



JARDINGTON

Newbridge, Dumfries, DG2 0QT



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



JARDINGTON

Newbridge, Dumfries, DG2 0QT

Carlisle 35 Miles, Glasgow 77 Miles, Edinburgh 80 miles

A SPACIOUS TRADITIONAL SANDSTONE DWELLINGHOUSE WITH LAND NESTLED WITHIN A PRIVATE PICTURESQUE LOCATION ON THE BANKS OF THE CLUDEN WATER ON THE NORTHERN EDGE OF DUMFRIES

- GENEROUSLY PROPORTIONED THREE STOREY FOUR / SIX BEDROOM FARMHOUSE
- TRADITIONAL COURTYARD STEADING
- ACCOMMODATION LAND WITH HUGE POTENTIAL FOR SELF-SUFFICIENT LIVING
- NO IMMEDIATE NEIGHBOURS
- WITHIN CLOSE PROXIMITY TO MAJOR COMMUTING NETWORKS
- FANTASTIC DEVELOPMENT POTENTIAL

FOR SALE PRIVATELY AS A WHOLE

IN ALL ABOUT 1.13 ACRES

VENDORS SOLICITORS

Braidwoods Solicitors
No'1 Charlotte St
Dumfries
DG1 2AG
Tel: 01387 257272



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

Jardington is conveniently located on the northern edge of Dumfries, nestled within a quiet location on the banks of the Cluden Water, a confluence to the River Nith. This former farmhouse, thought to have been built circa 1880, is approached by its own private, single-track road where a traditional cobbled courtyard provides parking for several vehicles. It is obvious that Jardington has been a wonderful family home over the years and albeit the dwellinghouse now requires a degree of renovation and modernisation, this charming property offers spacious, family four-bedroom accommodation along with two attic rooms which could be developed into further living space. The property had a new central heating boiler fitted in 2021 along with new radiators and double glazing in parts.

The traditional courtyard steading has been formerly utilised as stabling, workshops and storage space. These buildings may provide the opportunity for development to create either extended family living or indeed, holiday let potential. Any interested party wishing to pursue this would need to make their own enquires with Dumfries & Galloway Council's planning department.

In addition, there is about an acre of accommodation land which not only protects the amenity of the property but has huge potential for creating some self-sufficient living or indeed to extend the garden grounds.

Jardington is within walking distance of local parks and the River Nith where wonderful walks known as the 'Burns Trail' are available along with a bounty of native wildlife, which can be enjoyed on a daily basis including otters being observed regularly and becoming an attraction for residents and visitors alike.

Local services are within the busy market town of Dumfries boasting all essential and professional services along with three retail parks, an ice rink, leisure centres, a University Campus and the recently constructed hospital, which is within a 10-minute drive from the property. 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 is 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.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.
What3Words: rehearsed.sedated.dance

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Jardington as a whole are sought in **excess of: £375,000**

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

Jardington is of traditional sandstone construction set under a slated roof. The property does require a degree of renovation and modernisation, however, provides a superb blank canvas for any potential purchaser. The property in more detail very briefly comprises:

GROUND FLOOR

- **Rear Entrance Porch**
With built-in cupboards.
- **Kitchen**
The kitchen does require to be refitted, however, there may be some potential to incorporate the lounge / diner to create a larger family kitchen. There is a window to the rear.
- **Dining Room**
With a window to the front.
- **Cloakroom**
With a WC & WHB, window to the rear.



- **Utility Room**
With wall units and a base unit with a sink set in, window to the rear.
- **Central Hallway**
With the original staircase off to the first floor and spacious understairs cupboard.
- **Lounge 1**
With a window to the side and door to outside.
- **Lounge 2**
With the original wooden flooring, triple aspect windows and a multi-fuel stove set in a feature fireplace.
- **Former Orangery**
At one time this was utilised as a greenhouse for home grown produce. This part of the property does require to be replaced.



FIRST FLOOR

- **Upper Hallway**
With a window to the rear and stairs off to the attic rooms.
- **Double Bedroom 1**
With a window to the side.
- **Double Bedroom 2**
With a window to the side.
- **Family Bathroom**
With a bath, WC, WHB, window to the side.
- **Double Bedroom 3**
With a window to the front.
- **Double Bedroom 4**
With double aspect windows.



Floor Plan

GROUND FLOOR



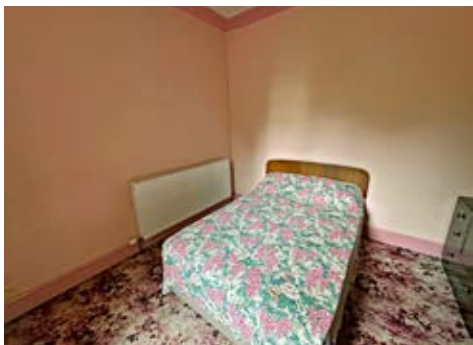
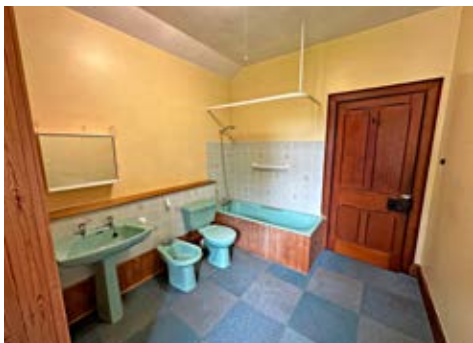
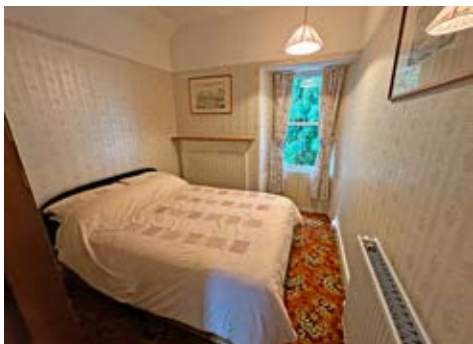
1ST FLOOR



2ND 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.



SECOND FLOOR

A staircase gives access to two attic rooms which have been used as playrooms, storage and a workshop, these rooms could be developed to create a further two bedrooms.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	LPG gas/Multi-fuel Stove	F	F 22



OUTSIDE

Generous enclosed garden grounds surround the property, which are mainly laid to lawns, mature trees and shrubs. **In addition**, there is also about 1 acre of accommodation land which could have huge potential to create some self-sufficient living.

TRADITIONAL COURTYARD STEADING

As mentioned earlier, the traditional courtyard steading has been formerly utilised as stabling, workshops and storage space. These buildings may provide the opportunity for development to create either extended family living or indeed, holiday let potential. Any interested party wishing to pursue this would need to make their own enquires with Dumfries & Galloway Council's planning department.

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, **Braidwoods**, for a definitive list of burdens subject to which the property is sold. However, we would draw your attention to:

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.

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 August 2024

Sale Plan



FOR IDENTIFICATION PURPOSES ONLY

