

An aerial photograph of a white, two-story house with a grey roof and a small tower, situated in a rural landscape. The house is surrounded by a large, open field with a gravel area in front. In the background, there are rolling hills, a dense forest, and a golf course under a blue sky with scattered clouds.

Galbraith

CUMNOCK KNOWES
CARSPHAIRN, CASTLE DOUGLAS



CUMNOCK KNOWES, CARSPHAIRN, CASTLE DOUGLAS

A striking detached country house in peaceful, rural setting with far reaching countryside views

Carsphairn 1.5 miles ■ Dalry 8 miles
Castle Douglas 24 miles ■ Ayr 26 miles

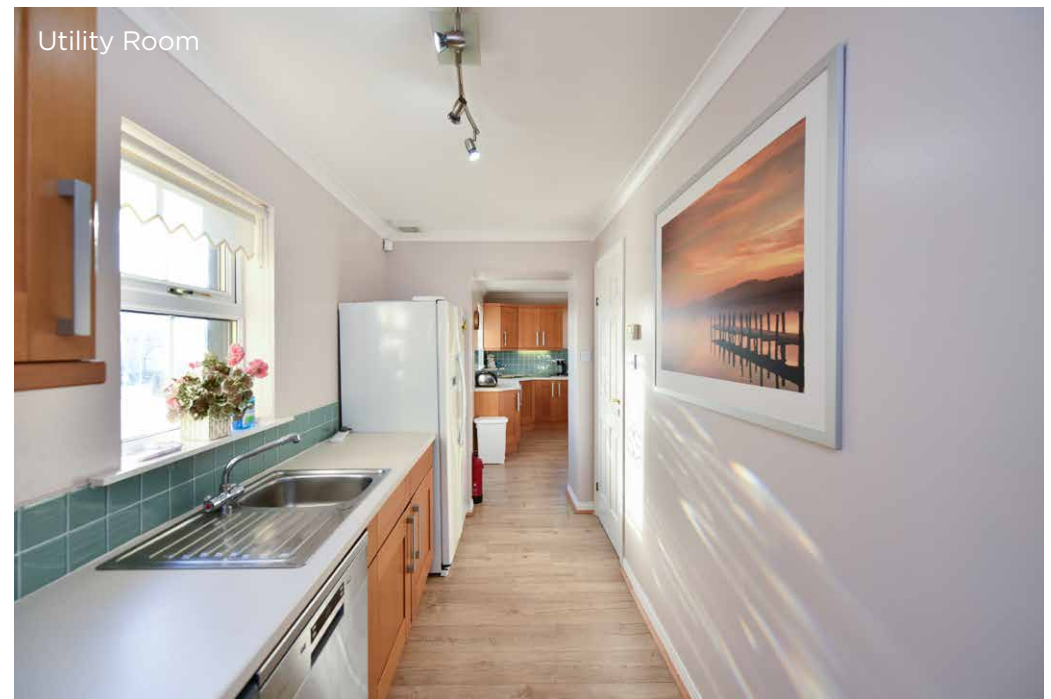
Acreage 2.5 acres

Offers over £550,000

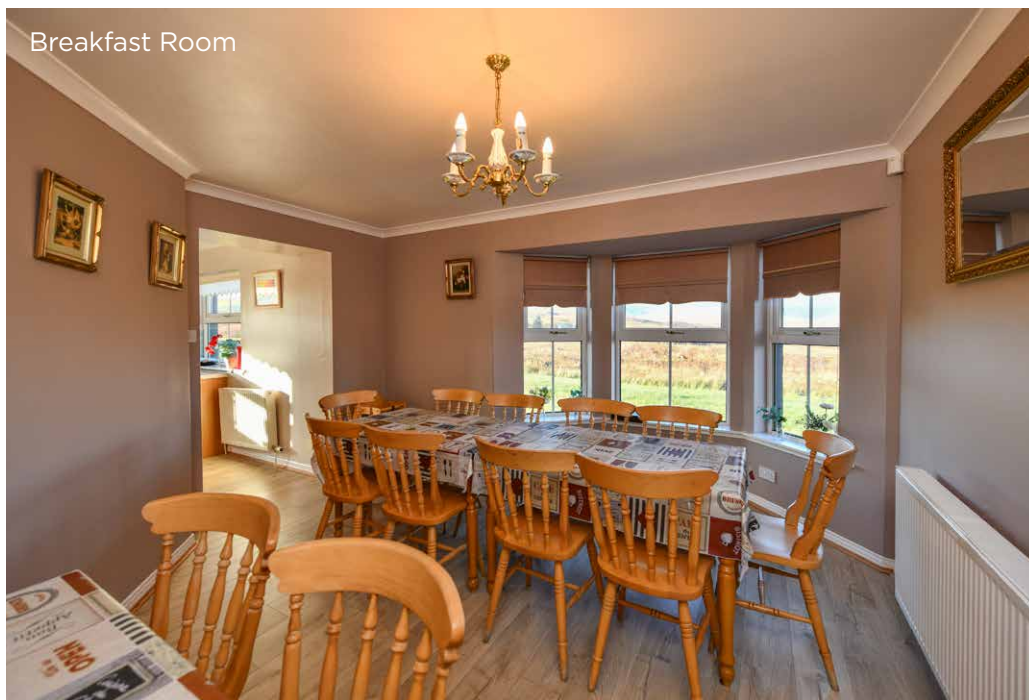
- 3-5 Reception Rooms. 4-6 Bedrooms
- Stunning family home
- Extensive garden grounds
- Detached double garage
- Currently run as a successful holiday let

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com



Breakfast Room



SITUATION

Cumnock Knowes is situated in a commanding position at the end of its own private track, surrounded by countryside and overlooking the River Deugh, just over 1 mile south of Carsphairn on the A713. Carsphairn is a quiet village with an active community and services including a village shop and cafe, heritage centre and church. To the south, St John's Town of Dalry has two hotels, garage with small supermarket, and a village shop with post office, primary and secondary schools. A broader range of shops and services are available in Castle Douglas and the regional capital of Dumfries. To the north Ayr offers a much wider range of services.

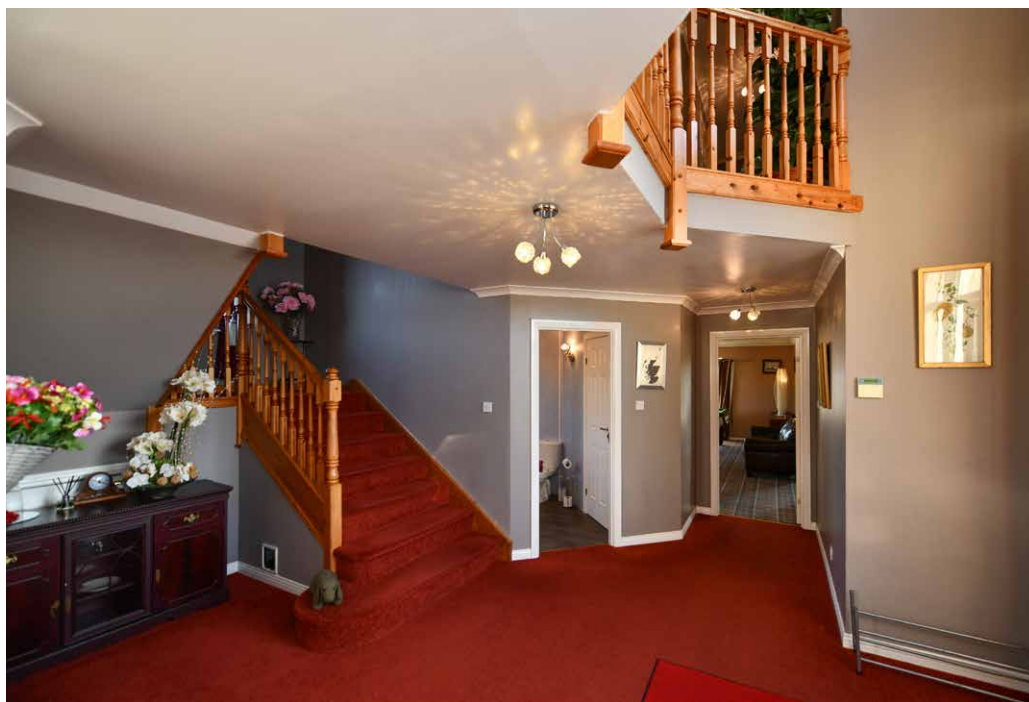
The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and the diversity of sporting and recreational pursuits, and is a popular tourist destination. There are good hill walking opportunities in the Southern Uplands as well as the nearby Galloway Hills, and cycling along some of the designated cycle routes as well as the Seven Stanes mountain bike routes, including Ae Forest and the Galloway Forest Park. 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 enthusiasts 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. Loch Ken is renowned for its water pursuits such as water skiing, sailing, and fishing.

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. There are regular flights to other parts of the UK, Ireland and Continental Europe from Prestwick Airport 33.5 miles, Glasgow and Edinburgh Airports 66.4 miles and 100 miles respectively.

DESCRIPTION

Cumnock Knowes was completed around 2001 and provides extensive family accommodation space over three floors.

Offering just under 400sq metre of accommodation, including: up to 6 Bedrooms, 4 Reception Rooms (dependent upon the purchaser's interpretation/requirement of layout), Kitchen, Utility, Shower Room, Bathroom and second floor large attic room, Cumnock Knowes offers high quality, flexible living space which could be easily adapted to suit the buyers more specific needs. The property sits in a stunning rural location, with far reaching countryside views and overlooking the River Deugh to the rear. The main entrance is approached via a raised terrace area providing a fantastic entertaining/relax space 'al fresco'. Full height entrance reception hall with first floor level gallery and balustrade. Circular light and large window to rear flooding first floor landing and stairwell with light, the hallway extends the length and provides access to all ground floor accommodation. The reception space and dining room offers a great hosting space for families to gather and entertain friends. Dual aspect, and so flooded with natural light, and views extending towards the River and countryside beyond enhance the space. The ground floor offers a bedroom with ease of access to the external terrace for those less able. The first floor offers the Master Bedroom, with stunning far reaching views to be enjoyed from the triple bay window plus an additional three bedrooms with main bathroom. Attic Floor is partially boarded with four Velux windows currently housing private water filtration system.





ACCOMMODATION

Ground Floor: Entrance Hall. Drawing Room. Formal Dining. Bedroom 6/Study. Shower Room. Bedroom 5. Rear Porch. Breakfast Room. Utility Room. Kitchen.

First Floor: Master Bedroom. Three Further Bedrooms. Bathroom.

Second Floor: Extensive Attic Room.

Double Garage (11.4m x 6.1m)

Detached 4 car garage with 2 double arched doorways. Concrete flooring with light and power. To the rear a lean to log store.

GARDEN AND GROUNDS

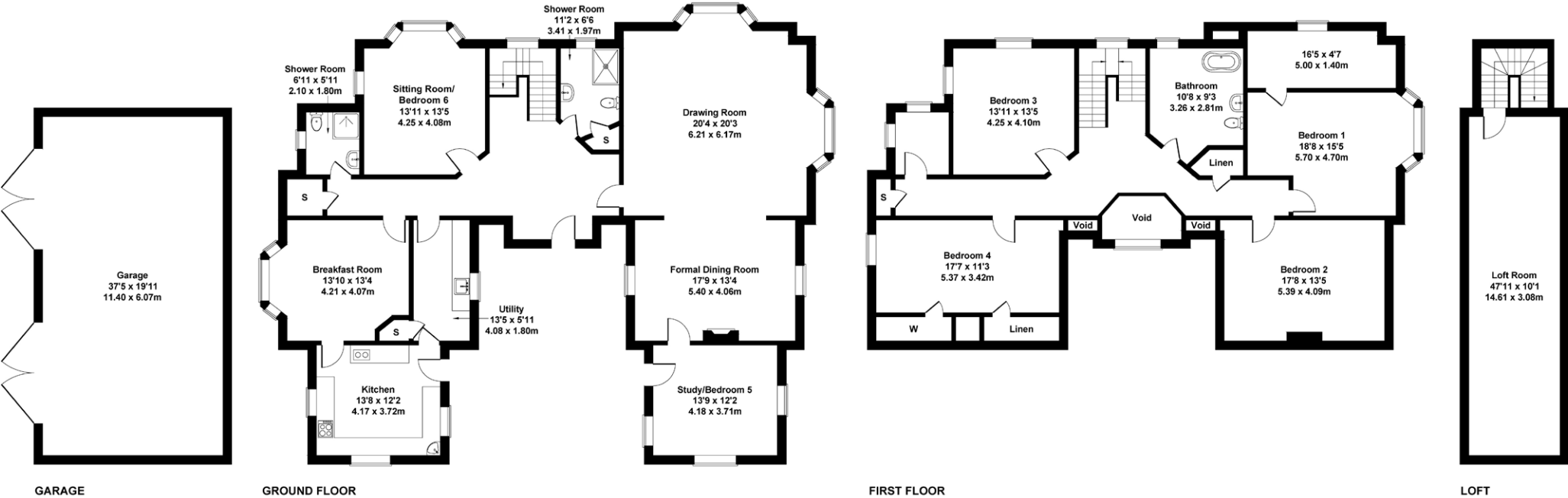
The property is approached via a gravel surfaced drive, sweeping to the front of the property parking area and providing access to both garage and lean to log store. To the front a large terrace extends to the main entrance, providing a great space to relax and entertain 'al fresco'. Surrounding the property the garden is predominantly made of grassland, with no clear boundary currently. The garden included extends in all about 2.5 acres. The new owner of Cumnock Knowes will hold a right of access over the access track to the property.

Further land available by separate negotiation.

**Areas shown on the plan are indicative only. Final areas of sale will be determined in any offer and will be confirmed by the buyer and sellers solicitor. **

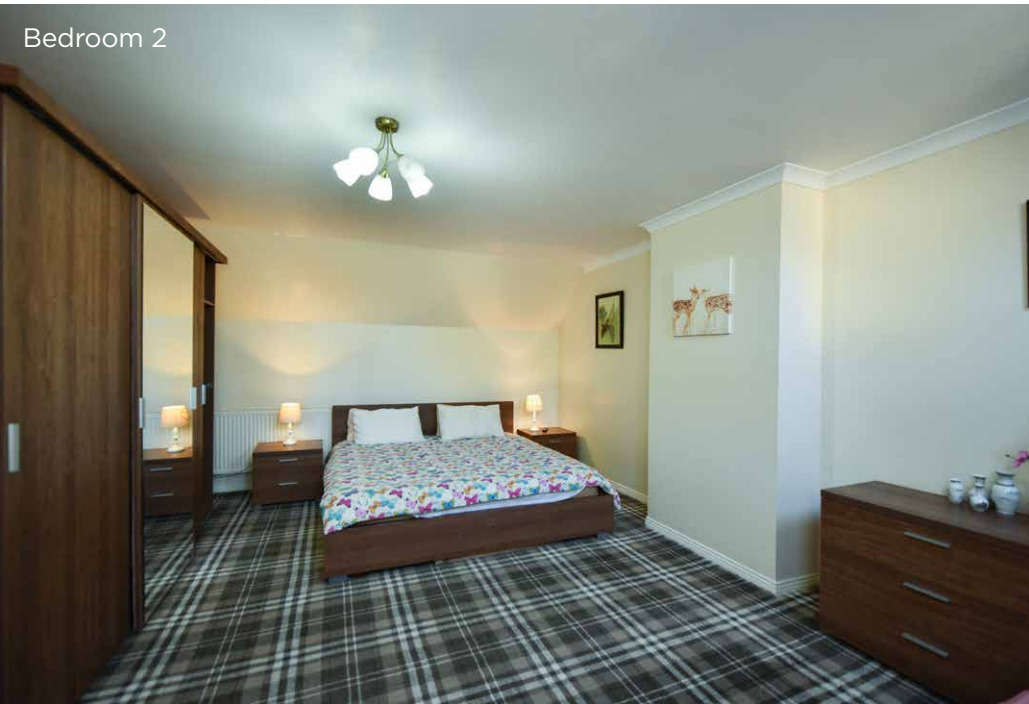
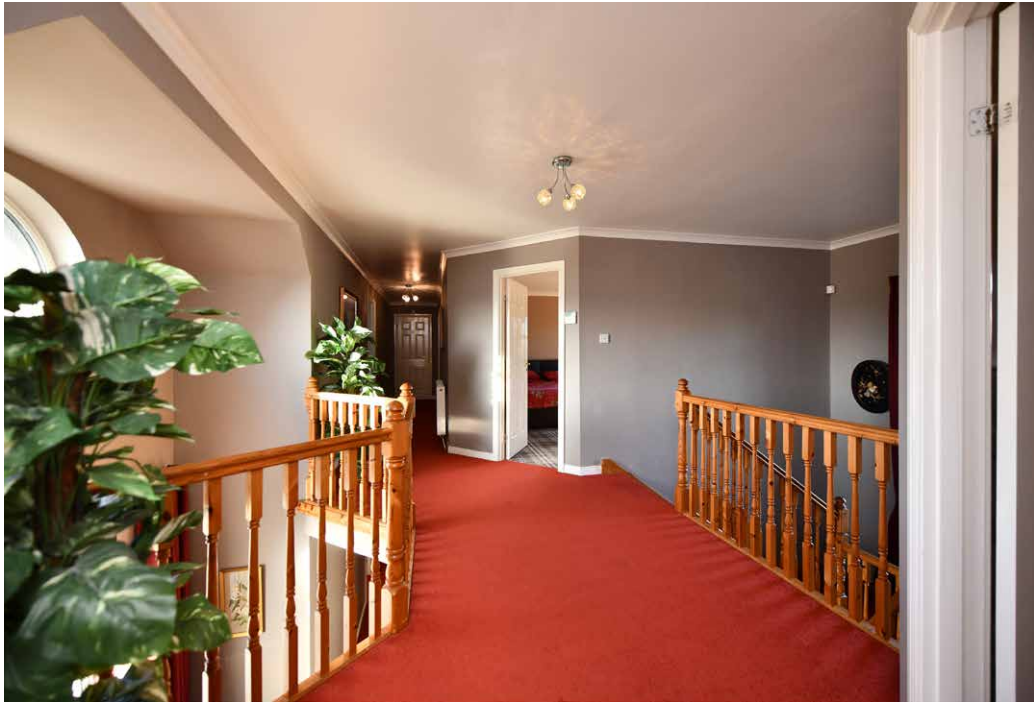


Cumnock Knowes
Approximate Gross Internal Area
4735 sq ft - 440 sq m

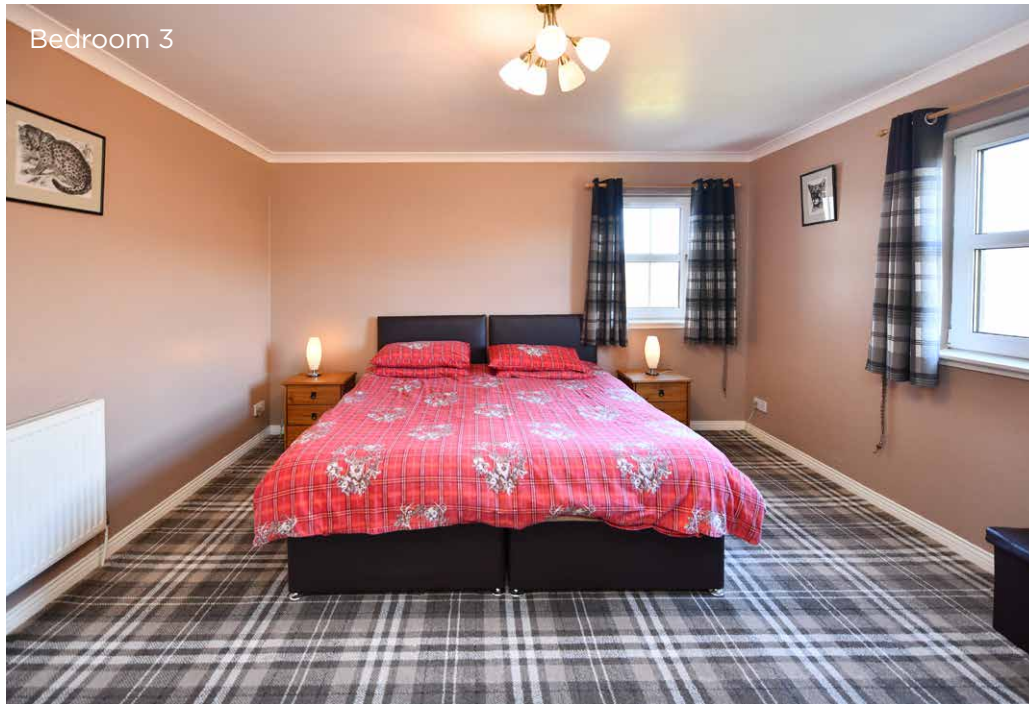


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their
sizes and locations, are approximate only. They cannot be regarded as
being a representation by the seller, nor their agent.

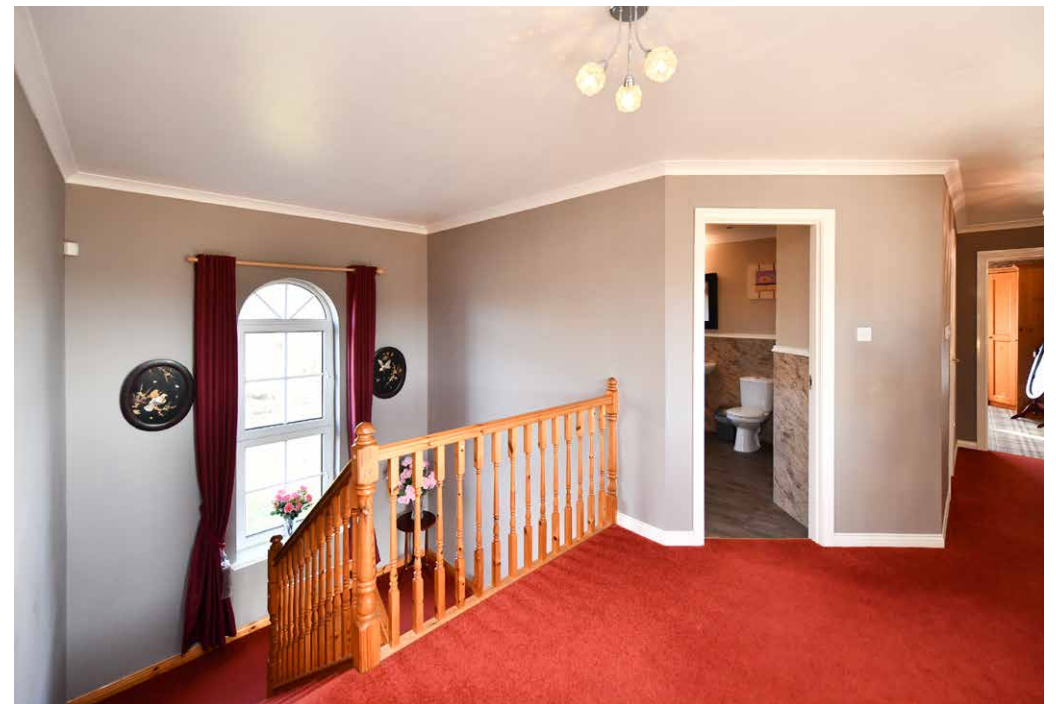
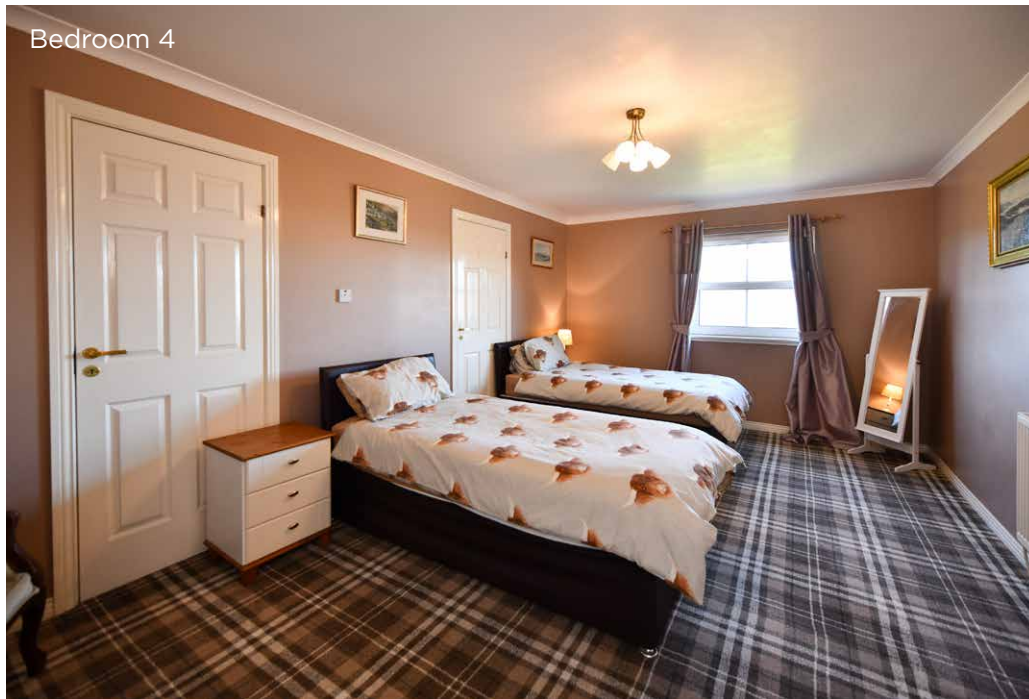
Produced by Potterplans Ltd. 2023



Bedroom 3



Bedroom 4



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Cumnock Knowes	Private Water	Mains	Septic Tank	Freehold	Oil Central Heating	Business Rated	D 60

DIRECTIONS

From Castle Douglas continue North on the A713, signposted Ayr. Continue through the town of St Johns Town of Dalry for a further 8 miles. Cumnock Knowes Entrance is on your right, 1.5 miles South East of Carsphairn. Turning right onto a track leading directly to the front of the property. The property can be seen from the road. From Ayr head South on the A713, through Carsphairn, about 28 miles turning for Cumnock Knowes is on your left.

POST CODE

DG7 3TG

WHAT3WORDS

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

SOLICITORS

Hall Baird
The Old Exchange
Castle Douglas
DG7 1TJ

LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

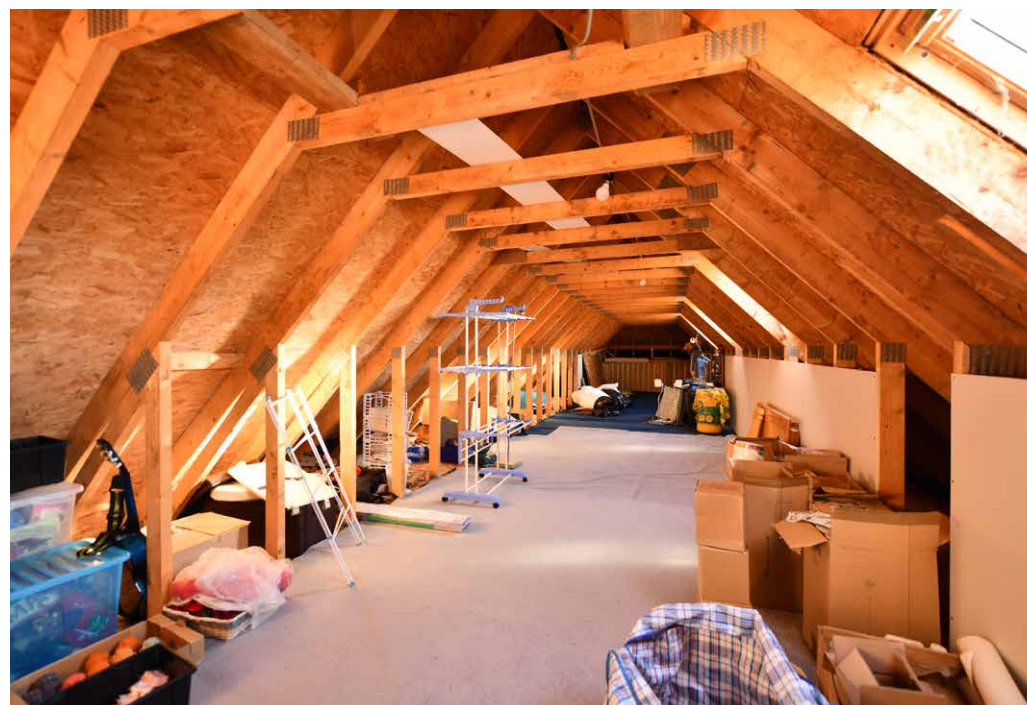
ANTI MONEY LAUNDERING (AML) REGULATIONS

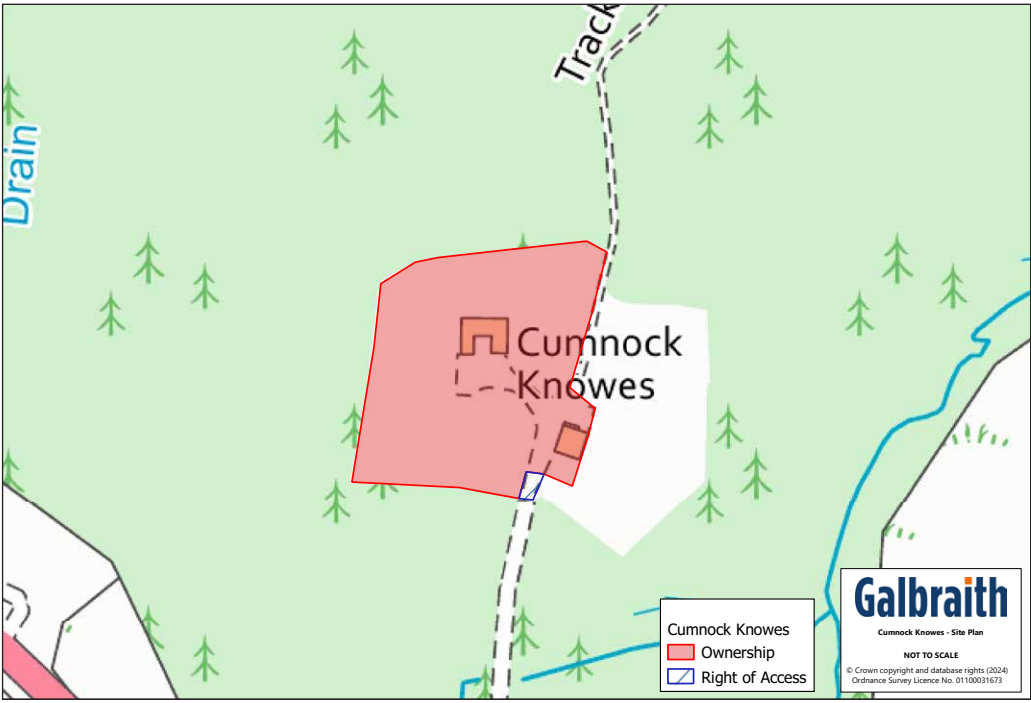
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

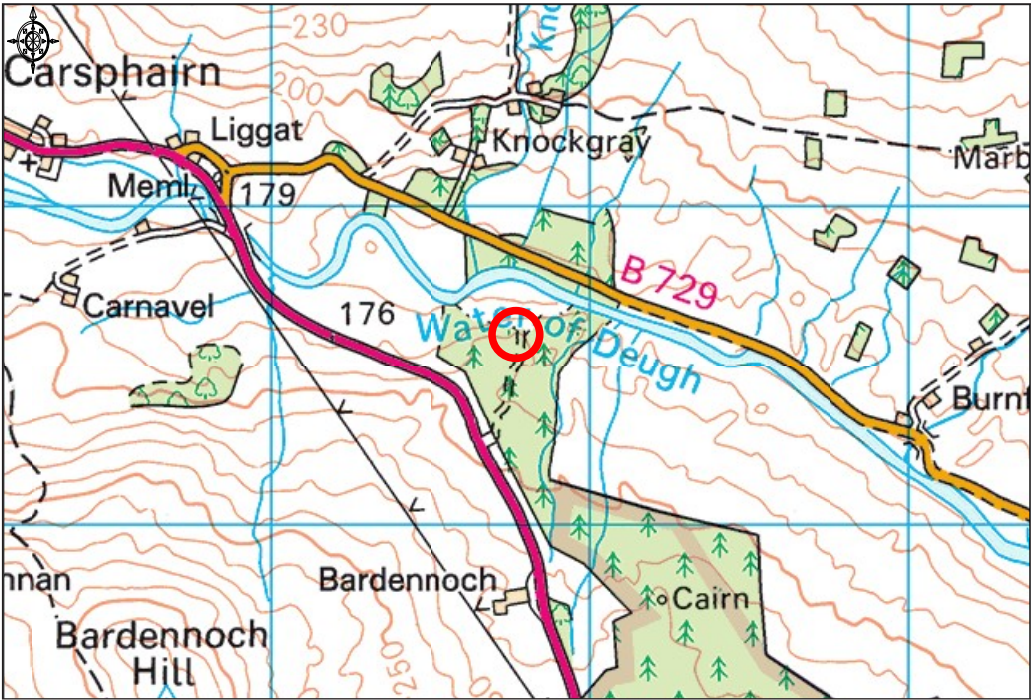
IMPORTANT NOTES

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 November 2023.





Galbraith



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