



**OLD DAIRY HOUSE**  
MEIKLE ERNAMBRIE, CLAREBRAND







# OLD DAIRY HOUSE, MEIKLE ERNAMBRIE, CLAREBRAND

A 4 bedroom semi-detached rural property with extensive garden grounds.

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

Offers Over £255,000

- 1 reception room. 4 bedrooms
- Sizeable /adaptable family home
- Appealing rural location
- Extensive garden grounds
- Parking for a number of vehicles

**Galbraith**

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com

 OnTheMarket





**SITUATION**

Old Dairy House is situated 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 4 bedroom semi-detached family home in attractive rural location. The property provides sizeable/flexible family accommodation on two levels, further benefitting from a very generous garden in part to the rear but predominantly to the front where there are extensive grounds ideal for the keen gardener providing a blank canvas for landscaping/utilising as they wish. Front door opens to the staircase hallway, the kitchen/dining room on your left with walk in pantry/utility space and patio doors opening to the garden, whilst also providing an abundance of natural light. Sufficient space for a sizeable dining table to the middle of the room. The utility space has plumbing to accommodate washine machine/drier and shelved larder storage. Opposite is the living room with multi fuel stove and again doors connect to the garden at the front, a large (under stair) alcove space provides additional storage or could be utilised as a work from home space should the purchaser require. To the rear of the property a bedroom en suite wet room completes the ground floor offering, with patio doors to the rear garden. To the first floor, 3 further bedrooms all with fitted storage, one of which has an en suite shower and the main family shower room adjacent complete the accommodation, all accessed from the first floor landing which could allow for informal seating or a place to relax. The large garden allow the property to lend to that lifestyle property and the space on offer offers great flexibility and a real attribute to the Old Dairy. Ramped access from front and rear of property to garden space.

**ACCOMMODATION**

**Ground Floor:** Entrance Hall. Living Room. Bedroom En Suite Wet Room. Kitchen/Dining Room. Pantry with Utility space.

**First Floor:** First Floor Landing. Bedroom. Shower Room. Bedroom. Bedroom en suite Shower Room.

**GARDEN (AND GROUNDS)**

Extensive garden grounds to the front and rear of the property. To the rear, predominantly laid to lawn with an area of patio accessed directly from the Kitchen/Dining. With a large garden shed for tool storage to the side, accessed via steps from rear garden. To the front of the property a terraced area from the door leads to a parking area for a number of vehicles, with raised beds for planting and a gravelled area ideal for potted plants etc Ramped access to the parking area. Beyond the car parking, accessed via a bridge over a stream is an extensive site measuring 29m x 13.5m- this area could adapt to a number of uses dependant on the buyers specific needs.

\*\*The access road has been adopted by the council and is their responsibility to maintain up to the entrance gates of Old Dairy\*\*

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

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Old Dairy House	Mains	Mains	Septic Tank(shared)	Freehold	Electric Heating & Hot Water. Wood Burner in Living Room.	Band D	D 57





**POST CODE**

DG7 3AN

**WHAT3WORDS**

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

**SOLICITORS**

McArthur Stanton  
Helensburgh

**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**

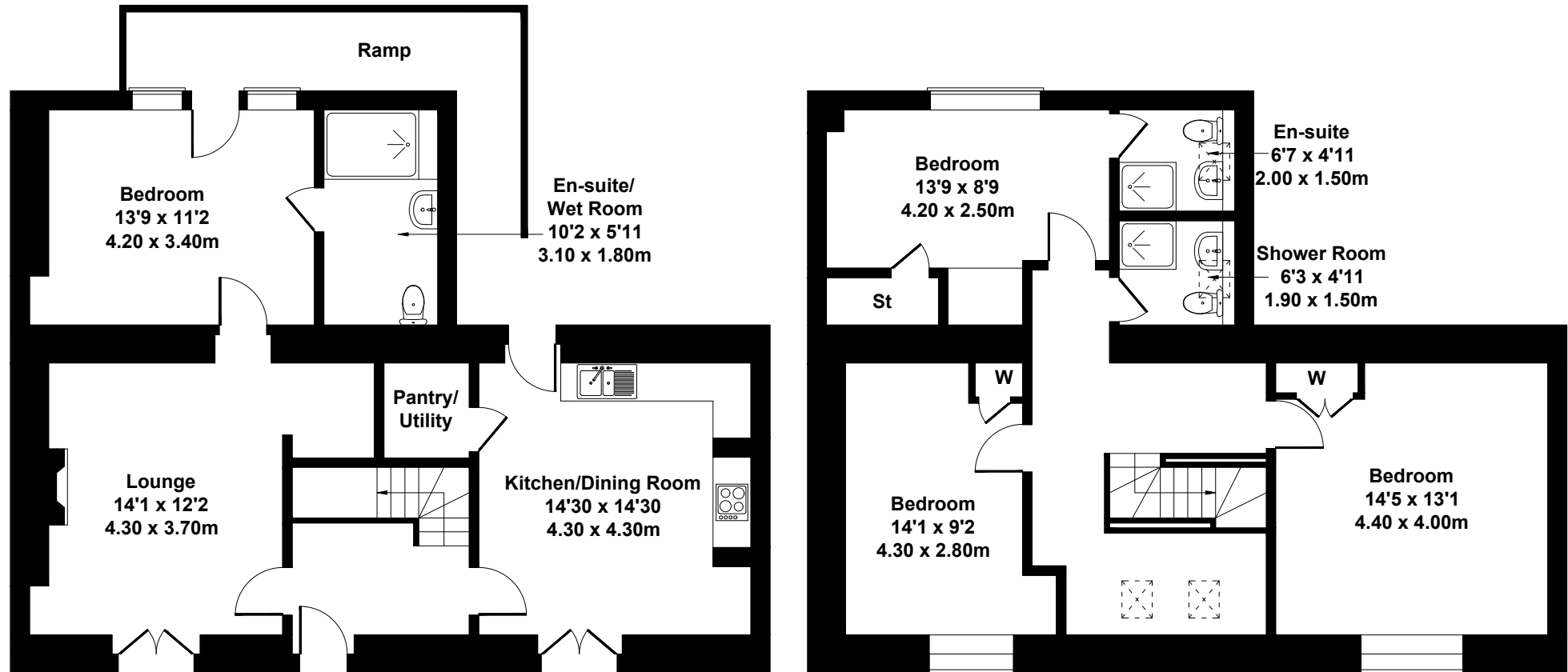
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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



# Old Dairy House, Meikle Ernambrie, Clarebrand, DG7 3AN.

Approximate Gross Internal Area  
1582 sq ft - 147 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. 2024

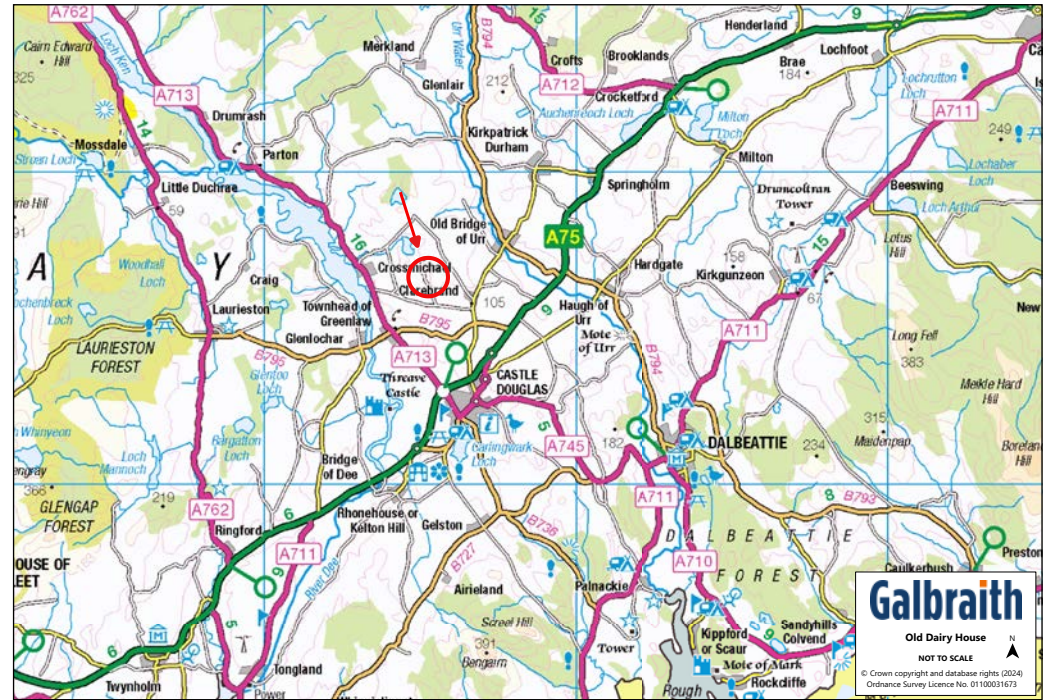
### IMPORTANT NOTES

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 February 2024









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