

THISTLEMARK TYNRON, THORNHILL





THISTLEMARK, TYNRON, THORNHILL

A charming country cottage quietly located in the Shinnel Glen, an idyllic rural area in the heart of Nithsdale.

Thornhill 7.6 miles ■ Dumfries 20.6 miles ■ Edinburgh 70 miles

Acreage 0.36 acres

Offers Over £320,000

- 2 reception rooms. 2-3 bedrooms
- Open plan dining and kitchen with patio doors to garden
- Double garage
- Outbuilding with workshop, game larder, log store and studio
- Garden, and newly acquired land (across lane)

Galbraith

Castle Douglas
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SITUATION

Thistlemark sits a few miles up Shinnel Glen, just under 3 miles from the village of Tynron. Tynron has a strong sense of community and many events are held in the village hall. Moniaive is also about 4 miles south and offers a local supermarket/post office, restaurant, primary school, garage and pub. Penpont, around five miles east, provides a local shop, garage and primary school.

To the east is the town of Thornhill which is an attractive and bustling town, well known for its individual shops and boutiques. Surrounded by beautiful countryside the town provides a wide range of amenities including hotels, tea-rooms, bank, library, community centre, tennis and squash courts, health centre, pharmacy and a variety of shops. Thornhill is also home to Wallace Hall Academy, recognised nationally as a secondary school of ambition, and a well-regarded primary school. The regional capital, Dumfries, is home to Dumfries & Galloway Royal Infirmary, a leisure complex, retail parks, pubs, restaurants and hotels. The Crichton Campus, home to the local campuses of both Glasgow University and the University of the West of Scotland can also be found in Dumfries.

The area is renowned for its diverse range of outdoor pursuits and activities. Hill walking and hiking is available all over the area on numerous paths and hills, with the Southern Upland way nearby. Mountain bike enthusiasts are well catered for with Drumlanrig Castle's mountain bike tracks just a short distance away and Seven Stanes Mountain biking at Ae Forest.

Glasgow and Edinburgh can be reached in around two hours' drive. Good rail links north and south can be found at both Dumfries and Lockerbie (about 33 miles distant).

DESCRIPTION

Thistlemark is a delightful 2-3 bedroom cottage which has been renovated by the current owners over the last few years. A traditional farm cottage in a farm courtyard setting, it is now a stylish and welcoming home. The modern kitchen/dining is the hub of the home, with built in appliances including boiling water tap, induction hob, dishwasher and recycling bins. A freestanding American style fridge freezer is also included. A walk-in larder provides handy storage for the keen cook. The dining end has large windows and patio doors to one end which flood the space with light and give lovely views of the garden and countryside beyond.

The cosy sitting room is a wonderful place to spend cold winter nights tucked up by the log burning stove. Two double bedrooms and a bathroom lead off the side hallway and provide relaxing sleeping spaces for you and your guests. From the main entrance, a utility/boot room and WC gives ample space to leave muddy boots, dry off wet dogs, and get the laundry done. A potential third bedroom is currently used as an art studio and has patio doors to the rear.

Outside, there is a courtyard with ample parking for several vehicles and a detached double garage comprising one open bay and one with double doors. A traditional stone outbuilding is divided into three useful sections: workshop with power, game larder with water, stainless steel sink and log store beyond, and The Cowshed, which is a chic studio space with shower, WC and kitchenette, and would lend itself to a number of uses. (NB. there is no planning for this so cannot be used for commercial purposes.)



A carefully curated garden with sheltered patio area is enhanced by the recent purchase of additional ground across the lane from the property. Supermarkets will deliver here and there is also a school bus service nearby.

Thistlemark is a wonderful opportunity to acquire an idyllic rural cottage with ample grounds, chic accommodation and useful outbuildings.

ACCOMMODATION

Open Entrance Porch. Hallway. Utility/Boot Room. WC. Studio/Bedroom 3. Sitting Room. Open Plan Kitchen/Dining Room. Bedroom 1. Bedroom 2. Bathroom.

GARDEN AND GROUNDS

The garden is a colourful mix of trees, shrubs and plants giving colour and interest. Patio doors from the dining area lead out to the main part. There is a sheltered patio area to the rear. Across the lane is a newly acquired area of land which could be developed to provide further amenity ground or a vegetable garden, orchard etc.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private (UV Filter)	Mains	Private	Freehold	Oil CH	Band F	D55	FTTP	5G

FLOOD RISK

There is no specific risk to the property according to SEPA maps. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS

Access is via the minor road leading up from the minor public road.

DIRECTIONS

From Tynron, passing the war memorial continue along a short distance until you see the right hand turn signed Shinnel Glen. Follow the road for a few miles, over the small bridge and turn left at the bungalow you see on your left into the lane. Thistlemark is at the top of the lane beyond the farmhouse.

POST CODE

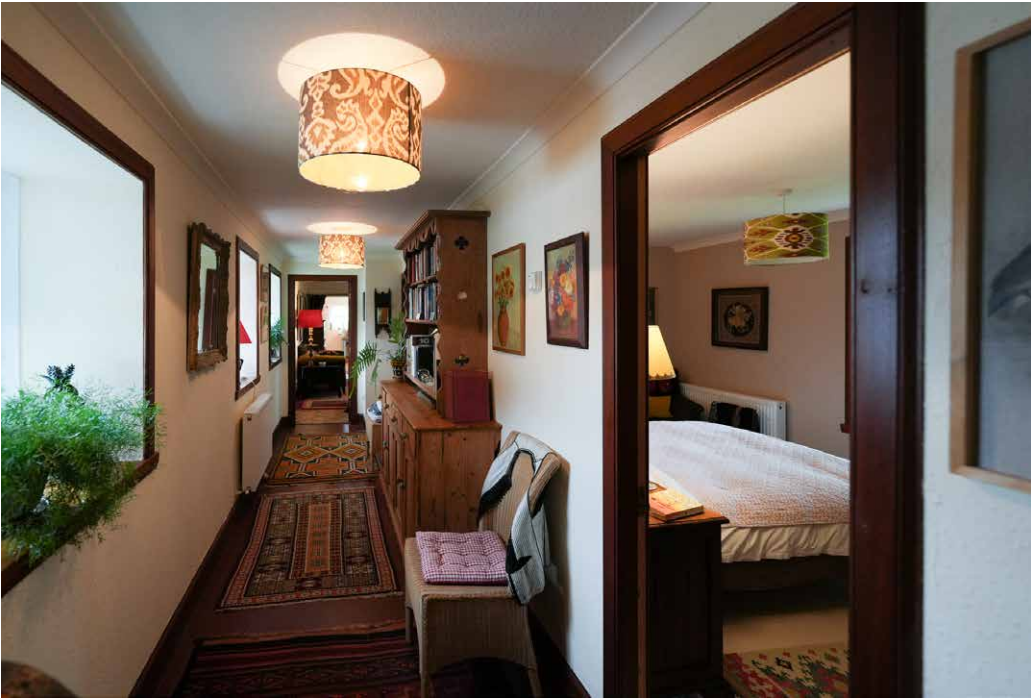
DG3 4LE

WHAT3WORDS

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

SOLICITORS

McPhee & Partners
Airds House
Macfarlane Way
Fort William
PH33 6BL





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.

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.

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 July 2025.

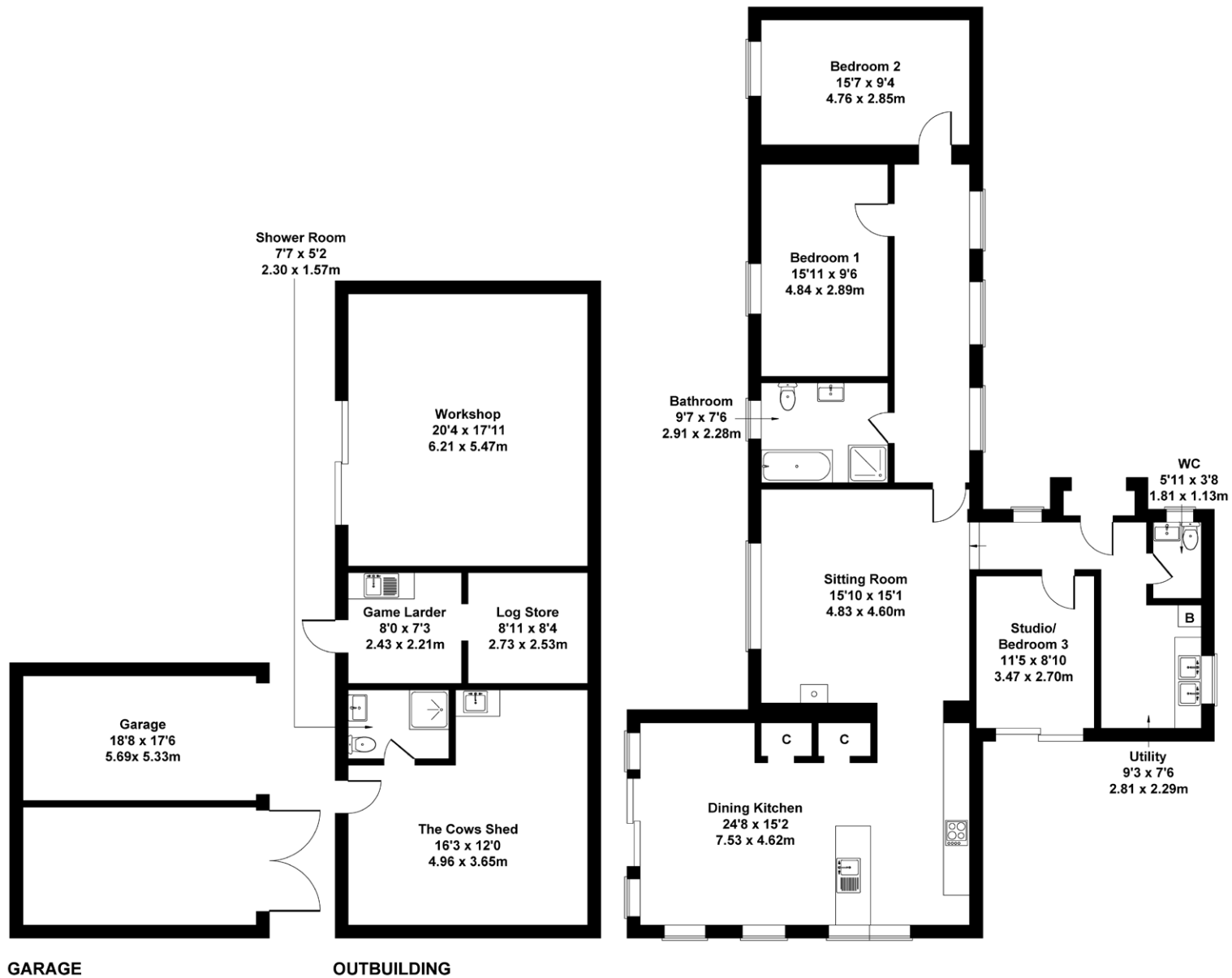






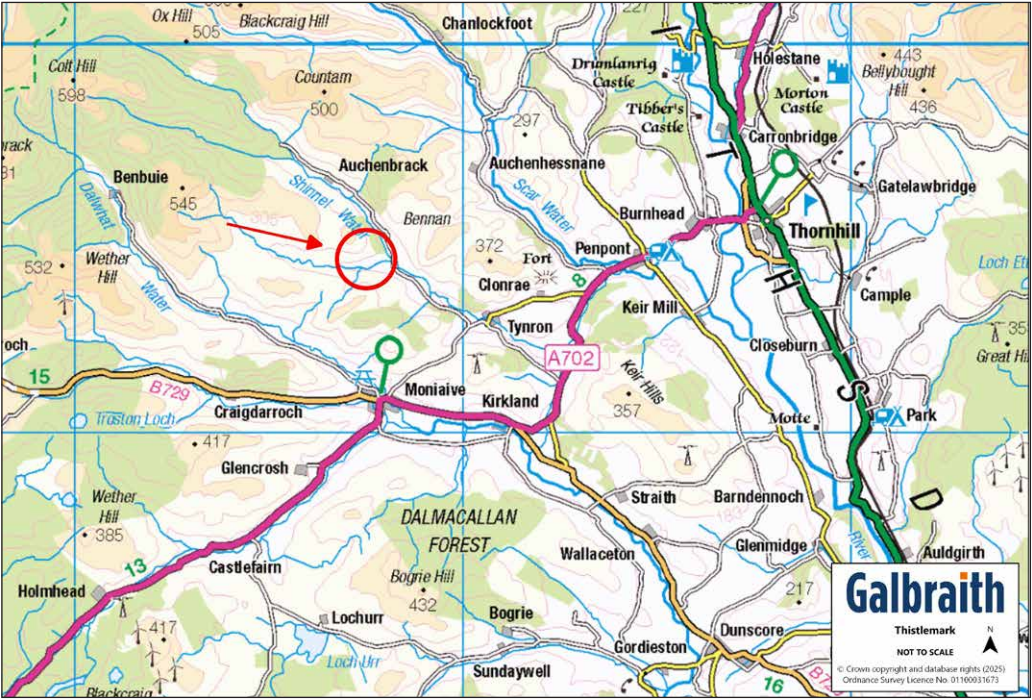
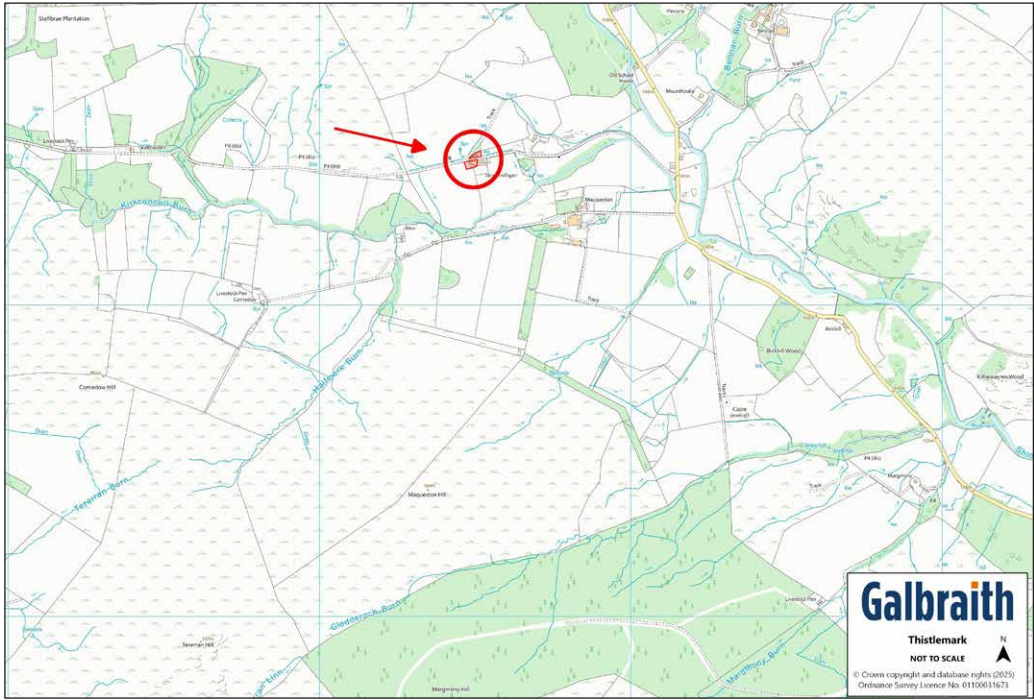
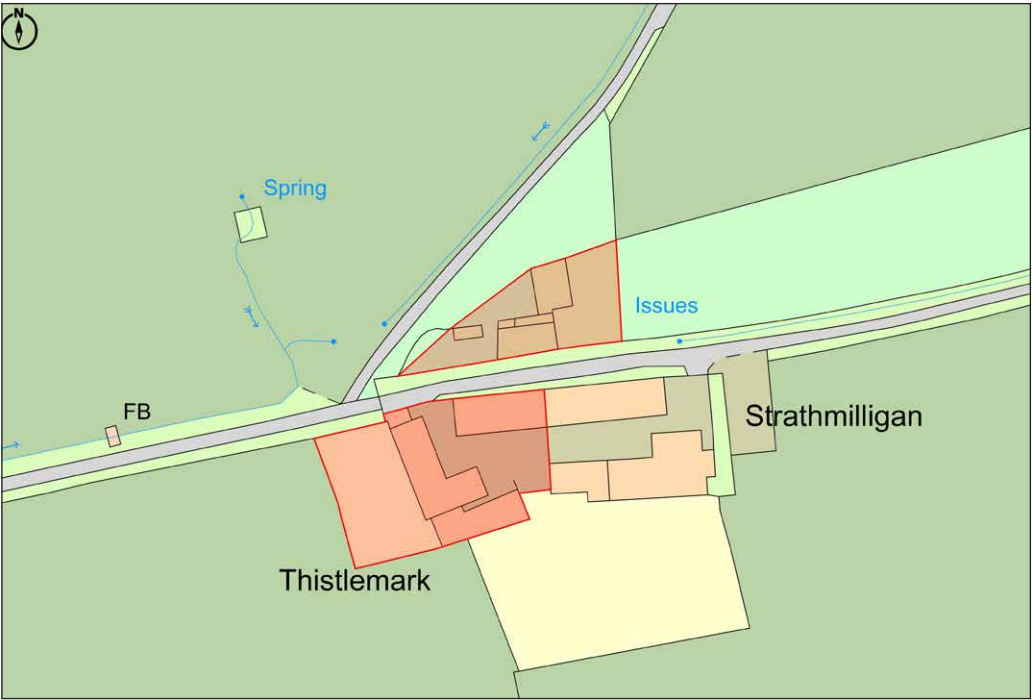
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Approximate Gross Internal Area
2648 sq ft - 246 sq m



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.





Galbraith



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