



# STONEHOUSE COTTAGE

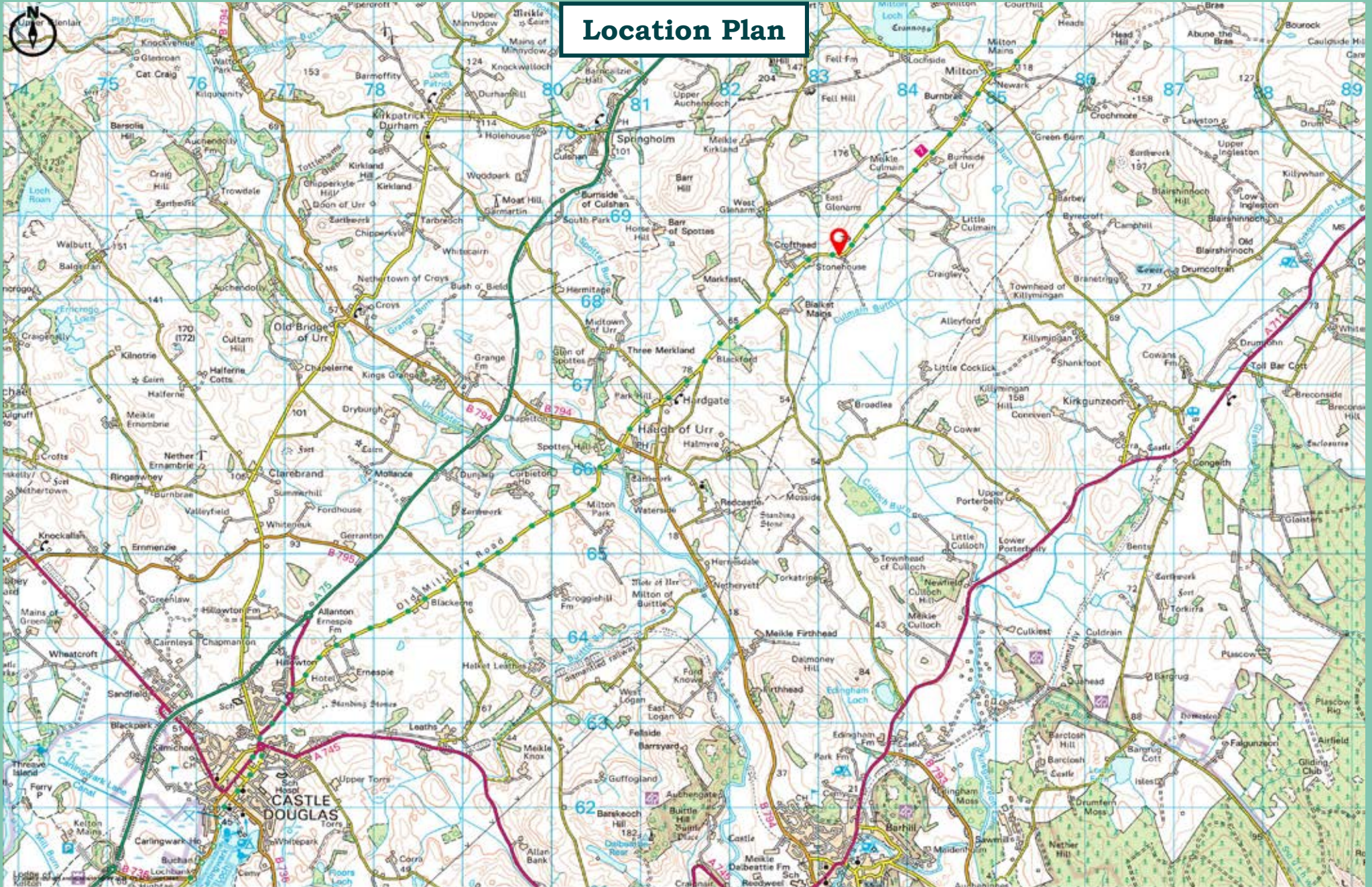
Old Military Road, Haugh of Urr, Castle Douglas, DG2 8QW



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS





# Location Plan



# STONEHOUSE COTTAGE

**Old Military Road, Haugh of Urr, Castle Douglas, DG2 8QW**

**Haugh of Urr 1.5 miles, Castle Douglas 6 miles, Dumfries 11.9 miles, Carlisle 45 miles, Glasgow 87 miles**

## A TRADITIONAL GALLOWAY COTTAGE SITUATED A SHORT DISTANCE FROM THE PRETTY VILLAGE OF HAUGH OF URR

- DETACHED TWO BEDROOM COTTAGE REQUIRING FULL REFURBISHMENT
- ENCLOSED GARDEN GROUNDS
- DETACHED SINGLE GARAGE AND OFF-ROAD PARKING
- NURSERY AND PRIMARY SCHOOLING AVAILABLE WITHIN A SHORT DISTANCE
- COUNTRYSIDE PURSUITS AVAILABLE STRAIGHT FROM THE DOORSTEP
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

### VENDORS SOLICITORS

Messrs. A.M. Simpson & Son  
Solicitors & Estate Agents  
14 Well Street  
Moffat DG10 9DP  
Tel: (01683) 220 118



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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

Stonehouse Cottage is a detached cottage of traditional Galloway construction occupying a rural site with open views across the surrounding countryside.

Stonehouse Cottage has been vacant for some time and does require complete refurbishment, however, has huge potential to create a lovely home or for the investor, a great buy to let opportunity. The cottage benefits from its enclosed garden grounds providing off road parking and a detached single garage. Given the location of the cottage, countryside walks and pursuits available straight from the doorstep.

The cottage is located just over a mile from the pretty Galloway village of Haugh of Urr where there is a village hall and public house. The adjacent village of Hardgate has a well-regarded Nursery & Primary School.

A range of services are located within a ten-minute drive away at the busy market town of Castle Douglas. Castle Douglas (The Food Town), forms the heart of the Stewartry area, offering all essential services with a comprehensive 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, butchers, bakers, greengrocers and craft outlets. Primary & Secondary education is available within the town.

A more comprehensive range of 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, a University Campus and the relatively new hospital. 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 is a varied and picturesque part of Southern Scotland, ranging from the moorland of the Southern Upland hills to the bays and sandy beaches of the Solway Coast. It is an historic and distinctly rural county where agriculture and tourism form the backbone of the local economy.

Given the diverse landscape the area offers unique walks, equestrian hacking, cycling, sailing and for the keen golfer, Dumfries & Galloway boasts no fewer than twenty-nine 18-hole courses. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

Communications and arterial links are very good with major road networks within close proximity, with the international airports of Glasgow and Prestwick within easy commuting distance.

## METHOD OF SALE

Stonehouse Cottage is offered for sale by private treaty.

## DIRECTIONS

As indicated on the location plan which forms part of these particulars.

## GUIDE PRICE

Offers for Stonehouse Cottage are sought **in excess of: £120,000**

## 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

## STONEHOUSE COTTAGE

This traditional two-bedroom property is set over a single floor, very briefly comprising:

### GROUND FLOOR

- **Front Entrance Hallway**  
With a window to the front.
- **Shower Room**  
With a corner shower cubicle, WC & WHB.



- **Single Bedroom 1**  
With a window to the rear affording open countryside views.
- **Kitchen**  
With base units and a window to the rear.



- **Small Double Bedroom 2**  
With a window to the rear.
- **Lounge**  
With patio doors giving access to the garden grounds.



### OUTSIDE

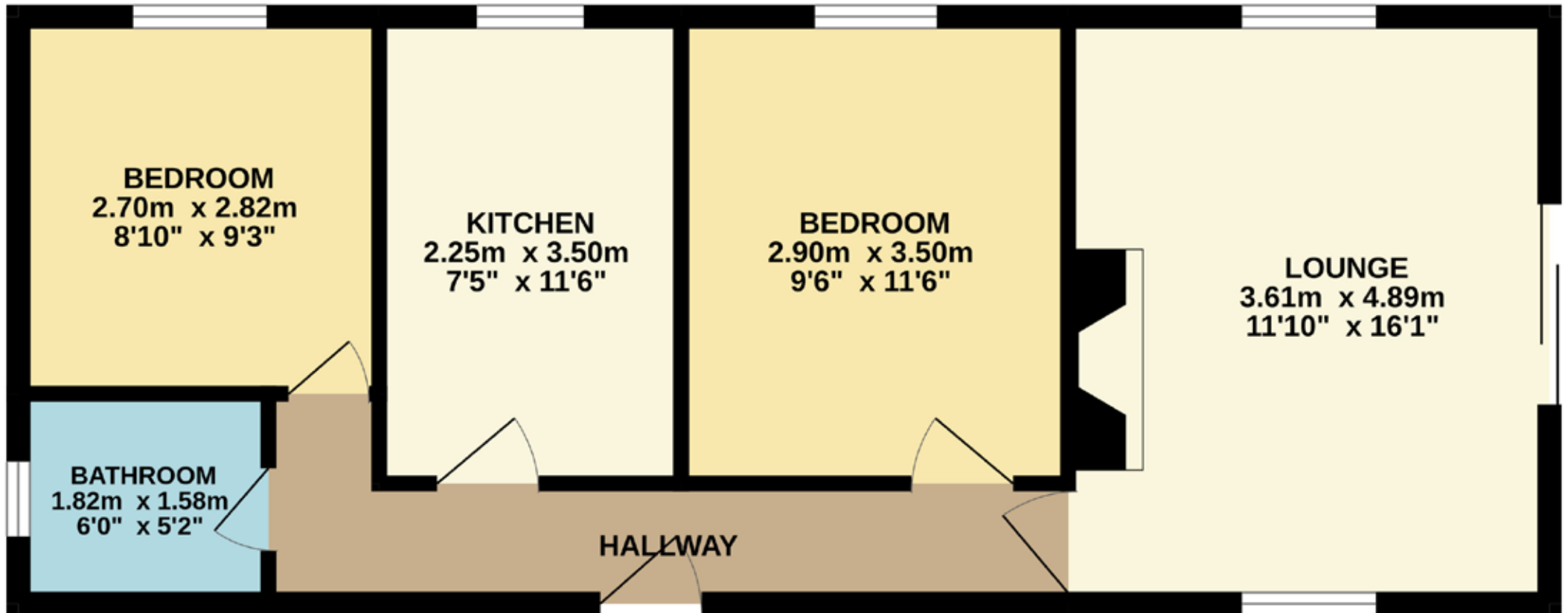
As mentioned earlier, Stonehouse Cottage benefits from enclosed garden grounds with off-road parking and a detached single garage. The grounds are mainly laid to lawns with some mature trees and shrubs along with a paved patio.

### SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Gas	D	D 62

## Floor Plan

### GROUND 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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#### **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 for a definitive list of burdens subject to which the property is sold.

#### **HOME REPORT**

A Home Report can be downloaded direct from our website: [www.threaverural.co.uk/property](http://www.threaverural.co.uk/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 October 2024***

