



THE AULDGIRTH INN

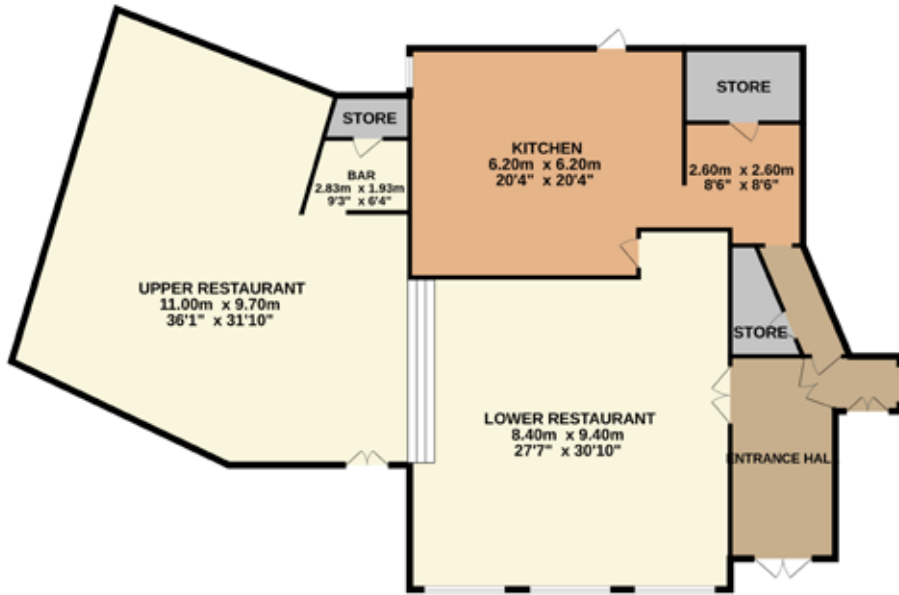
Auldgirth, Dumfries, Dumfries & Galloway, DG2 0XG



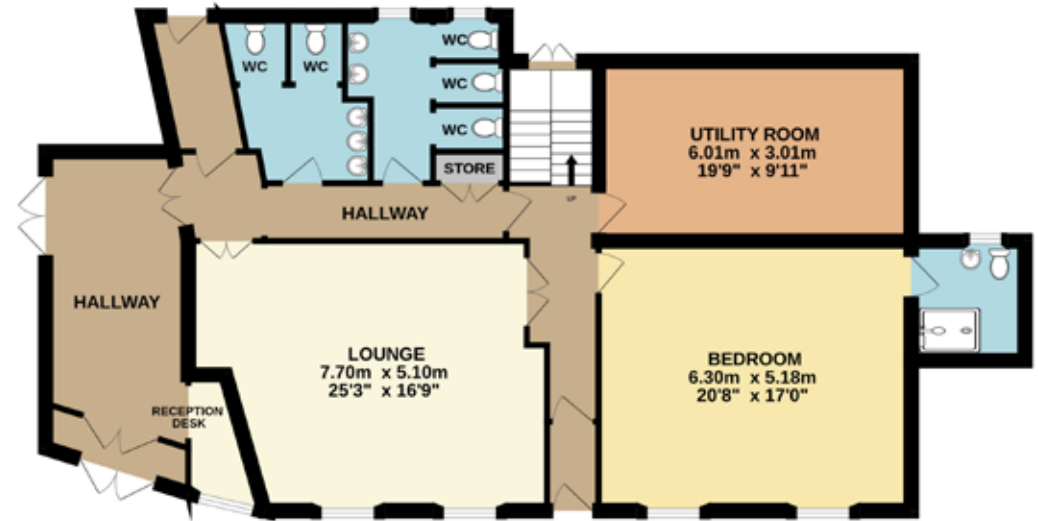
THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

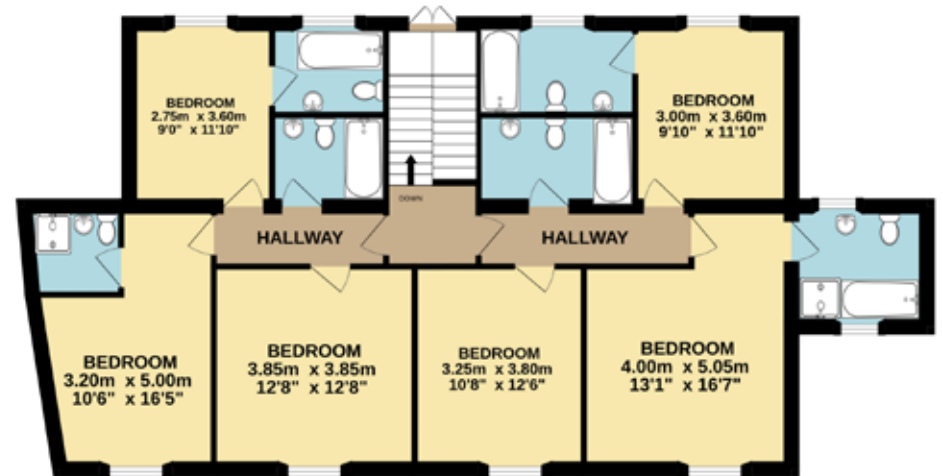
GROUND FLOOR



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.
 Made with Metropix ©2023

THE AULDGIRTH INN

Auldgirth, Dumfries, Dumfries & Galloway, DG2 0XG

Dumfries 9 miles, Thornhill 6.5 miles, Edinburgh 70 miles, Glasgow 67 miles, Carlisle 41 miles

A BEAUTIFULLY PRESENTED BOUTIQUE INN SET WITHIN AN HISTORICAL BUILDING IN THE HEART OF AULDGIRTH VILLAGE IN DUMFRIES & GALLOWAY

- SYMPATHETICALLY RENOVATED TO AN EXTREMELY HIGH STANDARD
- FULLY EQUIPPED RESTAURANT INCORPORATING A COSY SNUG BAR AND SEVEN BEAUTIFULLY PRESENTED LETTING ROOMS
- PRIVATE CARPARK PROVIDING AMPLE PARKING
- WITHIN CLOSE PROXIMITY TO BUCCLEUCH ESTATE
- SITUATED CLOSE TO MAJOR COMMUTING NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Peter Braidwood
Braidwoods Solicitors
1 Charlotte Street
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

At around five hundred years old, The Auldgirth Inn stands at a key junction for travellers up and down the Nith valley. It has witnessed technological developments come and go from the days when folk travelled only on foot or horseback, to the arrival of the coach, the railway line and now the car – the Inn has seen them all.

We are informed that one of its most famous regulars was Scotland's national bard, Robert Burns when he farmed at Ellisland about four miles to the south. In the late 1700s the Inn would not have been all that different to the main building we see today. By all accounts the Auldgirth Inn has religion to thank for its very existence. First reports indicate it began life as a halfway house for the monks of Melrose travelling to Whithorn on Pilgrimages who were thought to have used the site of the Inn as a retreat.

This historical building (Category B listed) oozes with charm and nostalgia which has not been lost during the most recent renovation. This newly renovated 500-year-old building consists of our Award Winning with 3 AA rosettes and Michelin Guide Restaurant incorporating seven cosy beautifully presented letting rooms.

Although already a successful restaurant business in turnkey condition, the building itself could lend itself to change of use to residential, however, any interested party wishing to pursue this will need to make their own enquiries with Dumfries & Galloway Council.

Thornhill and its immediate surroundings offer the nearest local services boasting an attractive and comprehensive range of shops, including two small supermarkets, a chemist, several niche clothes shops, a butcher, a baker, two hairdressers, an authentic Scottish/Italian café/fish & chip shop founded in 1929, high quality gift and fancy goods shops (one of which stages frequent art exhibitions), coffee shops and café/restaurants, a beautician, a chocolatier, as well as various hotels, pubs, Library, a garage and petrol station, dentist, podiatrist, community hospital, and health centre.

Primary schooling is available in the Village of Dunscore, some 4 miles distant, with both primary & secondary schooling available at the highly regarded Wallace Hall Primary & Wallace Hall Academy in Thornhill, about 6.5 miles from the property.

A further range of professional and retail services are available in the busy market town of Dumfries some 9 miles distant, which boasts three retail parks, an ice rink, a modern sports centre, a University Campus and is within easy reach of Dumfries

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.

Communications to the area are good with the property lying in close proximity to the main road networks, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75 and the international airports of Prestwick and Glasgow within about an hour's drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

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 exist 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.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for The Auldgirth Inn 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

This historic building has been refurbished to a high standard incorporating a modern restaurant, kitchen, dining room, snug and seven letting rooms.

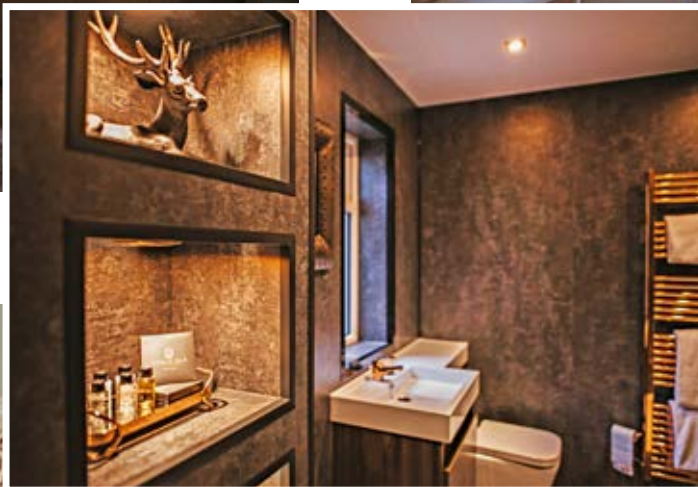
Upon entering The Auldgirth Inn you are immediately struck by the warm atmosphere and cosy interior. The restaurant at present seats around 80 very comfortably and comes fully equipped with an open plan commercial kitchen & bar. Following through to the snug bar which is complimented by a multi-fuel stove making the perfect space for relaxing in the winter months after a hearty meal. There are ladies and gent's toilets which have also been fitted to a really high standard.

The **first-floor** accommodation comprises of seven cosy letting rooms, five of which have en-suites, with the remaining two having their own bathroom just across the corridor.

OUTSIDE

There is ample parking to the front via a private carpark and situated to the right of the Inn is a bespoke built cabin which has been utilised as staff accommodation.





SERVICES

Water	Drainage	Electricity	Heating	Rateable Value	EPC
Mains	Private	Mains	Oil Fired	£7,200 effective from 01-APR-23	G

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, **Peter Braidwood, Braidwoods Solicitors** 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.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

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

