



OLD CULDOACH

Tongland, Kirkcudbright, Dumfries & Galloway, DG6 4LU

**AN EXCEPTIONAL RESIDENTIAL EQUESTRIAN / AGRICULTURAL SMALLHOLDING
IN TOTAL ABOUT 4.40 ACRES (1.78HA)**



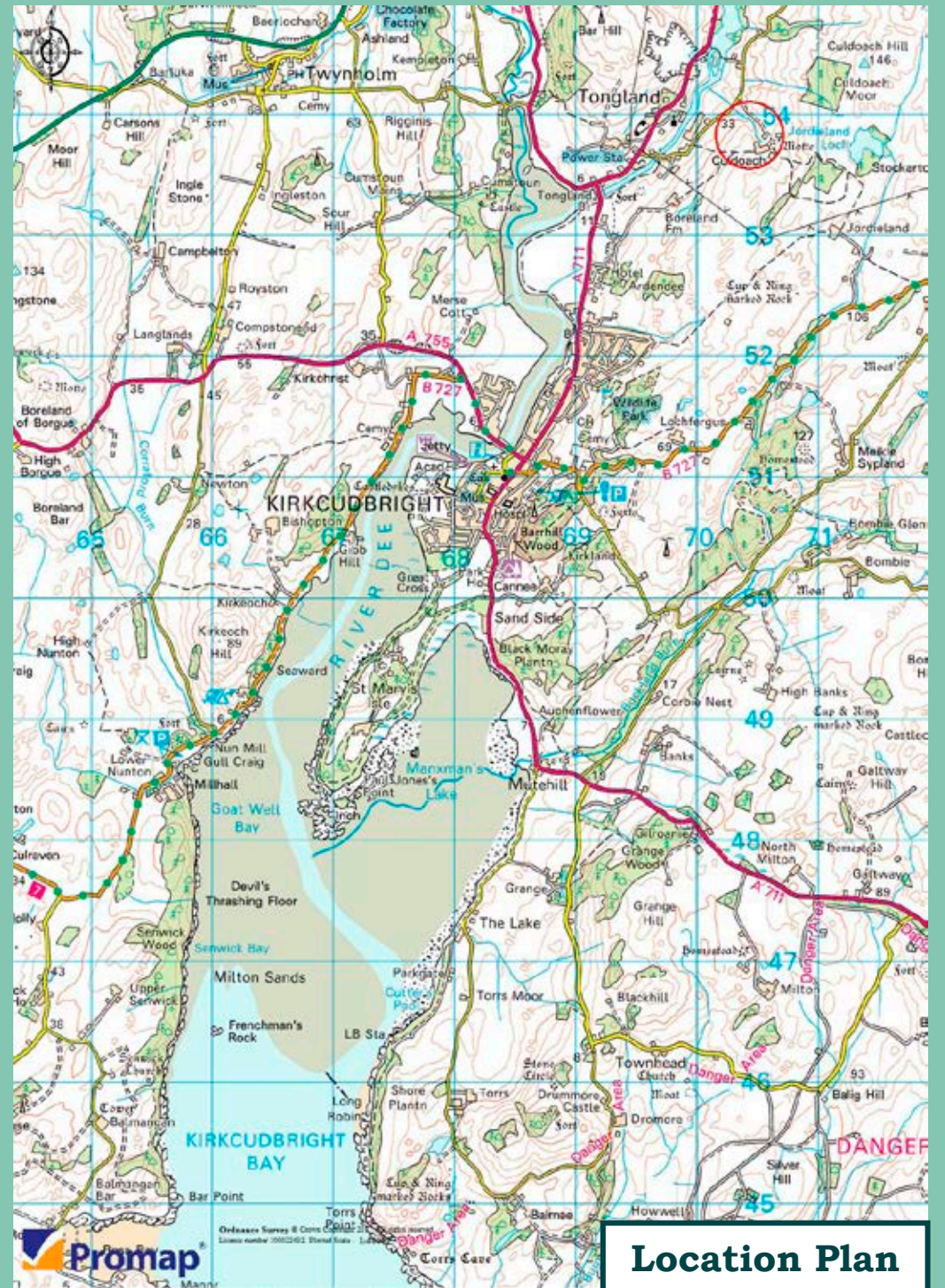
THREAVE RURAL

**LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS**

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Location Plan

OLD CULDOACH

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Kirkcudbright 2 miles, Castle Douglas 8 miles, Dumfries 24 miles

AN EXCEPTIONAL RESIDENTIAL EQUESTRIAN / AGRICULTURAL SMALLHOLDING SITUATED IN IDYLIC RURAL SURROUNDS WITHIN EASY REACH OF KIRKCUDBRIGHT

- ARCHITECT DESIGNED MODERN 5 BEDROOM FARMHOUSE
- ELEVATED POSITION WITH STUNNING VIEWS
- RANGE OF STABLES AND OUTBUILDINGS
- GRAZING PADDOCKS
- CONVENIENTLY LOCATED WITH SMALL SCALE AGRICULTURAL / EQUESTRIAN POTENTIAL
- EPC – C (72)

IN TOTAL ABOUT 4.40 ACRES (1.78HA))

FOR SALE PRIVATELY AS A WHOLE

**WILLIAMSON
HENRY &**
Solicitors and Estate Agents

VENDORS SOLICITORS

Eilidh Raymond
Williamson & Henry LLP
13 St Mary Street
Kirkcudbright
DG6 4AA

Email: eraymond@williamsonandhenry.co.uk



SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

Old Culdoach is conveniently located some 2 miles east of Kirkcudbright and some 8 miles southwest of Castle Douglas in Southwest Scotland. The present occupiers commissioned and built a bespoke 5 bedroom farmhouse to incorporate all fixtures and fittings associated with modern family living. The house was constructed on an elevated site with stunning views over the River Dee and beyond.

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.

All essential services are found in the busy harbour town of Kirkcudbright, which is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists and is known as the 'Artist's Town' as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town, with both being highly regarded and Old Culdoach falls within the catchment area.

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 18 hole courses, the closest being at Kirkcudbright. The Solway Firth is a popular yachting destination and Scotland's only 'Blue Flag' marina is located adjacent to Kirkcudbright Harbour.

Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain and a renowned established hunt.

Old Culdoach is a registered agricultural smallholding and it benefits from a main location code (514/0013). The property has been utilised as an agricultural holding, with the land suitable for livestock rearing or equestrian purposes. This is a unique property and featured, whilst in the present ownership, on a George Clark television documentary 'Build a New Life in The Country'

DIRECTIONS

From the A75 trunk road 3 miles west of the Castle Douglas bypass, turn onto the A711 signed Kirkcudbright and after 3½ miles turn left before Tongland Power Station. Follow this road for approximately 1 mile and turn right at Culdoach, as indicated on the location plan which form part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Old Culdoach are sought in excess of £400,000

VIEWING

By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

OLD CULDOACH FARMHOUSE

This architect designed property is of modern construction rendered under a slate roof. The accommodation is arranged over 2 floors benefitting from an oil fired central heating system, with the ground floor having underfloor heating as well as 2 multi-fuel stoves. The entire subjects are double glazed and insulated to a modern standard, with an EPC falling within band 'C'. The accommodation briefly comprises:

GROUND FLOOR

- **Front Entrance Hallway**
- **Kitchen / Dining Room (5.97m x 9.35m)**
Fully fitted with modern floor & wall units with large central island and breakfast bar. Bespoke slate worktops, Rangemaster double range with extractor fan, full range of fitted white goods. Slate tiled floor with multi-fuel stove set in a feature stone surround. French doors off to sitting room.



- **Utility Room (3m x 2.9m)**
Fitted floor and wall units, stainless steel sink & drainer, plumbed for automatic washing machine, slate tiled floor, central heating boiler, door to outside.
- **Cloakroom**
WC, WHB, slate tiled floor & window to side.
- **Office (2.92m x 3.63m)**
Window to front & rear, loft access



- **Sitting Room (6.27m x 4.67m)**
Large multi-fuel stove set in feature fireplace with sandstone mantle, double aspect windows, French doors to kitchen / diner and outside decking area.



- **Rear Hallway**

With door to outside, understair cupboard, stairs with feature LED lighting leading to first floor, feature stained glass window at half landing



FIRST FLOOR

- **Upper Hallway**

Large walk-in cupboard housing hot water tank, access to fully floored loft space.

- **Master Bedroom** (3.84m x 4.34m)

Large walk-in wardrobe, window to front, remote controlled lighting & en-suite.

- **En-Suite** (2.39m x 2.67m)

Jacuzzi bath, free standing shower cubicle, WC, WHB, partially respatex clad, velux window.

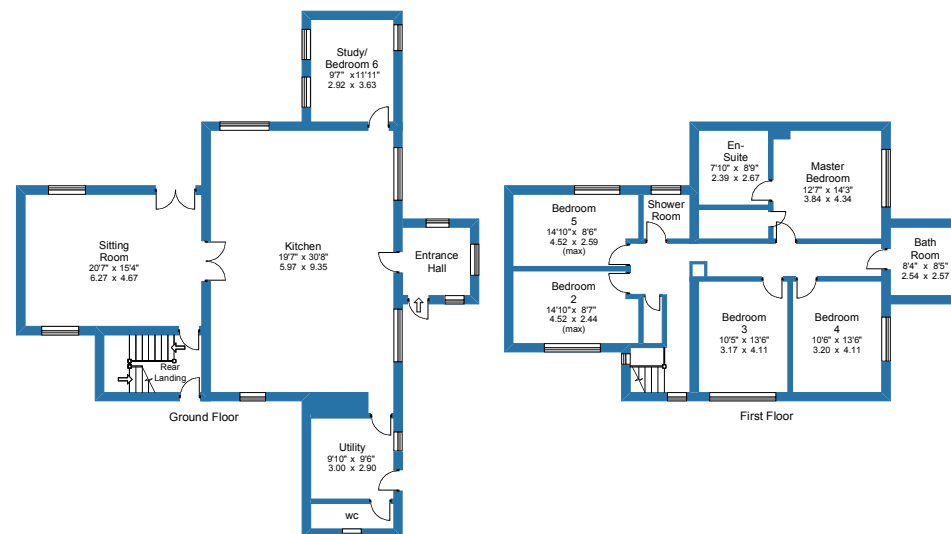




- **Double Bedroom 2** (4.52m x 2.59m (max))
With window to the side.
- **Double Bedroom 3** (4.52m x 2.44m (max))
With window to the side.
- **Family Bathroom** (2.54m x 2.57m)
Free standing roll top bath, WC, WHB, window to front.



- **Double Bedroom 4** (3.2m x 4.11m)
With window to the front.
- **Double Bedroom 5** (3.17m x 4.11m)
With window to the side.
- **Shower Room**
With WC, WHB & free standing shower.



For illustrative purposes only. Not to scale.

SERVICES

- Mains water and electricity
- Private drainage
- Underfloor heating (ground floor)
- Fully Double Glazed
- Oil fired central heating
- The telephone line is installed subject to the normal BT regulations.

OUTSIDE

Old Culdoach is surrounded by its own garden grounds, mainly laid down to lawns with areas of decking, a paved driveway leads to the front of the dwelling. There is a garage situated within the grounds along with a former chicken shed and dog kennels.

THE OUTBUILDINGS

Old Culdoach benefits from a large brick built barn, two stable blocks and a tack room all benefitting from water and electricity. The stables are situated within an enclosed grazing paddock.



- **The Barn** (20m x 5m)
Brick built under a corrugated iron roof, utilised as general storage.
- **Stable Block 1** (10m x 7.6m)
Block built construction, with water & electricity laid in, with separate tack room.
- **Stable Block 2** (10m x 4 m)
Of timber construction, with water & electricity laid in.

There are other temporary and semi-permanent buildings which may be taken over by separate negotiation.



THE LAND

Old Culdoach extends in total to about 4.40 acres (1.78 Ha), including the areas occupied by the farmhouse, yard, access tracks, etc. The land at present is down to grass for grazing or conservation.

BASIC PAYMENT ENTITLEMENTS – IACS / SAF

The whole of the agricultural land is registered with the AFRC-RPID as an agricultural holding. For the avoidance of doubt, no SAF return has been completed and there are no Basic Payment Entitlements with the land. However, a Land Maintenance Form will be provided to the purchaser to enable registration for any schemes that may be available. Further information can be obtained from the sole selling agents.

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, **Eilidh Raymond Williamson & Henry LLP** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band G.

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.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge. The sporting rights are in hand.

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, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. 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.

DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

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 Property Misdescriptions Act 1991 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 2017



