



GREENCLEUCH

Torthorwald, Dumfries, DG1 3PT



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

GREENCLEUCH

Torthorwald, Dumfries, DG1 3PT

Dumfries 4 miles, Annan 13 miles, Carlisle 31 miles, Glasgow 76 miles, Edinburgh 78 miles

A TRADITIONAL DETACHED FAMILY HOME BENEFITTING FROM GRAZING LAND SITUATED ON A GENEROUS PRIVATE PLOT NOT FAR FROM THE MARKET TOWN OF DUMFRIES

- TRADITIONALLY BUILT ONE AND A HALF STOREY SANDSTONE DWELLINGHOUSE
- GENEROUS MATURE GARDEN GROUNDS ENCLOSING THE PROPERTY
- GRAZING LAND OF ABOUT 21 ACRES
- RANGE OF USEFUL OUTBUILDINGS
- PRIVATE PLOT WITH NO IMMEDIATE NEIGHBOURS
- COUNTRYSIDE LOCATION YET CLOSE TO MAJOR ROAD NETWORKS

IN ALL ABOUT 24.42 ACRES

FOR SALE PRIVATELY

VENDORS SOLICITORS

John Lawson
Primrose & Gordon
1 Newall Terrace
Dumfries
DG1 1LN
Tel: 01387 267316



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

Greencleuch occupies a rural but accessible location situated within a generous, enclosed private plot with no immediate neighbours. The property is conveniently located about 4 miles from the busy market town of Dumfries in Southwest Scotland and within close proximity major road networks.

Greencleuch is a charming two storey dwellinghouse which has been in the same ownership since 1958. The property is of traditional construction benefitting from four-bedroom accommodation and although requires some modernisation, provides a superb blank canvas for any potential buyers.

The property is approached by its own private driveway where there is ample parking and enclosed within very generous, mature garden grounds. There are also a range of useful outbuildings within the grounds of which benefit from electricity laid in. In addition, there is about 21 acres of grazing land with direct access from the rear of the dwellinghouse which provides potential for smallscale agricultural or equestrian purposes. At present the land is grazed with dairy cattle from a neighbouring farmer.

All retail and professional services are located within a short drive of the property, with the busy market town of Dumfries boasting all essential and professional services, along with three retail parks, an ice rink, a modern sports centre and a University Campus. Dumfries offers a wide choice of both 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: enormous.songbird.goodness

METHOD OF SALE

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

GUIDE PRICE

Offers for Greencleuch are sought **in excess of: £520,000**

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



Greencleuch is of traditional construction set over two floors with the accommodation very briefly comprises:

- **Rear Entrance Porch**

Of timber framed construction, glazed to three sides with tiled flooring.

- **Kitchen**

With a range of floor and wall units, walk-in pantry, breakfast bar with cupboards below, AGA range, window to the rear.



- **Sitting Room / Dining Room**

A spacious family room with decorative wood panelling to the walls, large bay window to the front, open fire set in a feature fireplace.

- **Central Hallway**

With a timber staircase off with decorative spindles and wooden panels, there is a storage cupboard below.

- **Lounge**

Another spacious living space with a bay window to the front and an open fire.

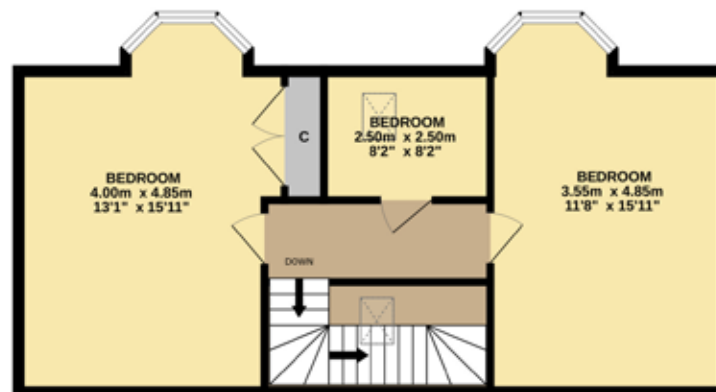


Floor Plan

GROUND FLOOR



1ST FLOOR



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 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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- **Double Bedroom 1**
With a window to the side.
- **Bathroom**
With a shower, WC & WHB, window to the rear.



FIRST FLOOR

- **Double Bedroom 2**
With double aspect windows, doors give access to eaves.
- **Single Bedroom 3**
With a Velux window to the front.
- **Double Bedroom 4**
With a window to the front.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired	F	F 32

OUTSIDE

Greencleuch is approached by its own private driveway and included within the title of the property is tarmac area, formerly part of the main road before upgrading, therefore, there is ample parking for several vehicles. The mature garden grounds are made up of lawns, mature trees and shrubs. Contained within the grounds are useful outbuildings having electricity laid in with one currently utilised as a workshop.

In addition, there is about 21 acres of grazing land offering huge potential for equestrian or smallscale agricultural purposes. The grazing land has direct access from the garden grounds.





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, **John Lawson, Primrose & Gordon** 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.

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 September 2024

Sale Plan



**FOR IDENTIFICATION ONLY
IN ALL ABOUT 22.42ACRES (9.07HA)**

