



Knowehead  
Burnhead | Thornhill | Dumfriesshire | DG3 4AD

FINE & COUNTRY

# KNOWEHHEAD







# ACCOMMODATION

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Knowehead is a particularly attractive detached pink sandstone cottage and is rare to the market. This former estate factor's house sits in a private and elevated setting on the outskirts of Burnhead and Thornhill, with mature garden grounds, amenity woodland, ample parking and breath-taking views over the surrounding countryside.

The property is in very good order throughout and offers three double bedrooms, with scope to extend further if so desired. It is worth noting that the house was re-roofed in 2016, and new double-glazed doors and windows were also installed at the same time. The multi-fuel stove was installed in 2016 and the oil-fired boiler was installed in 2020.

The property is approached via a gated entrance and a private driveway that culminates in a generous gravelled turning and parking area to the rear of the house.

A side door opens into the rear porch, with tiled floor and glazed inner door. The porch leads into the useful utility room, which comprises a range of wall and floor mounted storage units, a sink, and plumbing for a washing machine. Directly off the utility room is a boiler room with storage cupboard, oil fired boiler and a clothes pulley; this warm space is ideal for drying clothes.

The kitchen/dining room is fitted with a range of modern units, complementary worksurfaces and a tiled floor. There is a sink and space to install a dishwasher, oven and fridge freezer. A large window to the front elevation offers lovely views over the garden and countryside beyond, and there is ample room for a dining table and chairs.

Located centrally on the ground floor is the vestibule and reception hall. The present owners tend to use the side entrance to access the property but access can also be gained via the main entrance at the front of the house. The hall has charming part-glazed double doors separating it from the vestibule, and carpeted stairs rising to the first floor.

The sitting room is a bright and welcoming room, enjoying a dual aspect and open views. There is a charming multi-fuel stove and working shutters to the windows.

The family bathroom, comprising a free standing bath, w.c., wash hand basin with an electric mirror above and a separate shower cubicle, completes the ground floor accommodation.

As you climb the stairs, there is a very useful, deep storage cupboard with a radiator within at half landing level, with a skylight above, and a further fitted storage cupboard on the landing itself. Access to the loft space can be gained from the landing, and the loft is partially boarded and insulated.

There are three lovely double bedrooms on the first floor, all of which have slightly sloping ceilings and attractive open views. A w.c with wash hand basin, completes the accommodation.

























### Outside

The property is accessed via a gated entrance from the road with a private driveway that culminates in a gravelled parking area to the rear of the house.

Knowehead is set in approximately 0.83 acres (including the driveway) of well-tended, mature and established garden grounds with a number of spring bulbs, boasting fantastic open views over Burnhead, towards Thornhill, and across the rolling countryside. The grounds enjoy the sunshine all day and include generous lawned areas, a gravelled terrace with southerly aspect, mature shrubs and a small area of mature woodland which runs behind and alongside the bothy.

### Bothy

This former double bothy would lend itself to a variety of uses. While in need of full renovation, it would make the ideal annexe, home office, studio or perhaps permanent accommodation for a dependant relative, subject to planning consents.

### Outhouses

There are two adjoining stone outhouses offering storage. Steps from the outhouse lead up to an area of hardstanding above, which could make the ideal spot for a hot tub, given the outstanding views it enjoys.

### Local Area

Knowehead enjoys a private and rural position in the heart of the Dumfriesshire countryside, on Drumlanrig Estate, yet is still within easy access of the thriving village of Thornhill. Various amenities can be found in Thornhill including a wide variety of retail units to include clothes shops, a pharmacy, hairdressers, gift shops, cafes, food stores and pubs/hotels. There is also a garage, petrol station and a small hospital. Wallace Hall Academy in Thornhill incorporates secondary, primary and nursery education with state-of-the-art facilities, and the school is rated one of the best state schools in Southern Scotland.

Dumfries (approximately 15 miles south) offers a full range of facilities and amenities including a university campus and an excellent hospital.

The area is well known for salmon and trout fishing in the River Nith and its tributaries, also for its hill walking opportunities. There is also fantastic horse riding, hiking and mountain biking available on the doorstep. It is worth noting that there is a dedicated tarmacked cycle path opposite the bottom of the driveway which was funded by the KPT Development Trust, taking you to Thornhill (1 ½ miles) and also through Drumlanrig Estate itself. The spectacular Drumlanrig Castle, owned by the Duke of Buccleuch is on the doorstep, with extensive grounds, gardens and frequent guided tours of its historic buildings as well as annual events such as the Galloway Country Show.

There are other close transport links with Junction 15 of the M74 a short drive away and Edinburgh and Glasgow are easily reached. The M6 and M74 networks are also accessible at Moffat, Gretna and Lockerbie. Sanquhar Train Station is about 12 miles away and provides a direct rail link to Glasgow City Centre.

### Directions

From Thornhill take Gill Road (A702) heading towards Penpont. Go over Nith Bridge and at Burnhead, take a sharp right. Continue past the row of houses, and Knowehead can be found a little further along on the left hand side.

What3words: /// useful.goose.piston













# INFORMATION

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## Services:

Mains electricity, mains water supply, oil fired central heating, private drainage to septic tank registered with SEPA. BT Fibre Broadband

Note: New double-glazed windows and external doors were installed in 2016, the property was re-roofed in 2016 and a new boiler was installed in 2020.

Additional Note: In line with the Estate Agents Act 1979, we must advise that the the vendor of this property is an employee of C&D Rural Ltd.

Local Authority: Dumfries & Galloway Council –Council Tax Band D

EPC: E

## Home Report

A copy of the Home Report is available on request from Fine & Country South Scotland.

## Viewings

Strictly by appointment with the sole selling agents, Fine & Country South Scotland

## Offers

All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to [southscotland@fineandcountry.com](mailto:southscotland@fineandcountry.com)

## Matters of Title

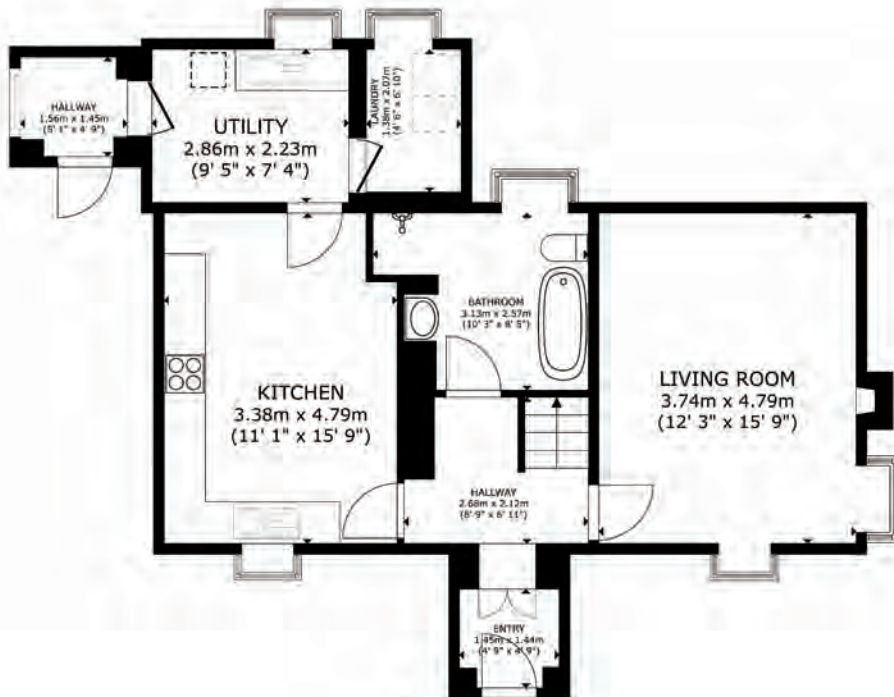
The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held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

## Tenure and Possession

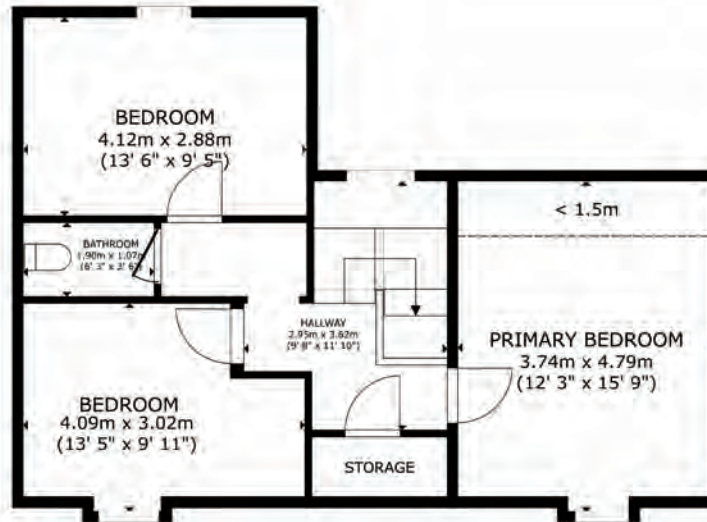
The Freehold title is offered for sale with vacant possession upon completion.

## Money Laundering Obligations

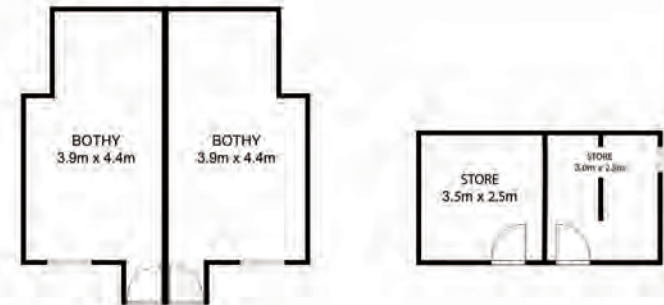
In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.



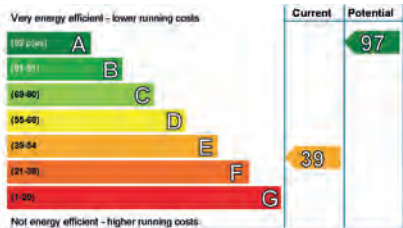
FLOOR 1



FLOOR 2



KNOWEHEAD OUTBUILDINGS



**GROSS INTERNAL AREA**  
 FLOOR 1 66.9 m<sup>2</sup> (720 sq.ft.) FLOOR 2 53.3 m<sup>2</sup> (573 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 3.0 m<sup>2</sup> (32 sq.ft.)  
 TOTAL : 120.1 m<sup>2</sup> (1,293 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 28.01.2025





# FINE & COUNTRY

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Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

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FOUNDATION

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