TOWNHEAD OF GLENCAIRN
KIRKLAND • BY MONIAIVE • DUMFRIESSHIRE
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DUMFRIESSHIRE

A charming country house set in beautiful gardens amongst the quiet rolling hills of Dumfriesshire

Drawing room • Dining room • Morning room • Study
Kitchen and breakfast room • TV room • Utility room and pantry

Principal bedroom with ensuite bathroom and walk-in wardrobe
Three further bedrooms with ensuite bathrooms, all with delightful views

Integral cottage with independent access providing kitchen, sitting room, a bedroom and bathroom

Oil fired central heating

Traditional outbuildings with stabling, storage and garaging

Colourful gardens and grounds with beautiful sweeping lawns, a pretty burn, lochan, vegetable and fruit garden, glasshouse and mature trees • 3.5 acre paddock

6.55 acres in total

Thornhill 8 miles • Dumfries 14 miles

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.
Situation
Townhead of Glencairn lies amongst the rolling hills of Dumfriesshire in the heart of this quiet and unspoilt county. Dumfriesshire is renowned for its mild climate and hence some of Scotland’s most famous gardens. The area abounds with traditional sport including shooting, hunting and salmon fishing which are all available to be taken locally.

Townhead of Glencairn is situated within the hamlet of Kirkland, two miles from Moniaive and eight miles from Thornhill. Both provide for all day to day facilities. The county town of Dumfries, provides for all requirements including a train station with links to Carlisle and the west coast line. The M74 motorway enables swift communications both north and south. Glasgow Airport is within 1 hour 30 minutes drive.

Directions
To reach Townhead of Glencairn from the north, take the A702 from Thornhill. From the south take the B729 from Dumfries. Drive into the hamlet of Kirkland and the wrought iron gates to Townhead of Glencairn clearly mark the principal drive to the house. This drive gently winds upwards to lead to a gravel sweep and turning area outside the main entrance.

Description
Townhead of Glencairn is a delightful Victorian country house dating from the mid-19th century. It enjoys an outstanding south facing position amidst this peaceful and traditional agricultural landscape.
Architecturally, the house enjoys some of the finest features for which this era was famous. The welcoming stone porch with intricately carved stone panels complements the generous bay windows which afford light to the principal rooms. Internally, the house is ideal for entertaining. Beautifully decorated and dressed, there is a particularly fine drawing room and an elegant dining room with a separate access to the kitchen passage. As well as a large and well-proportioned, south facing morning room, Townhead of Glencairn includes a study, TV room and a well-equipped kitchen, generously provided with cupboard space.

On the first floor the house provides four bedrooms with ensuite bathrooms. The principal bedroom also has a large walk in wardrobe. All of the bedrooms have delightful views.

The rear quarters and former service accommodation has been cleverly adapted to form a self-contained cottage with direct access through the kitchen to the main house. The cottage provides a sitting room, kitchen, a bedroom and bathroom. It is ideal for secondary accommodation, a granny flat or indeed for letting as a holiday cottage for which there is considerable demand in the area.

Townhead of Glencairn has generous outbuildings including stabling, garaging, workshops and a particularly impressive original greenhouse. The gardens extend to some 3 acres and lie in a south facing position.

The gardens are spectacular and have been open to the public under Scotland’s Garden Scheme and for charity events. Sweeping lawns run down from the house with borders filled with rare plants and shrubs. There are fine rhododendrons which give added colour in early summer whilst the mass of daffodils and early bulbs herald the approach of spring.

From the house, the eye is drawn to a beautiful lochan at the foot of the garden. It has in the past been stocked with trout and is fed by a burn that runs through the garden. To the side of the house are four raised terraced beds designed by Allen Paterson, who was on the Council for the RHS until he retired. The beds contain herbs, bulbs, shrubs and roses. Beyond lies a vegetable and fruit garden. The original glasshouses have been meticulously restored.
The gardens and grounds at Townhead of Glencairn provide privacy to the property and have been carefully laid out in a bygone era to give the house a most attractive setting. From the main road the driveway gently winds up to the gravel sweep outside the house through mature trees including two magnificent copper beeches, lime trees, horse chestnut and oak.

**Outbuildings**

The outbuildings lie in two ranges to the north and west of the house and are traditionally built of whinstone under slated roofs. Presently comprising storage and stabling, they could be converted to further holiday accommodation subject to the necessary consents.

The outbuildings lie to the rear of the house and are formed in two major blocks. The former laundry has been adapted to comprise a useful workshop with a generous patio area in front. The rear section forms a double garage. The former stable block comprises: two stalls, storage room, tack room and cart shed. Over this is a floored loft. The current owners have added a clock tower with a Hawkins electronic clock digitally synchronised to GMT. The paddock is accessed directly to the side of the stables.
Services
Mains Water, Oil fired Central heating, private drainage

Council Tax
Council tax band H

Closing Date
A closing date for offers may be fixed and prospective purchasers are advised to note their interest in writing to the selling agents. The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.

Viewing
Strictly by appointment through Knight Frank on 0131 222 9600.

Conditions of Sale
Title
The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

Deposit
On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.
Approximate Gross Internal Floor Area

Ground Floor

First Floor

Energy Efficiency Rating

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