
With a large walk-in shower enclosure, WC, WHB set in a modern vanity unit and a window to the rear.
- **Double Bedroom 1**  
With windows to the rear.
- **Double Bedroom 2**  
With windows to the front and rear.



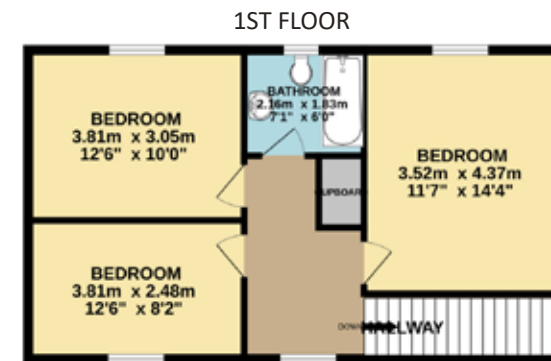
## FIRST FLOOR

- **Double Bedroom 3**  
With a window to the front.
- **Double Bedroom 4**  
With a window to the rear.
- **Family Bathroom**  
With a bath, WC, WHB and a window to the rear.
- **Double Bedroom 5**  
With a window to the rear.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or mis-statement. This plan is for illustrative purposes only and should not 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

Beech House benefits from its own private driveway providing off-road parking, along with a single detached garage, an EV charger is fitted to the side of the house.

The garden grounds are very generous with neat areas of lawns with some beautiful mature trees and shrubs along with a plethora of perennials. The grounds overlook the surrounding countryside and provide a peaceful haven to enjoy the variety of native birds or indeed to enjoy alfresco dining during the summer months. There is ample opportunity for some self-sufficient living.

## SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired central heating, multifuel stove, Infra-red panel (dining room)	F	D 58



## HOME REPORT

A Home Report can be made available upon request.

## 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, **Amy Orr, Brazenall & Orr** for a definitive list of burdens subject to which the property is sold.

## INGOING

There are no ingoing claims affecting the property

## 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 July 2024*

**Sale Plan**



Hilldale  
Cottage

Beech House

Northfield

FOR IDENTIFICATION PURPOSES

0m 5m 10m 15m

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