

# LARCH HOUSE

MEIKLE ERNAMBRIE, CLAREBRAND, CASTLE DOUGLAS







# LARCH HOUSE, MEIKLE ERNAMBRIE, CLAREBRAND, CASTLE DOUGLAS

**A stunning barn conversion offering open plan modern living together with generous outside space and large barn.**

Castle Douglas 3.5 miles ■ Dumfries 18 miles ■ Carlisle 52 miles

**Acreage 0.95 acres (0.38 hectares)**

**Offers Over £467,000**

Open Plan Living/Kitchen/Dining. 4 bedrooms

- Stunning Modern Home
- Super energy efficient home
- Large barn/workshop
- Countryside views
- Extensive grounds (just under 1 acre in all)
- Entry not before March 2025 and to be mutually agreed thereafter.

## Galbraith

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com





### SITUATION

Larch House is situated in a peaceful rural setting just a short distance from Crossmichael which is about 4 miles from Castle Douglas at the southern end of Loch Ken. Crossmichael has a post office/shop, public house, primary school, church and marina, with further facilities found in Castle Douglas.

The market town of Castle Douglas is known as Scotland's Food Town and has many local individual shops and businesses providing a varied selection of gifts, foods, and services. There are both primary and secondary schools in the town along with supermarkets, health services including a cottage hospital, veterinary services and a thriving livestock market and golf course. Dumfries about 18 miles distant is the principal town in the area, which provides a wider range of schools, shops, retail outlets, and other services.

The South West of Scotland is well known for its mild climate, and the attractive and diverse nature of its countryside. The rugged coastline is dotted with quiet sandy beaches in this tranquil corner of the country. There is good hill walking in the nearby Galloway Hills and cycling along some of the new designated cycle routes as well the Seven Stanes mountain bike routes, including Dalbeattie Forest and the Galloway Forest Park. Loch Ken is renowned for its water pursuits such as water skiing, sailing, and fishing. The Galloway Forest Park which is known for its beauty and tranquillity, being the centre of the Galloway and Southern Ayrshire Biosphere and Britain's First Dark Sky Park, which affords astronomers phenomenal views of the stars. There are numerous sporting opportunities such as shooting and stalking, as well as trout and salmon fishing on the region's numerous lochs and rivers. For golf enthusiasts there is the nearby championship course at Southernness, and there are several other courses nearby.



Communications to the area are very good. There is a main line railway station in Dumfries and also Lockerbie providing excellent links to both the north and south. The M74 motorway network is 40 miles distant, and there are regular flights to other parts of the UK, Ireland and Continental Europe from Prestwick Airport which is about one and half hours drive to the North. Edinburgh and Glasgow can be reached in less than two hours.

### DESCRIPTION

A beautifully unique barn conversion occupying a sizeable site with large barn/workshop adjacent and grounds extending to 0.95 acres in all. Larch House provides a modern, energy efficient home; thermal solar panels, under floor heating, ground mounted solar panels with battery storage and heat recovery system all contributing to an ultra-efficient home with very low running costs. Undoubtedly the heart of the home lies in the central full height open plan kitchen/living dining area with mezzanine galley landing above. Flooded with natural light from the sliding doors to the front and roof lights, it provides a fantastic gathering & hosting space. The feature wood burning stove with exposed flue provides a further focal point of the space. A large yet flexible space that can be easily adapted to utilise the space to the specific needs of the new buyer. To one side of the open plan area is a bedroom with modern shower room en suite. To the other is a bedroom with wardrobe space and doors opening directly to the front patio with family shower room adjoining. Continuing through to the utility room at the rear with access to the rear patio with overhang covered seating area. To the first floor a stunning mezzanine gallery landing with space to relax/unwind and as the current owners have utilised, home working space. To each side of the gallery is a further bedroom each with storage space.



Larch House is complemented by beautiful grounds, predominantly to the rear which comprises a large lawn with an orchard area and a small stream running through. To the front and rear there is an attractive patio area in which to relax and enjoy the peaceful surrounds. To the front a stunning raised terrace of Brazilian slate offers an attractive approach to the property. The large barn/workshop offers great additional space to adapt and utilise to the needs of the buyer (change of use subject to obtaining relevant permissions and consent). Larch House offers a stunning modern conversion in an attractive rural setting.

### ACCOMMODATION

**Ground Floor:** Open plan kitchen/living/dining. Bedroom. Shower Room. Utility Room. Bedroom Shower En suite.

**First Floor:** Gallery landing. Bedroom. Bathroom. Bedroom.

### GARDEN

Approached via a driveway to the front leading to an area of parking for several vehicles. Attractive garden grounds predominantly to the rear laid to lawn provide a great space with potential to adapt and landscape accordingly, the current owners have laid a beautiful patio to the front and further covered patio to the rear with access to outside store. The area surrounding the barn has been gravelled and can be accessed by vehicle.

**Barn (15.7M X 9M)** – Stone built barn with corrugated roofing. Open access at each end.

**Lean to Store (1.8m x 3.6m)** – Accessed externally, ideal for storage of outdoor clothing/garden tools.



**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private Drainage (Bio disk septic tank)	Freehold	Underfloor Heating - Highly Efficient Air Source Heat Pump.	Band F	B91	Fibre to the premises - superfast broadband	YES

**FLOOD RISK**

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

**POST CODE**

DG7 3AN

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

CRUMPLES.MUSCULAR.CATCH

**SOLICITORS**

Hall Baird Solicitors  
Old Exchange  
Castle Douglas

**LOCAL AUTHORITY**

Dumfries & Galloway

**FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

**VIEWINGS**

Strictly by appointment with the Selling Agents.

**ANTI MONEY LAUNDERING (AML) REGULATIONS**

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. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

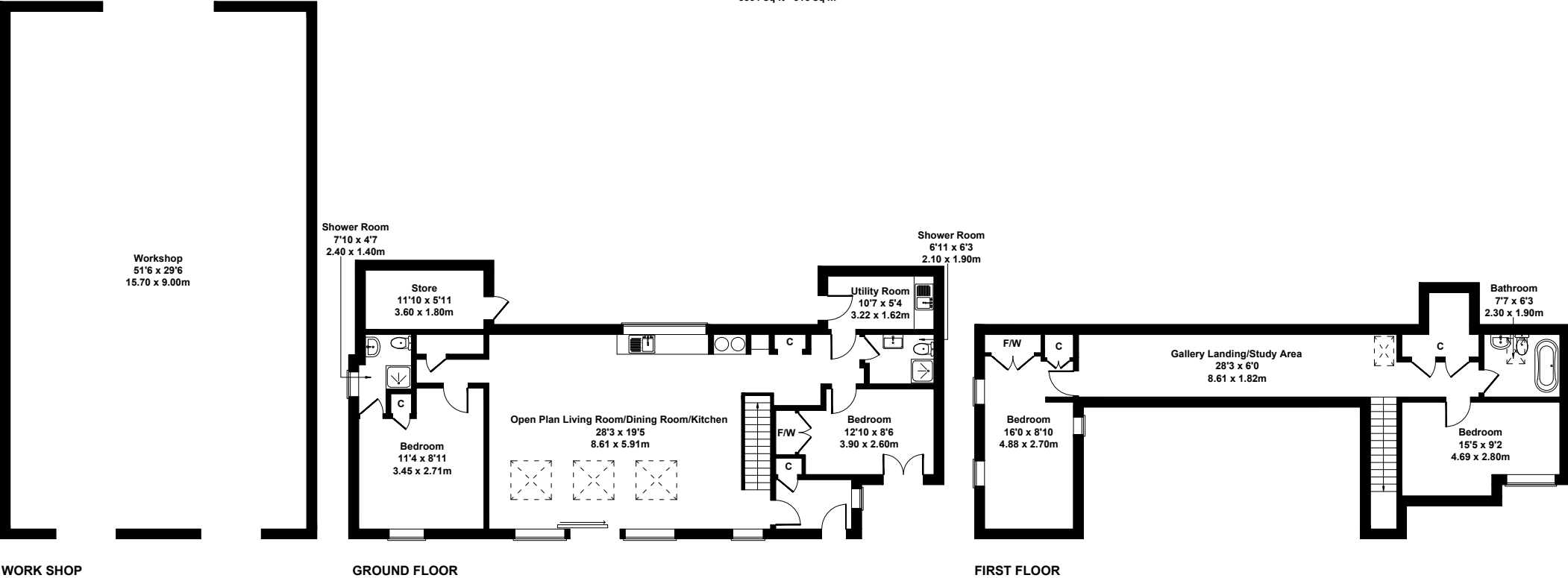
**IMPORTANT NOTES**

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2024



Larch House, Meikle Ernambrie

Approximate Gross Internal Area  
3391 sq ft - 315 sq m

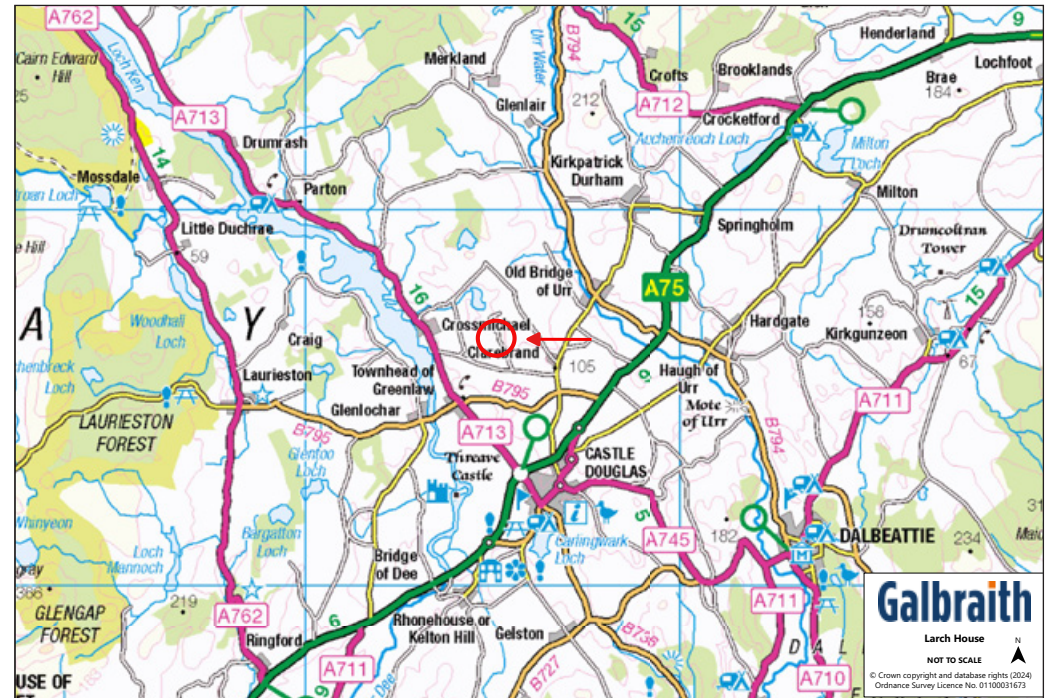


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

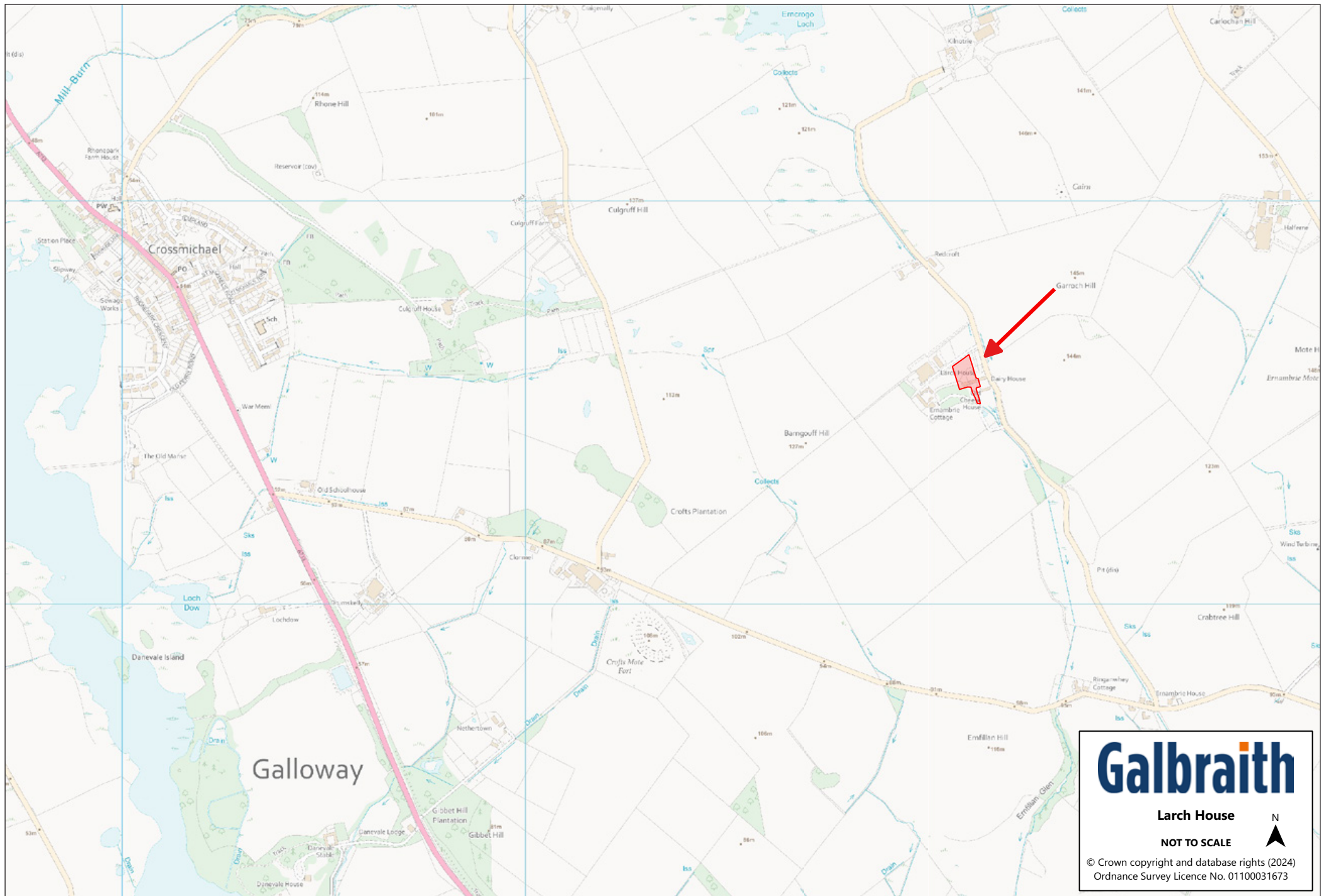
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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**NOT TO SCALE**



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