



Bellstane Keepers Cottage, Thornhill, DG3 4AX

Offers Over £160,000



Bellstane Keepers Cottage, Thornhill, DG3 4AX

- Traditional, stone constructed detached cottage
- Two double bedrooms
- Requires modernisation
- Multi-fuel stove in living room
- Oil central heating
- Rural, seclusive location situated in the middle of Drumlanrig Woods
- Possible opportunity to extend subject to necessary planning
- Dog runs, timber shed and single, detached garage

Two bedroom, traditional stone constructed former keepers cottage sitting in a generous sized plot situated in the heart of Drumlanrig Estate.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

Directions

Google Maps Link: <https://maps.app.goo.gl/TjDSuEqXKGNvgVid8>

What 3 Words: [///talked.tennis.endearing](https://www.google.com/maps/@55.8555555, -4.2555555, 15z/data=!3m1!1e3!3m2!1s///talked.tennis.endearing)



Bellstane Keepers Cottage is a delightful rural, former Keeper's cottage on the Drumlanrig Estate. Part of the Gardens and Designed Landscape area, the cottage sits in a generous plot offering spacious accommodation requiring full modernisation. The property presents opportunity to extend subject to necessary planning consents. Bellstane Keepers Cottage is of traditional sandstone construction under a pitched slate roof with accommodation briefly comprising; dining kitchen with fitted units and tiled floor, sitting room with multi-fuel stove, bathroom with bath and electric shower over, WC and basin and two good sized double bedrooms. The attic is accessible from the lounge and is full boarded across the length of the property.

Externally the oil boiler is housed in the coal house. There is a useful shed, dog runs and a single garage. The cottage benefits from oil central heating, private water supply and septic tank. The property features traditional, timber sash windows throughout. There is a large garden to the front and side and access is over a track from the public highway.

Location

Thornhill, Dumfries and Lockerbie are within easy reach providing everyday amenities including a range of shops, banks, cafes, restaurants and public houses. From the property there is excellent access to stunning walks and a variety of outdoor activities. For a wider range of facilities, both Carlisle and Glasgow can be easily reached offering a range of cultural and professional services along with leisure and retail opportunities.

For the commuter, there are road links for access to Glasgow to the north with Dumfries and Carlisle to the south. The property is within easy commuting distance of many regional centers. The A74(M) and the M6 are within easy reach for onward travel north and south. There are railway stations at Dumfries and Lockerbie with trains to Glasgow and Carlisle. Main line rail services from Carlisle provide fast and frequent services to London in the south, together with cross country services to the east. Glasgow Airport is around 1½ hours away, with Edinburgh and Newcastle International Airports also easily reached with Carlisle Airport less than an hour's drive away.









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

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.

- Sale subjects are part of the Gardens and Designed Landscape area (classed on Historic Environment Scotland).
- Sale area will be subject to standard use restriction.
- A right of access over the access track will be granted to the purchaser. Maintenance, repair and renewal costs will be shared in accordance with use.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

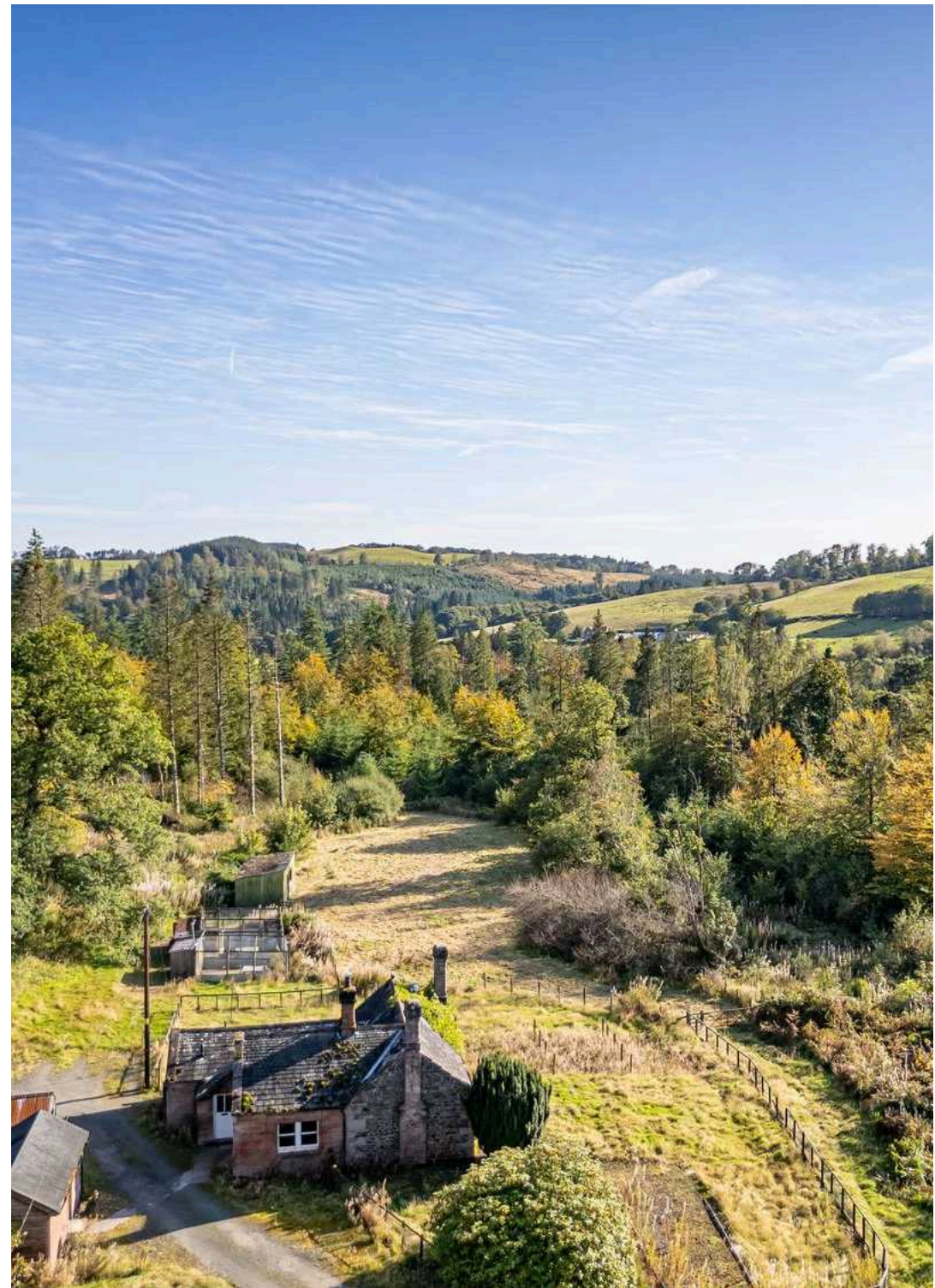
EPC Rating: E

Broadband: Standard

Services: Bellstane Keepers Cottage is serviced by private water supply, mains electricity, septic tank and oil central heating. The private water supply was last tested in 2023 before the system was drained down. The Septic tank is registered with SEPA.

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.



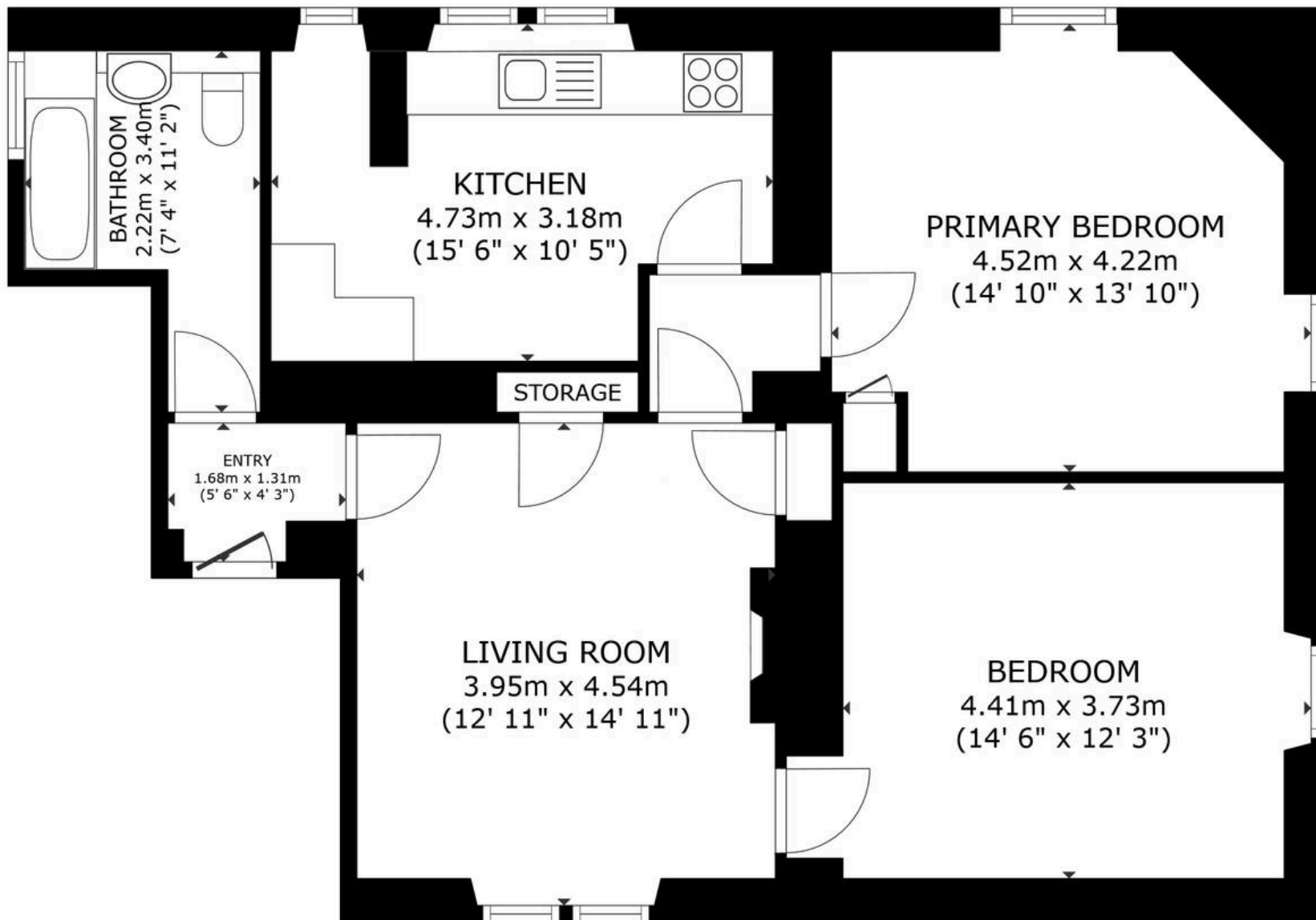
Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band D.

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. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

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. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

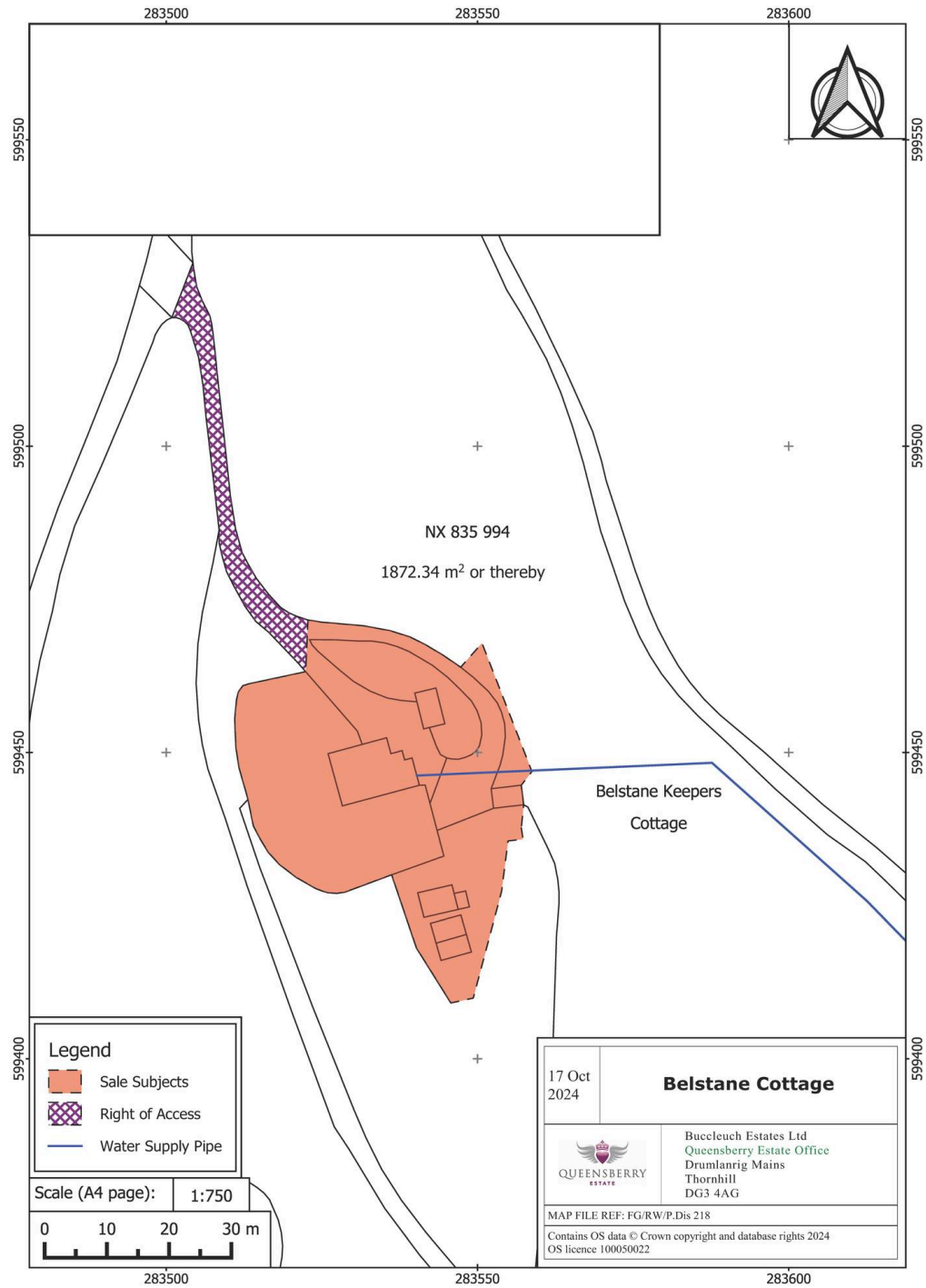
Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates—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.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 81.5 m² (877 sq.ft.)
TOTAL : 81.5 m² (877 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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Important Notice C & D Rural and its clients give notice that:- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 2. 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.