



## Tannoch House, New Abbey, DG2 8DY

Offers Over £595,000





# Tannoch House

New Abbey, Dumfries

- Beautiful and peaceful location
- Four bedroom detached house
- Large kitchen with electric AGA
- Stunning entrance hall with Pool Table included in the sale
- Boarded out loft space used as a hobby room
- Two large outbuildings with development potential
- Former fish farm with rearing ponds still in place
- Site area around 15.58 acres (6.35 Ha)

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Nestled in a beautiful and peaceful location, this exceptional four bedroom detached house offers a unique blend of comfort, style, and potential. Built in the early 2000s, the property is stoned faced at the front with a slate covered roof.

Upon entering the residence, you are greeted by a stunning entrance hall that sets the tone for the grandeur found throughout the home. Noteworthy features include a pool table included in the sale, providing endless entertainment for family and guests.

The property boasts a large living kitchen complete with an electric AGA and two sets of double doors to the outside. An impressive living room has a solid fuel stove at its heart. An office, utility room cloakroom and W/C completes the ground floor accommodation.

The first floor has four double bedrooms, two with en-suite bath and shower rooms and a family bathroom with shower and bath in place. The master bedroom has a dressing room as well as the en-suite bathroom.

Additionally, the boarded out loft space, currently utilised as a hobby room, offers versatility and extra space for any additional pursuits.











The outdoor space of this property is equally as impressive, with two large outbuildings that present a myriad of opportunities for development, subject to necessary consent.

The building closest to the house incorporates a garage and workshop with an office above. There is a lean-to log storage structure on the gable end of the house. The other single storey building is used for storage.

The former fish farm with rearing ponds still intact adds a unique element to the expansive grounds, ideal for those seeking a property with character and history.

The site area totals approximately 15.58 acres (6.35 ha), providing ample room for outdoor activities, gardening, or potential expansion.

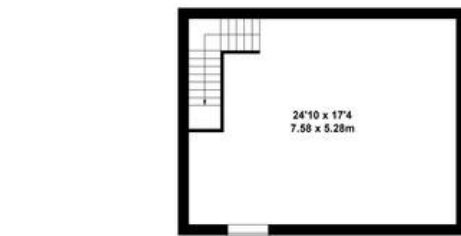
Whether you envision transforming the outbuildings into other uses or enjoying the tranquility of the surroundings, this property offers endless possibilities for the discerning buyer looking for a distinctive residence in a serene setting.



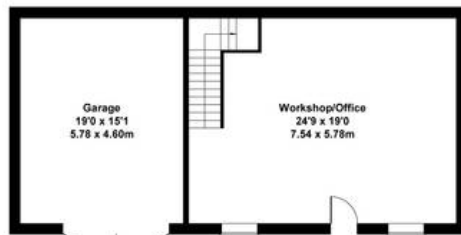




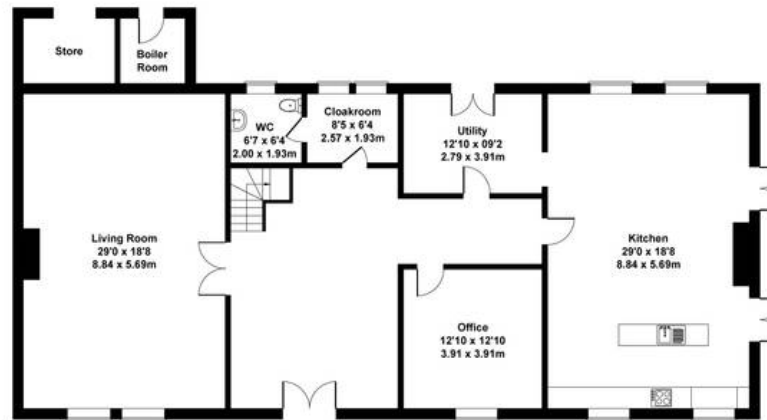
**Tannoch House**  
Approximate Gross Internal Area  
6222 sq ft - 578 sq m



OUTBUILDING(FIRST FLOOR)



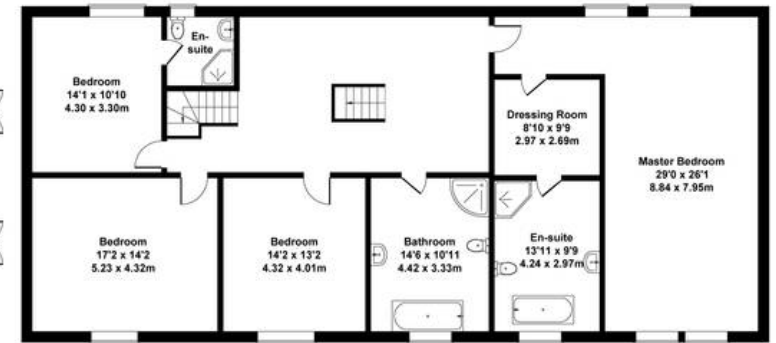
OUTBUILDING(GROUND FLOOR)



GROUND FLOOR

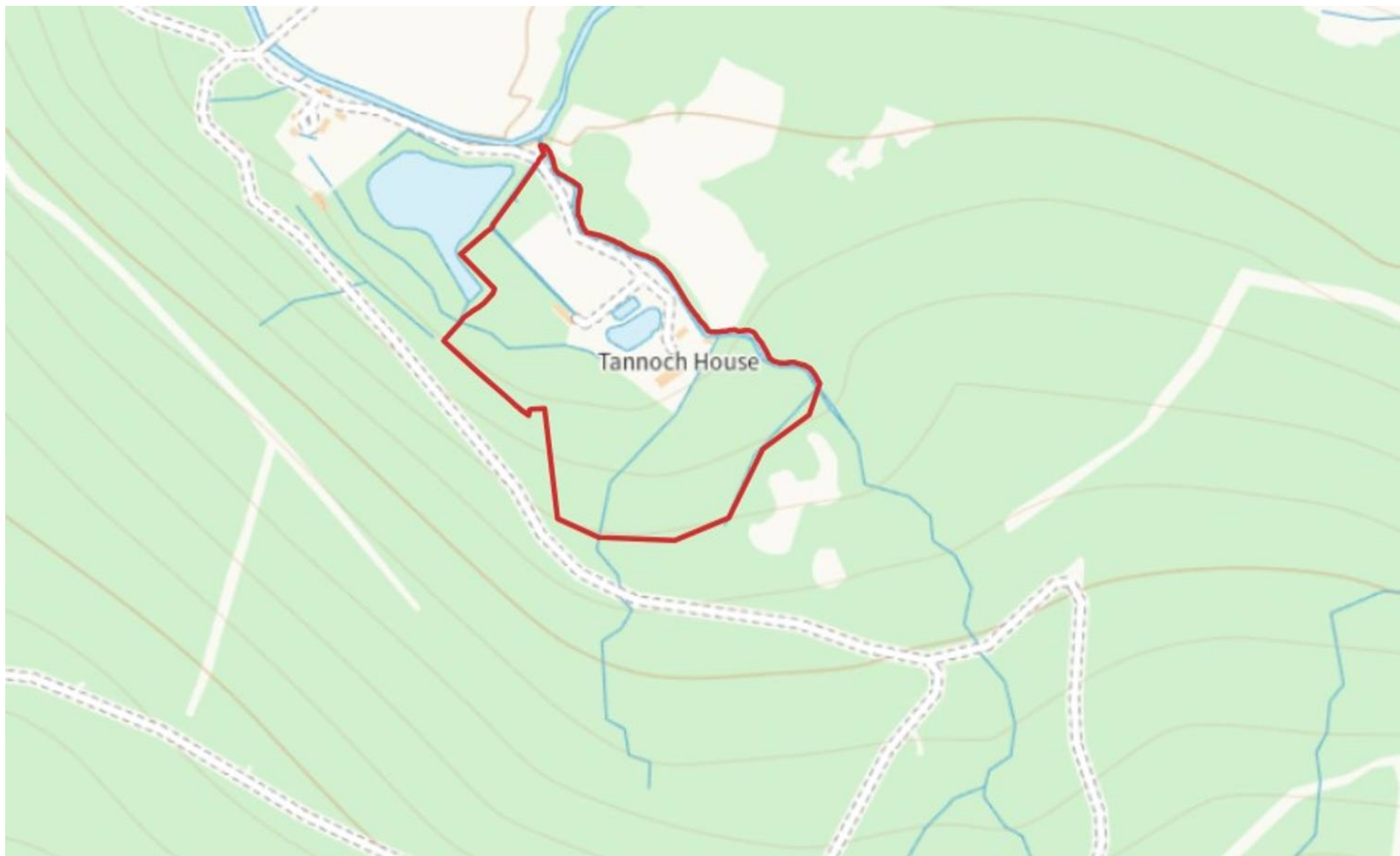


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FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.





## General Remarks & Stipulations

**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

**Access:** The property is accessed via a shared access road with differing shares of repairing liability.

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Services:** The property is serviced by a mains water supply, mains electricity plus solar panels and oil fired central heating. The boiler was newly installed around five years ago. Domestic sewerage is dealt with by a private treatment plant.

**Broadband:** Full Fibre broadband installed.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

**Solicitors:** To be confirmed.

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on @cdrural.

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

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