



Hawthornbank, Bankend Road, Dumfries, DG1 4QS

Offers Over £495,000

C&D Rural

Hawthornbank, Bankend Road, Dumfries, DG1 4QS

- Unique property full of character
- Rural location with cracking views, but relatively close to Dumfries
- Four bed bungalow with generous living space
- Two bedrooms have en-suite facilities
- Double integral garage with electric door
- Off road parking and large garden
- Two stables and a tack room in a single block
- Total site area of around 4.99 acres
- Two paddocks of 3.96 acres and 0.60 acres including utility vehicle and trailed mower!!

Hawthorn Bank is a superb detached and spacious family home, close to Dumfries, but feels a world away from the hustle and bustle of normal life. The property sits in a generous plot and is located on an elevated site in open countryside with spectacular views. There is a double garage and stables with a small paddock adjacent and a larger field of 3.96 acres adjacent. Perfect for horse and pony lovers and hobby farmers looking for a lifestyle property.

Council Tax Band: F

Tenure: Heritable Title (Scottish version of Freehold)

EPC Energy Efficiency Rating: D

C&D Rural



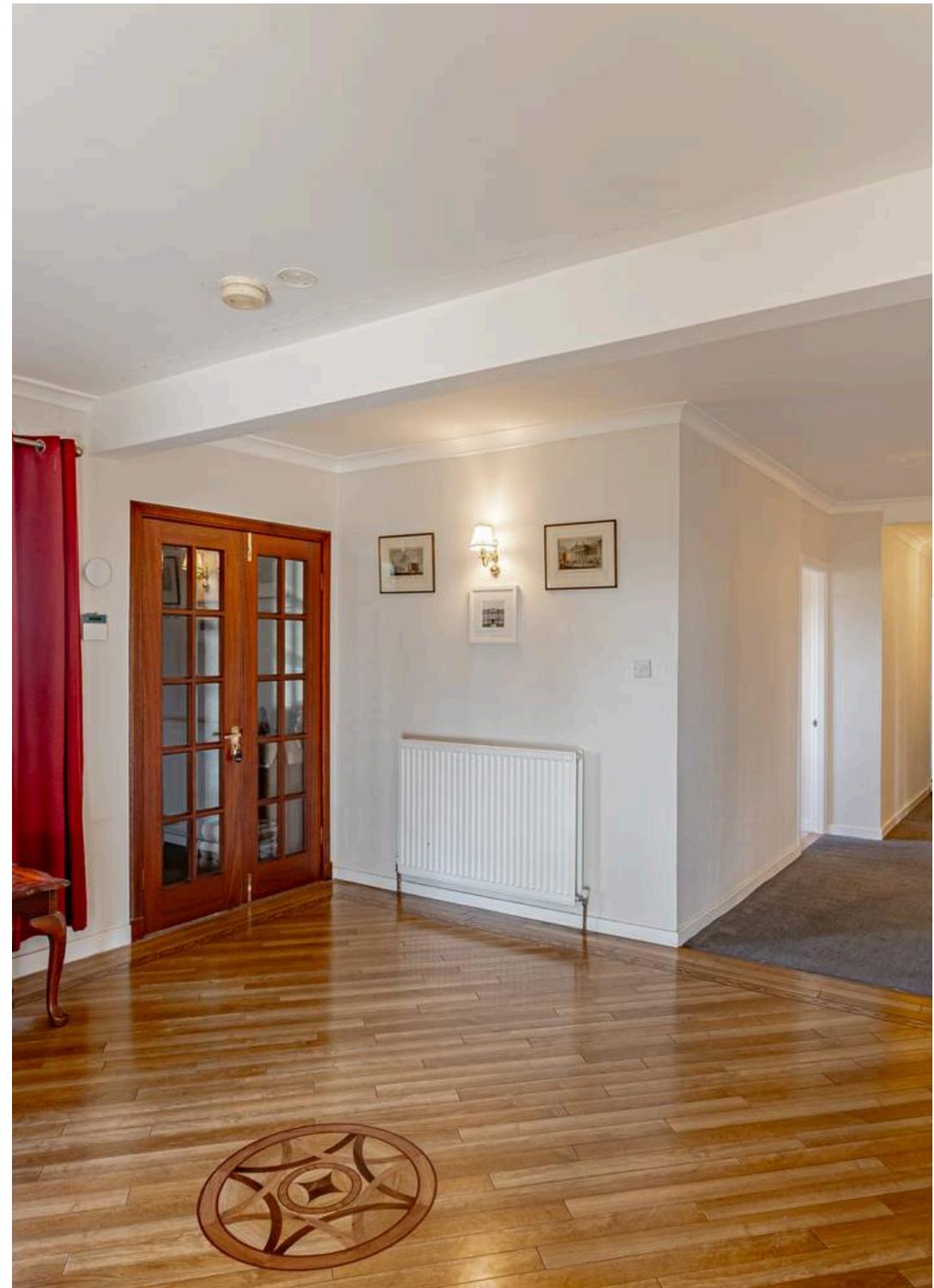
The Accommodation

The front door opens into a spectacular entrance hallway with feature timber floor. The utility room is accessed to the right with fitted cupboards, sink and below counter space for a washing machine and tumble dryer. It also houses the oil fired boiler, which has been overhauled recently. The utility opens into the attached double garage, with electrically operated main access door.

The main bedroom is stunning, with cracking views from the bay window, fitted wardrobes and an en-suite shower room with heating beneath the towel rail. The window area is a peaceful place to relax. The remaining three bedroom are all doubles with one having an en-suite shower room and walk-in cupboard. The family bathroom is large with a built-bath, WC and wash basin and part tiled walls.

The corridor leading to the kitchen has a line of very useful full height built-in cupboards. The kitchen has fitted wall and floor units with complimentary timber worktop, a 1.5 sink with mixer tap and space for a below counter dishwasher. The fully glazed sun room is located off the kitchen and has a solid roof and an access door to the garden. There are two reception rooms, both with solid fuel stoves and ample space for dining and entertaining. A narrow study/hobby room to the side completes the extensive accommodation.

The original property is of timber framed construction with more recent extensions being of cavity masonry construction. The loft space is part boarded and the original section of roof has been replaced in the last few years.



Outside

The property is set within a generous plot extending to a total of around 4.99 acres. The entrance to the property offers off road parking leading to the double garage. There is a large garden to the front and side and a paddock extending to around 0.60 acres, which includes a timber built stable block containing two stables and a tack room. Furthermore, the utility vehicle and trailed mower shown in one of the photographs is included in the sale.

The larger field amounts to around 3.96 acres and is accessed across the shared track with a gate system to ensure a safe crossing. There is also a gate entry at the top corner near the road off the shared track. The corner of the field has been fenced off to create a wildlife and orchard area which was previously used for honey bee production by the current owners.

Location Summary

The property is situated within the rural postcode district of DG1 4QS, in the peaceful Bankend area on the outskirts of Dumfries. The location offers an attractive balance of countryside living while remaining conveniently close to the amenities of the town. The surrounding area is characterised by open farmland, mature countryside views and a small number of private residential properties, creating a quiet and private setting. Despite its rural feel, the property is only a short drive from Dumfries town centre where a wide range of facilities are available including supermarkets, independent shops, restaurants, healthcare services and leisure facilities. Transport links are readily accessible, with the nearby Dumfries railway station providing rail services connecting to major routes across the region. Road links also provide convenient access to surrounding towns and the wider Dumfries and Galloway region.

The area is well regarded for its natural beauty and outdoor lifestyle opportunities, with scenic countryside, walking routes and local attractions nearby. This location therefore offers an ideal setting for those seeking a peaceful rural environment without sacrificing accessibility to town amenities.

What 3 words: ///whispers.chuckle.hence













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Dumfries, DG1 4QS



Hawthorn

Approximate Gross Internal Area
3574 sq ft - 332 sq m



OUTBUILDING

GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

General Remarks & Stipulations

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.

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

EPC Rating: D

Broadband: Fibre broadband is connected and there is good mobile coverage available.

Services: Hawthornbank is serviced by mains water supply, mains electricity, septic tank sewerage and oil fired central heating. 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.

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.

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

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.

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