

ALBION HOUSE

49 ERNESPIE ROAD, CASTLE DOUGLAS





ALBION HOUSE, 49 ERNESPIE ROAD, CASTLE DOUGLAS

A wonderfully spacious three storey Victorian villa and plot on the edge of a vibrant market town.

Dumfries 17 miles ■ Ayr 50 miles ■ Carlisle 51 miles

Acreage 0.75 acres (0.30 hectares)

Whole: (House, garden and plot) Offers Over £495,000
House and garden Offers Over £450,000

- 4 reception rooms. 7 bedrooms
- Recently re-designed spacious dining kitchen with wraparound terrace
- Substantial plot with pre-planning for one dwelling house
- Outbuilding
- Large mature garden and parking for several vehicles
- Currently run as a successful holiday let business

Galbraith

Castle Douglas
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castledouglas@galbraithgroup.com

 OnTheMarket





SITUATION

Albion House sits on Ernespie Road, the last in a tree-lined street of elegant villas. Castle Douglas is a bustling market town, designated as Dumfries and Galloway's Food Town due to the number of independent food and drink producers in the area. A popular tourist destination, the town has two supermarkets, a renowned livestock market, modern health centre, primary and secondary schools. There is a vibrant main street, King Street, which is home to numerous independent retailers including award winning butcher shops, gift shops and furnishings stores. Numerous cafes, restaurants and bars provide refreshment. There are regular farmer's markets, an annual agricultural show, The Stewartry Show, and various civic events throughout the year.

Dumfries is the regional capital and provides further amenities including a major hospital, university campuses, and retail parks. There are mainline train stations in both Dumfries and Lockerbie connecting north and south. Glasgow and Edinburgh airports are reachable in around 2 hours by car. There are also regular bus services to and from Dumfries, with a stop just outside the grounds of Albion House. The region is known for its outdoor pursuits including country sports, hillwalking, equestrian and mountain biking on the Seven Stanes trails throughout the region's many forests.

DESCRIPTION

Albion House is one of the largest houses in Castle Douglas. With accommodation over 3 floors, the house is ideal for family life, including multi-generational living. The current owners have reconfigured the ground floor space to provide a large modern open plan kitchen and dining area which leads out through large sliding glass patio doors to the wraparound raised terrace, which has glass balustrading and is the perfect place for summer parties to spill out to enjoy the sunshine. Generous reception rooms give plenty of scope for both formal and informal entertaining. Seven bedrooms over the first and second floors mean there is no shortage of space for a large family plus overnight guests. The current owners run Albion House as a successful holiday let. Two boilers run the gas central heating, one on the ground floor and one on the second floor.

Outside is a very large garden, with a brick built outbuilding which could perhaps be converted to extra accommodation subject to obtaining all necessary consents. There are two entrances to the property, and the east gate lends itself perfectly to the potential building plot. The current owners have taken pre-planning advice from Dumfries & Galloway Council which indicates that they would consider permission for a single dwelling house, subject to the normal planning application process.

ACCOMMODATION

Ground Floor: Entrance Vestibule. Hallway. Sitting Room. Living Room. Dining Room (currently used as a playroom). Dining Kitchen. Utility Room. Cloakroom WC.

First Floor: 2 En Suite Bedrooms. 2 Further Bedrooms. Family Bathroom.

Second Floor: 3 Bedrooms. 2 Bathrooms

GARDEN AND GROUNDS

Stone gate piers and double wrought iron gates lead from Ernespie Road to a generous gravel sweep to the front and side of the house. The front area is bound by hedging, giving privacy from the road. To the rear and eastern side, the garden is mainly laid to lawn, with a number of mature trees and shrubs. A brick outbuilding provides useful storage and has conversion potential for either residential or workspace use. Two garden sheds sit beyond this. A second entrance at the eastern end of the grounds leads in to the area designated as a potential building plot.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

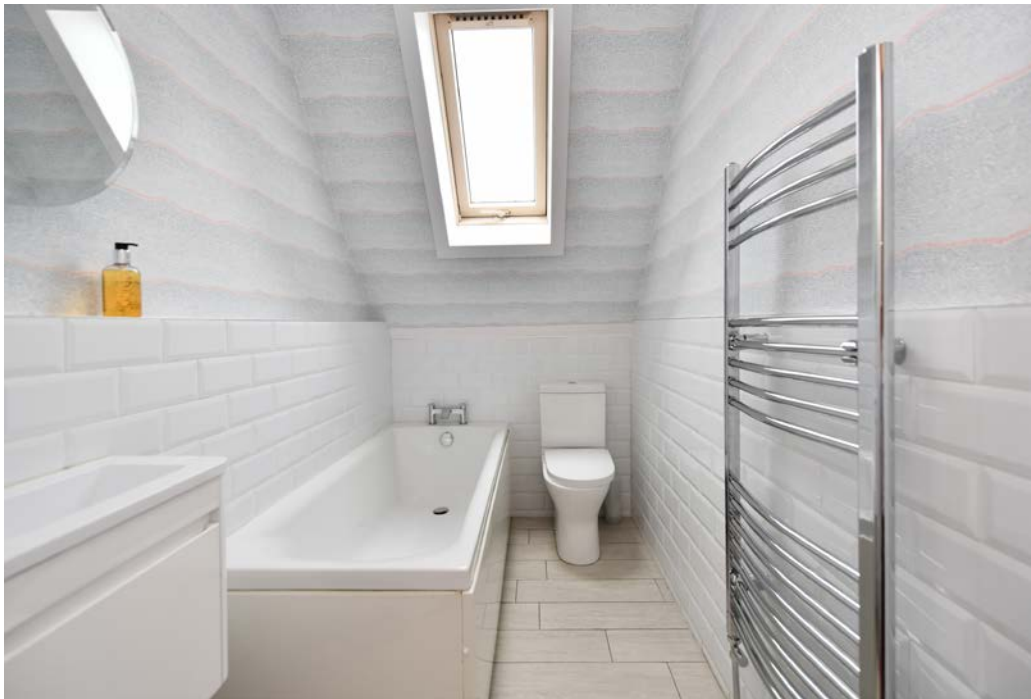
Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Albion House	Mains	Mains	Mains	Freehold	Gas CH	Rated for business use	E51

DIRECTIONS

From the A75 travelling west, take the first exit into Castle Douglas from the roundabout. Follow this road into town. At the first roundabout, continue straight on. Albion House is the first house on the right immediately after.

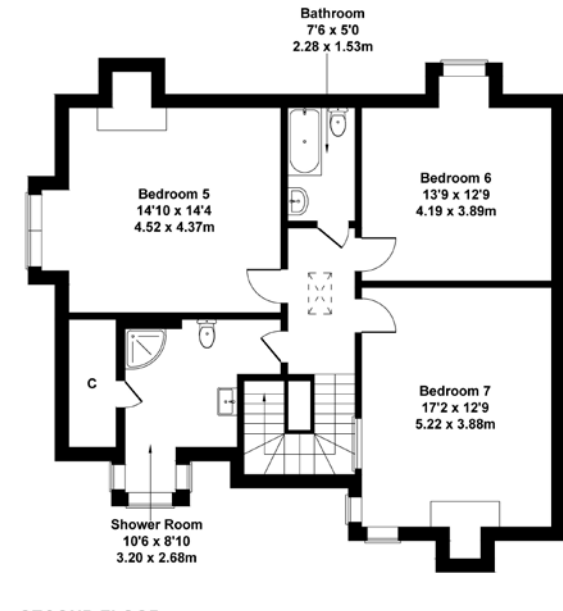
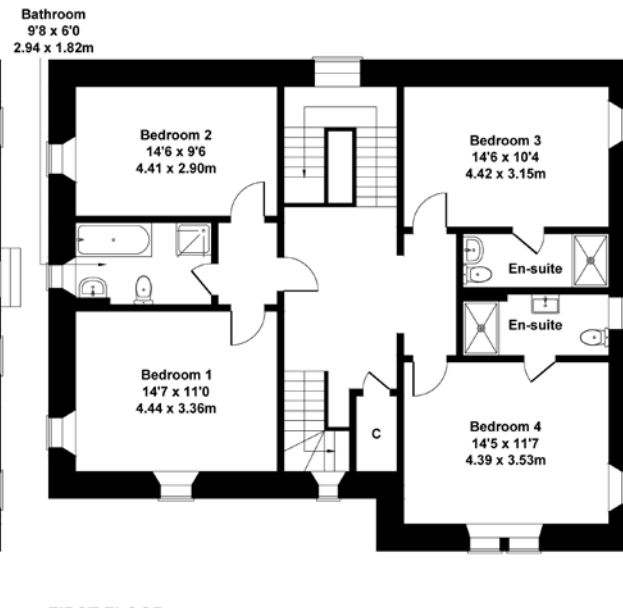
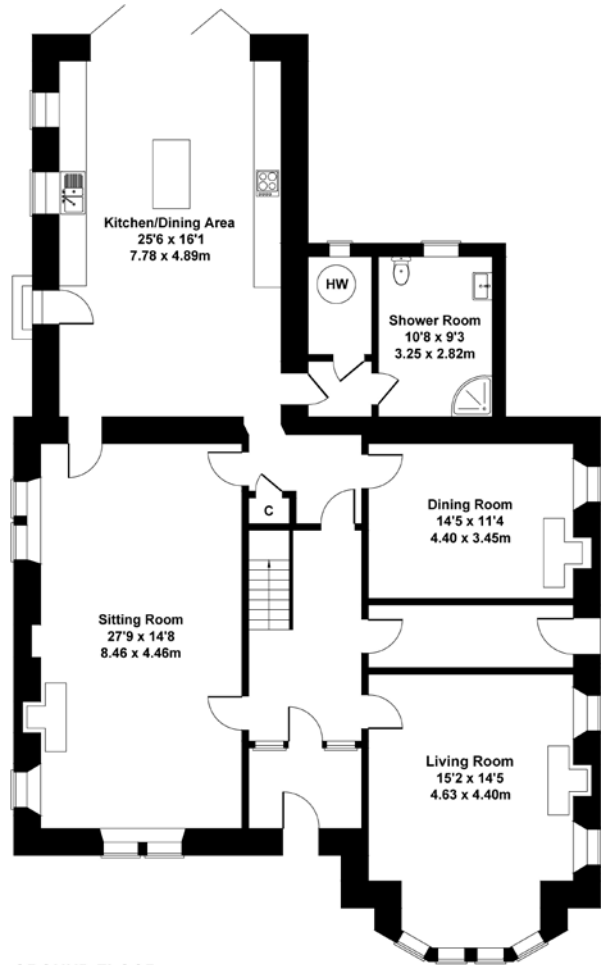






Albion House, Ernespie Road, Castle Douglas DG7 1LD

Approximate Gross Internal Area
3961 sq ft - 368 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

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 June 2023.



POST CODE
DG7 1LD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: never.justifies.visitor

SOLICITORS

A B & A Matthews
37 Albert Street
Newton Stewart
DG8 6EG

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

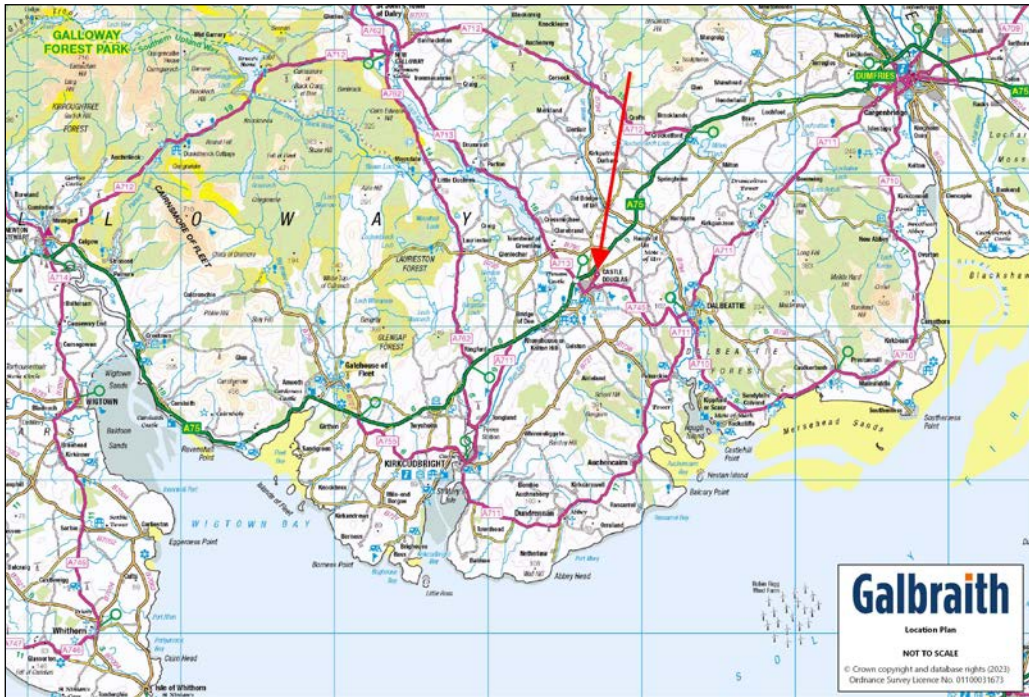
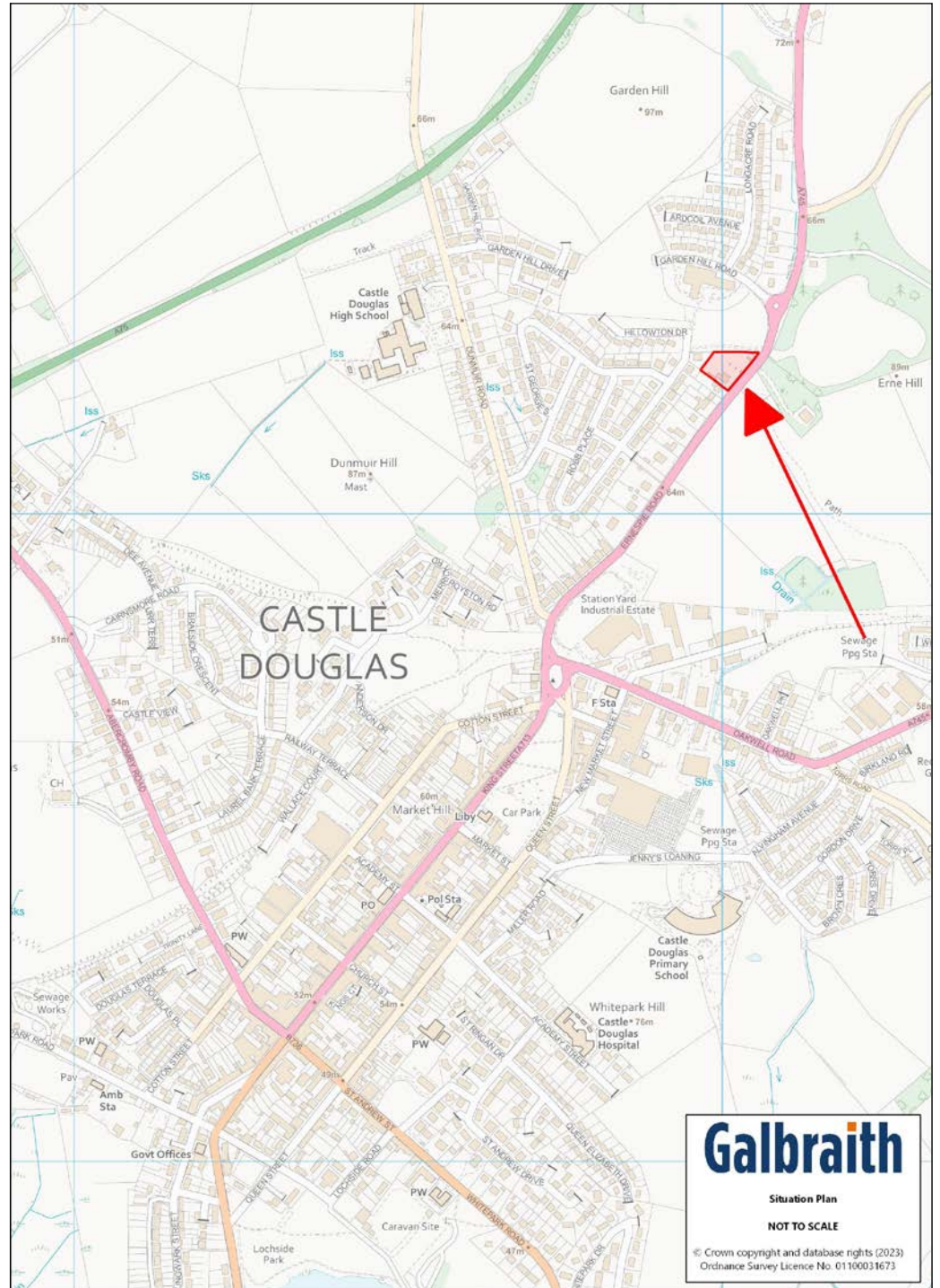
Strictly by appointment with the Selling Agents.

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 may result in an offer not being considered.









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