



# HIGH TREES

RAMSAY WOOD, GATEHOUSE OF FLEET

**Galbraith**



## HIGH TREES, RAMSAY WOOD, GATEHOUSE OF FLEET

A stylish and spacious split level family home set in spectacular wooded grounds.

Castle Douglas 15.3 miles ■ Kirkcudbright 11.8 miles  
Dumfries 33 miles

Acreage 1.4 acres (0.57 hectares)

Offers Over £520,000

- 3 reception rooms. 4 bedrooms
- Study
- Garage
- 2 Driveways
- Extensive mature garden grounds with numerous specimen trees

**Galbraith**

Castle Douglas  
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 OnTheMarket





### SITUATION

Ramsay Wood is a sought after woodland residential development on the edge of the popular small town of Gatehouse of Fleet. There are views of the Fleet Valley, a National Scenic Area, and Gatehouse is located in the UNESCO Biosphere. Gatehouse has a good range of local facilities including a primary school, hotels, chemist, doctor's surgery, coffee shops, postal service and a small supermarket. A wider range of services can be found in the nearby towns of Kirkcudbright and Castle Douglas.

The harbour town of Kirkcudbright is known as Scotland's Artists' Town, having strong connections and history with the renowned Glasgow Boys. Today it thrives as a popular destination town with gallery, museums, individual shops and a wonderful community spirit. Primary and secondary schooling is available in the town. Castle Douglas is designated the region's Food Town and is home to a wide variety of boutique shops and businesses. Again, primary and secondary schools are situated in the town.

The region is famed for its outdoor sporting opportunities including mountain biking at the various Seven Stanes forest centres, fishing and shooting on the stunning lochs, hillsides, coast and rivers, golf at numerous courses including the championship course at Southerness, and equestrian pursuits. There also sandy, picturesque beaches within close proximity to Gatehouse at Sandgreen and Mossyard.

Communications to the region are good with motorway connections north and south available at Moffat, Lockerbie and Gretna. Mainline train stations are in Lockerbie and Dumfries with connections to Glasgow, Edinburgh, Manchester and London. Glasgow and Edinburgh airports are each around 2 hours by car.



### DESCRIPTION

High Trees is a spacious four bedroom home which has been extended and reconfigured from the original bungalow to provide a modern and chic dwelling with ideal accommodation for family life. The welcoming open plan living, dining and kitchen area provides the heart of the home for everyday living and is filled with light and wonderful garden and countryside views from the large picture window in the living area and the patio doors leading out from the dining area. More formal entertaining space is provided in the form of a generous separate dining room and a superb formal sitting room which has patio doors and large windows looking out over the expansive rear garden and wooded areas. (NB. The timber mantel over the fireplace is not included.) Both the living and sitting rooms have log burning stoves for chillier seasons, in addition to the oil-fired central heating. The dining room has steps which lead up to the upper ground floor via a light and airy study area with a large window overlooking the garden. The sitting room, master bedroom and second bathroom are accessed from here. With four bedrooms and two bathrooms High Trees has plenty of room for a growing family or for visiting friends and grown up children and grandchildren. A garage (4.68m x 3.55m) is set beneath the living area and has power and light, and between the main driveway, parking area, and the second driveway with turning circle there is plenty of parking for everyone.

The garden at High Trees is, as the name suggests, an absolute wonderland of beautiful trees. The eucalyptus trees are particularly spectacular and were once the highest and largest collection in Scotland. A large variety of shrubs and plants fill the beds and borders intermingling with the lawned areas. A large patio sits adjacent to the rear of the house looking out over the sweeping rear lawn towards the trees, which give a high sense of privacy and peace. Wildlife abounds with many visitors to the garden including deer, red squirrels and a wide variety of birds.

High Trees is a rare opportunity to acquire a unique home in fabulous extensive grounds in an exclusive and sought after private development.

### ACCOMMODATION

Lower Ground Floor: Entrance Vestibule. Hallway. Living Room open to Dining Kitchen. Utility Room. Three Bedrooms. Bathroom. Dining Room.

Upper Ground Floor: Study. Sitting Room. Master Bedroom. Bathroom

### GARDEN

A tarmac driveway leads from a drystone dyke bound entrance way through white gates and on up towards the parking area in front of the garage. Steps lead up to the front door. A second driveway leads from slightly further up Ramsay Wood and continues up through the trees to a turning circle. Mature shrubs and plants line the main driveway and a lawned area sits to the front of the house with steps leading up from the drive. To the rear lies a larger area of lawn, with beds and borders adding colour and surrounded by many large mature trees. A large patio sits adjacent to the kitchen, a smaller one is accessible directly from the dining area patio doors, and from the sitting room patio doors lead out to another outdoor seating area. The grounds at High Trees are one of the largest plots in the whole wooded development of Ramsay Wood and Bracken Wood, and whilst conventional mapping measures it at 1.4 acres, due to the undulations of the hillside the surface area is believed to amount to more, possibly up to 2 acres.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil CH	Band G	D63	FTTP	YES

### FLOOD RISK

There is no specific risk to the property.

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

### ACCESS

Ramsay Wood is a private road, the upkeep of which is managed by a Residents' Association. Each property pays an amount per annum to build up a fund against future repairs.





### DIRECTIONS

In Gatehouse of Fleet, from the main street, Fleet Street, take the turn onto Old Military Road at the Ship Inn. Follow this road all the way out of the town, and continue on a short distance until the next left hand turn signed Anwoth Old Church. Turn up this road and continue up towards the residential area. Ramsay Wood is the first turning on the left. Continue along Ramsay Wood, and High Trees is fourth on the right with the name clearly visible at the bottom of the main driveway. For viewing, continue past the first driveway and proceed up the second driveway to park in the turning circle.

### POST CODE

DG7 2HJ

### WHAT3WORDS

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

### SOLICITORS

Mellicks  
160 Hope Street  
Glasgow  
G2 2TL

### LOCAL AUTHORITY

Dumfries and Galloway Council

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. For the avoidance of doubt, the timber mantel over the fireplace in the formal sitting room is not included.

### 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.

### HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.





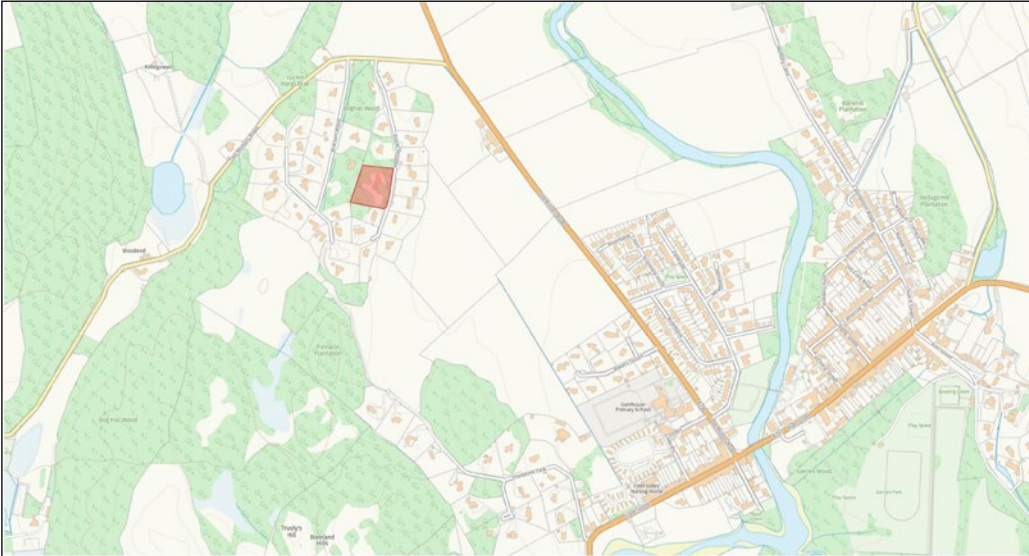
# High Trees, Gatehouse of Fleet, DG7 2HJ

Approximate Gross Internal Area  
2142 sq ft - 199 sq m



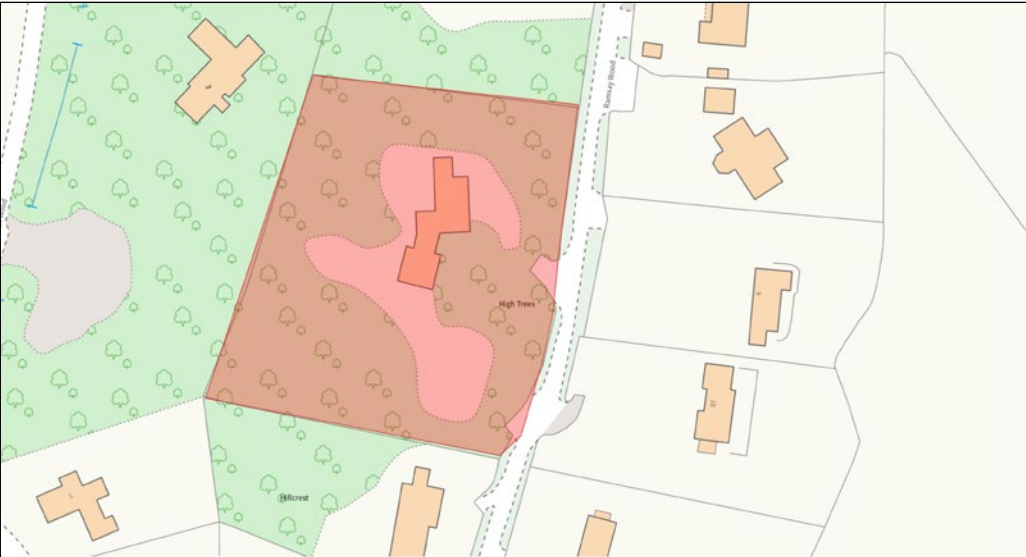
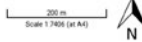
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.



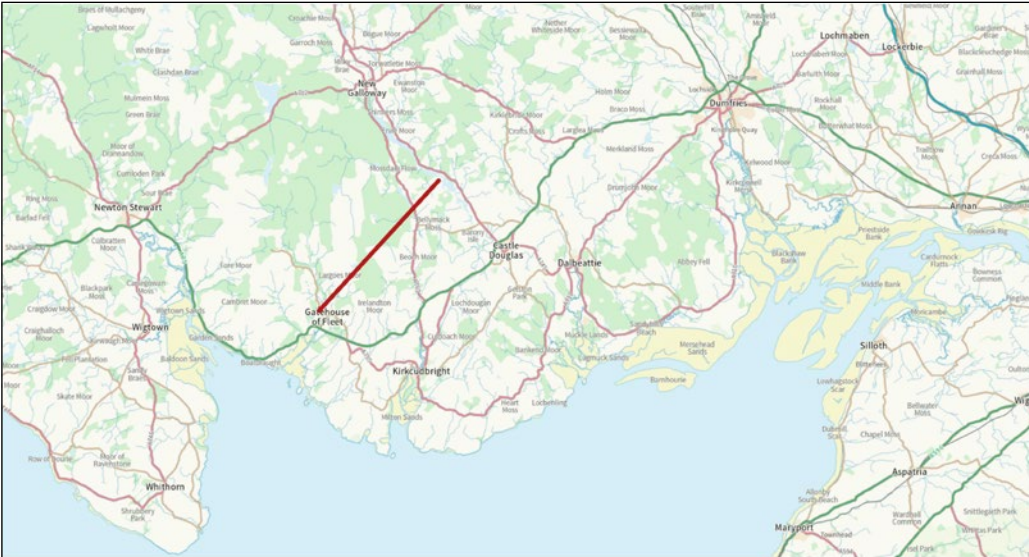
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