



RAEBURN COTTAGE

Hardhills Smithy, Buittle, Castle Douglas, DG7 1NJ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



RAEBURN COTTAGE

Hardhills Smithy, Buittle, Castle Douglas, DG7 1NJ

Castle Douglas 4 Miles, Dumfries 16 Miles, Carlisle 52 Miles, Glasgow 93 Miles

A BEAUTIFULLY PRESENTED GALLOWAY COTTAGE OFFERING STYLISH CONTEMPORARY FOUR BEDROOM ACCOMMODATION SITUATED ON A GENEROUS PLOT INCORPORATING A LARGE WORKSHOP AND LANDSCAPED GARDEN GROUNDS

- STYLISH GENEROUSLY PROPORTIONED FOUR BEDROOM ACCOMMODATION
- BEAUTIFULLY LANDSCAPED GARDEN GROUNDS
- AMPLE OFF-ROAD PARKING FOR SEVERAL VEHICLES
- LARGE WORKSHOP WITH HUGE POTENTIAL FOR MANY DIFFERENT PURPOSES
- WITHIN CLOSE PROXIMITY LOCAL AMENITIES AND MAJOR ROAD NETWORKS
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING

FOR SALE PRIVATELY

VENDORS SOLICITORS

Mr Andrew Maxwell
Brazenall & Orr
104 Irish Street
Dumfries
DG1 2PB
Tel: 01387 255695



THREAVE RURAL

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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

Raeburn Cottage offers a unique opportunity to purchase a stylish contemporary family home incorporating a large workshop and beautifully landscaped garden grounds. Behind the traditional granite façade you will find beautifully presented family living accommodation incorporating a bespoke kitchen / diner with bi-folding doors to the patio laid with porcelain tiles, cosy lounge, three double bedrooms and a superb master suite.

A feature of the cottage is the fabulous, detached workshop measuring 29.9m x 12.4m. This is currently utilised for the family business, but is set up in such a way that it could be used for a number of purposes, for example, development of a gym facility which could incorporate climbing walls, bungee fitness, dance classes, etc, or indeed for trades such as joiners, plumbers, engineers, etc. **In addition**, the snooker table and hot tub are included in the sale.

The whole property presents a multitude of opportunities along with creation of some self-sufficient living and indeed, the current owners have recently added a fully enclosed duck pond and duck house complete with ambient lighting.

Raeburn Cottage occupies a very generous plot with the garden grounds to the rear laid to neat lawns and a private sheltered patio making this a fabulous area for alfresco dining and family and social entertaining. To the front there is ample parking for several vehicles with the boundary recently planted with Laurel hedging. Given the extent of the plot (about 1.44 acres in total), there may be some opportunity to further develop the site for a potential building plot, any interested party wishing to pursue this should make their own enquiries with Dumfries & Galloway Council's planning department.

Raeburn Cottage is conveniently located within a short driving distance to Castle Douglas (The Food Town), which offers the nearest local services with a modern health service, wide range of professional services as well as three national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops, delicatessens, butchers, bakers, grocery stores and craft outlets. Castle Douglas is a thriving community with lots of community run events taking place throughout the year, including the fabulous Soapbox Derby and Civic Week celebrations.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, 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 an easy drive of the property. There are mainline railway stations at both Dumfries and Lockerbie, which run a full timetable both north and south. 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.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Raeburn Cottage are sought **in excess of: £495,000**



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

Raeburn Cottage is a traditional Galloway granite cottage which has been extended to the rear, set under a slated roof. The dwelling offers comfortable stylish accommodation, as follows:

GROUND FLOOR

- **Open Plan Kitchen / Diner / Lounge**

This fabulous light-filled family living space presents modern, clean lines. The kitchen has a contemporary twist fitted with full height units with pocket doors and illuminated display shelves. Behind the doors are a range of modern kitchen appliances including a built-in oven with heated shelf, microwave, wine cooler and fridge freezer along with larder units. The kitchen island has a five-ring induction hob, hidden recycling bins, a Quooker tap and a built-in Wi-Fi charger. With the inclusion of the lounge area, this family space presents sleek and stylish lines throughout.

- **Sitting Room**

With sliding barn style doors from the kitchen another bright family room, with double aspect windows and for those cosy nights in, a wood burning stove is set in an inglenook type fireplace with an oak mantle. A bespoke built staircase leads to the first-floor accommodation.

- **Wet Room**

Beautifully presented with a large, glazed shower unit, his n' hers sinks set in a modern vanity unit, built-in illuminated shelving, heated towel rail, WC & WHB.





- **Double Bedroom 1**
Built-in storage unit and double aspect windows.



FIRST FLOOR

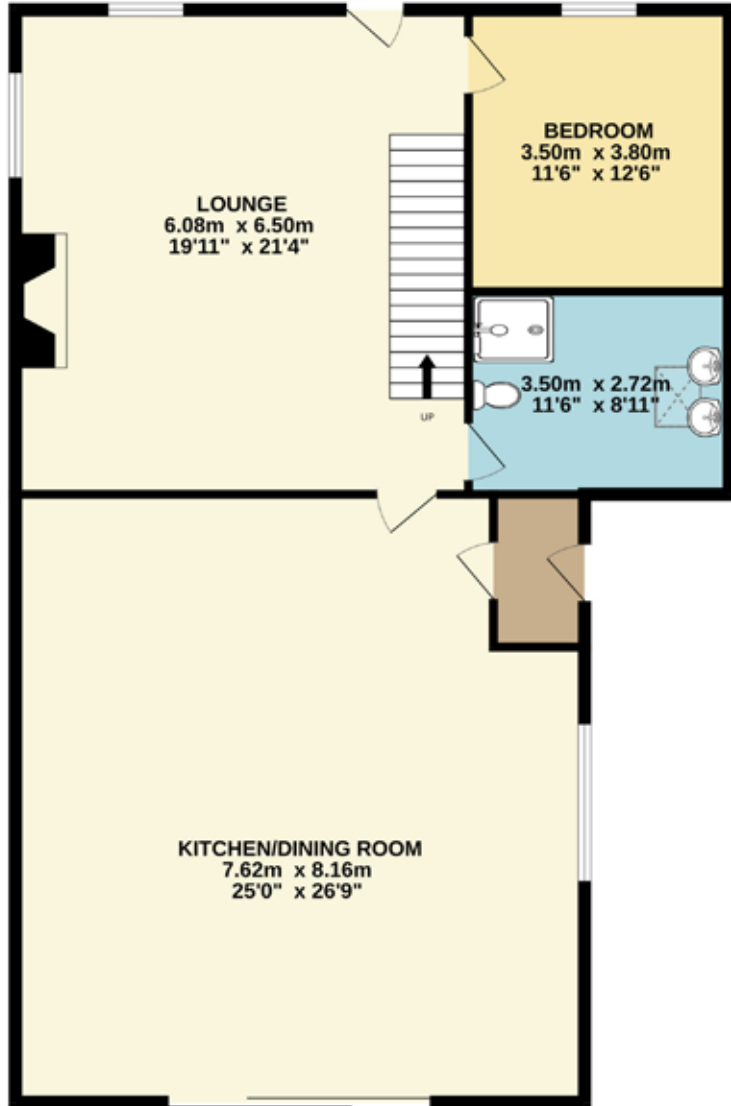
The first-floor accommodation has the same attention to details as the ground floor being beautifully presented and briefly comprising:

- **Double Bedroom 2**
With double aspect windows.
- **Double Bedroom 3**
With double aspect windows.
- **Master Suite 3 (En-suite)**
From a glass floor walkway this spacious master suite has a dedicated dressing room benefitting from hanging rails and shoe storage, a fabulous en-suite bathroom with a free-standing bath, large corner shower cubicle, WC & WHB set in a modern vanity unit, modern cast iron style heated towel rail and a window to the side.

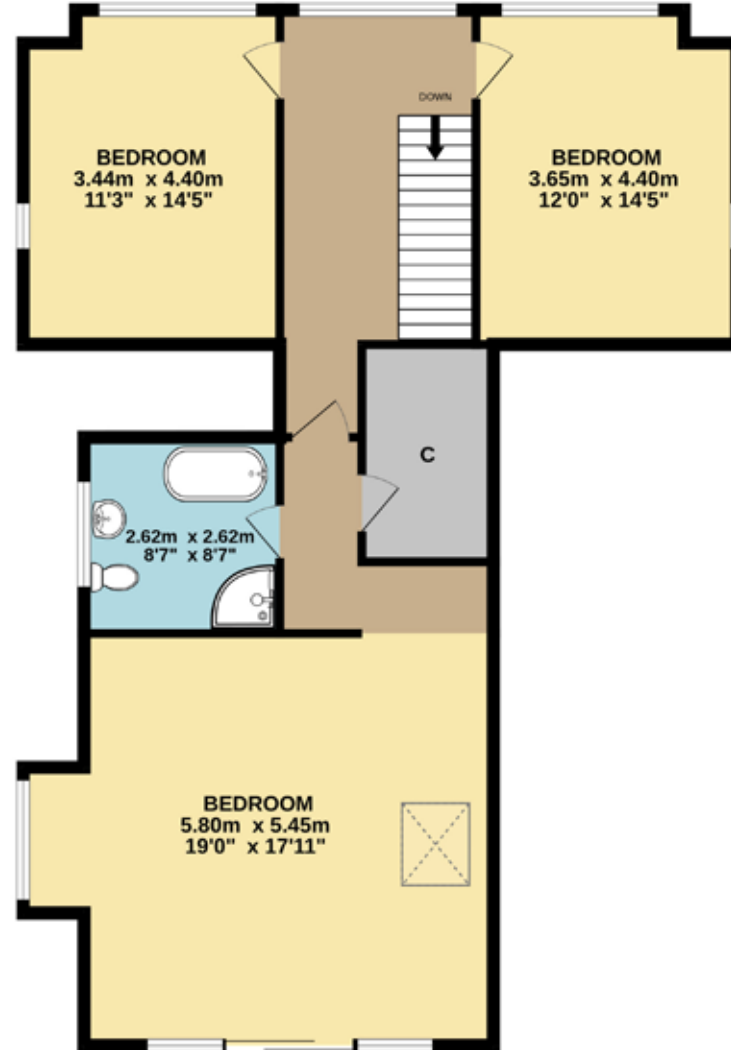
Following through to the lovely light filled bedroom which has bi-folding doors giving access to a roof terrace where elevated views across the countryside can be enjoyed. In addition, there is a window to one side and a Velux to the other.

Floor Plan

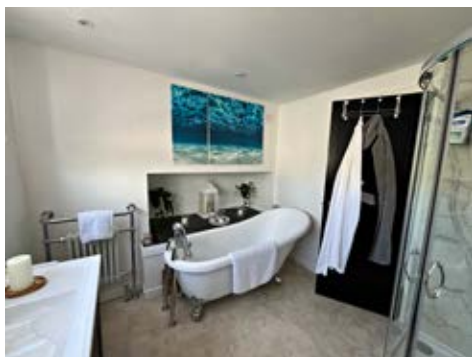
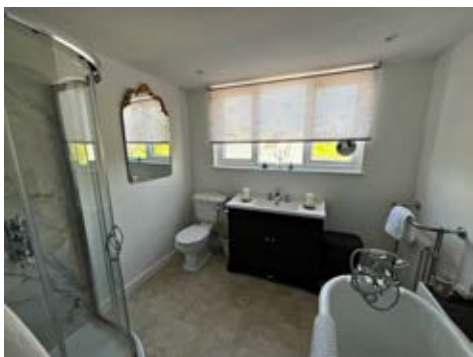
GROUND FLOOR



1ST FLOOR



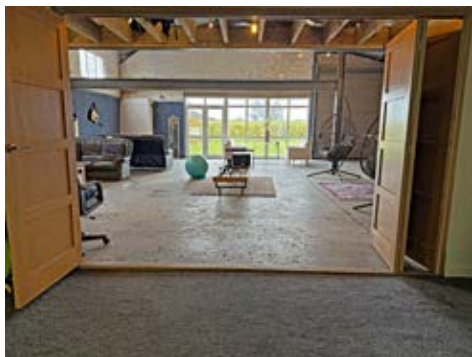
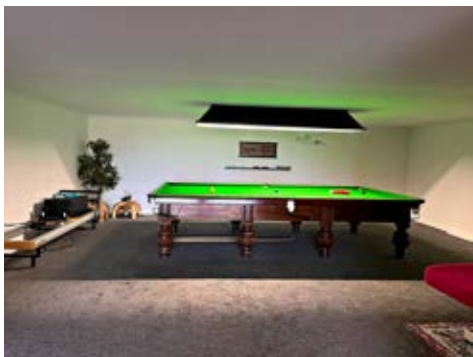
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
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OUTSIDE

The dwellinghouse has its own dedicated gated driveway where hardstanding parking is available for several vehicles and a neatly laid lawn bounded by newly planted Laurel hedging. The garden grounds to the side and rear are mainly laid to lawns along with a fabulous patio area.





SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Private	Oil Fired	E	C 75



HOME REPORT

It should be noted that the property is of mixed use (business & residential), therefore there is no requirement for the sellers to provide a Home Report.

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, **Mr Andrew Maxwell, Brazenall & Orr** 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.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified

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 February 2025





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FOR IDENTIFICATION ONLY

