

Old Knockelly

Scaur Glen | Thornhill



Galbraith



Charming 3 bedroom rural cottage in stunning natural setting.



Thornhill 6.5 miles | Dumfries 22 miles | Glasgow 67.5 miles
(All distances are approximate)

Offers Over £370,000

2 reception rooms. 3 bedrooms
Beautifully presented detached cottage
Large Workshop
Solar Panels / Bio Mass Boiler
Peaceful setting
Large Garden

Galbraith

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Situation

Old Knockelly sits high above the banks of Scaur Water in an idyllic, peaceful rural location. The nearest village Penpont, about 4 miles distant, is a quiet rural village with a small tearoom, village shop and primary school. Thornhill is an attractive and bustling village, well known for its individual shops and boutiques. Surrounded by beautiful countryside the village 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. Further south, the regional capital of Dumfries provides a wider range of schools, shops, retail outlets, and other services including a major hospital with A&E and various outpatient departments. The Crichton Campus houses the southern campuses of both the University of Glasgow and the University of the West of Scotland, offering a variety of undergraduate degree courses.

The area offers boundless sporting and outdoor activities including excellent salmon and trout fishing on many of the local rivers and lochs. Drumlanrig Castle which dates from the 17th century is located close by. The castle and grounds are open to the public and a host of events are held throughout the year. It has a well-known mountain biking centre, an adventure playground and walks for all abilities. For golfing enthusiasts there are 18 hole golf course in Thornhill, Dumfries, Southernness and the championship courses of the West Coast such as Troon and Turnberry are within driving distance on the Ayrshire coast. Equestrian pursuits are popular in the region, with several riding schools, and livery facilities throughout.

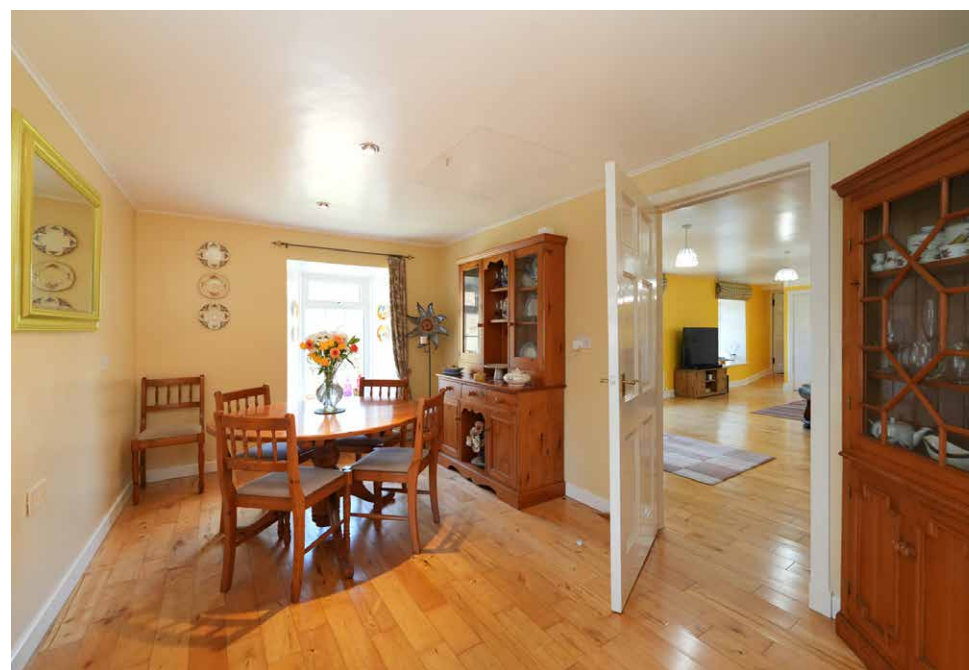
Communications are good with the A75 giving good access to Carlisle in the east and to Stranraer in the west. There is a main line railway station with connections to Carlisle, Newcastle and Glasgow. The M74 motorway north or south can be accessed easily by following the A702 Dalveen Pass to junction 13 at Abington about 24 miles distant.

Description

Old Knockelly is situated up the Scaur Glen. This delightful three bedroom cottage offers the very essence of "chocolate box" charm. Surrounded by countryside and dramatic scenery beyond, the property enjoys a truly idyllic setting, perfect for those seeking peace, privacy and a slower pace of life.

The cottage itself is rich in character, a date printing to the original part of the cottage showing 1776. Offering deceptively spacious accommodation on one level with a fine balance of reception and bedroom space. The kitchen, hand crafted by local craftsmen Stevenson McConnell with a bespoke design complements the space perfectly with a timber frame and oak work surfaces, incorporating sink with dishwasher underneath. Space for free standing fridge/freezer and hob. The adjoining utility room provides additional cloak space and fitted units with space and plumbing for washing machine/drier under. A modern finished shower room sits adjacent.

Continuing from the kitchen to the various reception spaces, which of course could be configured to suit the specific needs of the buyers. Adjoining the kitchen initially is the dining room, ideal for hosting and gathering with friends and family. Continuing



into the principal reception space, a range of windows to both aspects flood the room with natural light. The wood burning stove set back into brick surround with wooden overmantel creates a fine focal point of this generous space. A spacious storage cupboard sits beside the fireplace. Continuing through, the snug or office space is an additional yet adaptable reception space with multi fuel stove. The entrance hallway connects the bedroom accommodation to the reception spaces and kitchen beyond with the front door opening to the hallway space. With a modern fitted shower room with a wireless controlled shower. Three bright and spacious bedrooms complete the accommodation space.

A biomass boiler (serviced annually) heats the home, fuelled by wood pellet, supported by solar panels contributing to running costs and export rate to the grid, currently generating between £800 - £1000 per annum. The private water supply is spring fed and a two-stage filter is situated within Old Knockelly including UV filtration.

Externally the property offers a beautifully maintained garden which wraps around the property to the side and rear offering a mix of lawn, mature planting and peaceful seating areas to relax, entertain or just enjoy the surroundings.

This a rare opportunity to acquire a fine example of the quintessential countryside retreat, combining charm, space and a stunning natural setting.

Accommodation

Ground Floor: Kitchen. Shower Room. Utility Room. Dining Room. Living Room. Snug/Study. Family Shower Room. Three Bedrooms. Boiler Room.

Workshop/Tools Shed (6.8m x 5.5m)

A generous and adaptable outbuilding with divided space. Could be adapted for a number of uses including, home office, business etc subject to relevant planning. With electric and water. Solar panels are mounted upon the roof. Lean to attached which provides generous log store, with an estimated 5 years supply.

Boiler Room (2.9m x 1.8m)

Housing biomass boiler and storage of some wood pellets.

Garden

Externally the property offers a beautifully maintained garden which wraps around the property to the side and rear offering a mix of lawn, mature planting and peaceful seating areas to relax, entertain or just enjoy the surroundings. A large parking area suitable for a number of vehicles to the front of the workshop and side of the property. The property sits high above Arkland Water contributing to the peaceful location.

A delightful summerhouse and greenhouse complete the outside space.



Tenure

Freehold

Local Authority

Dumfries and Galloway Council

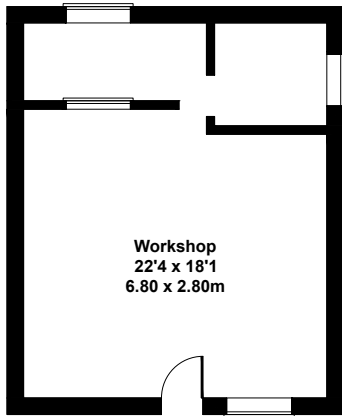
Council Tax EPC

Band E

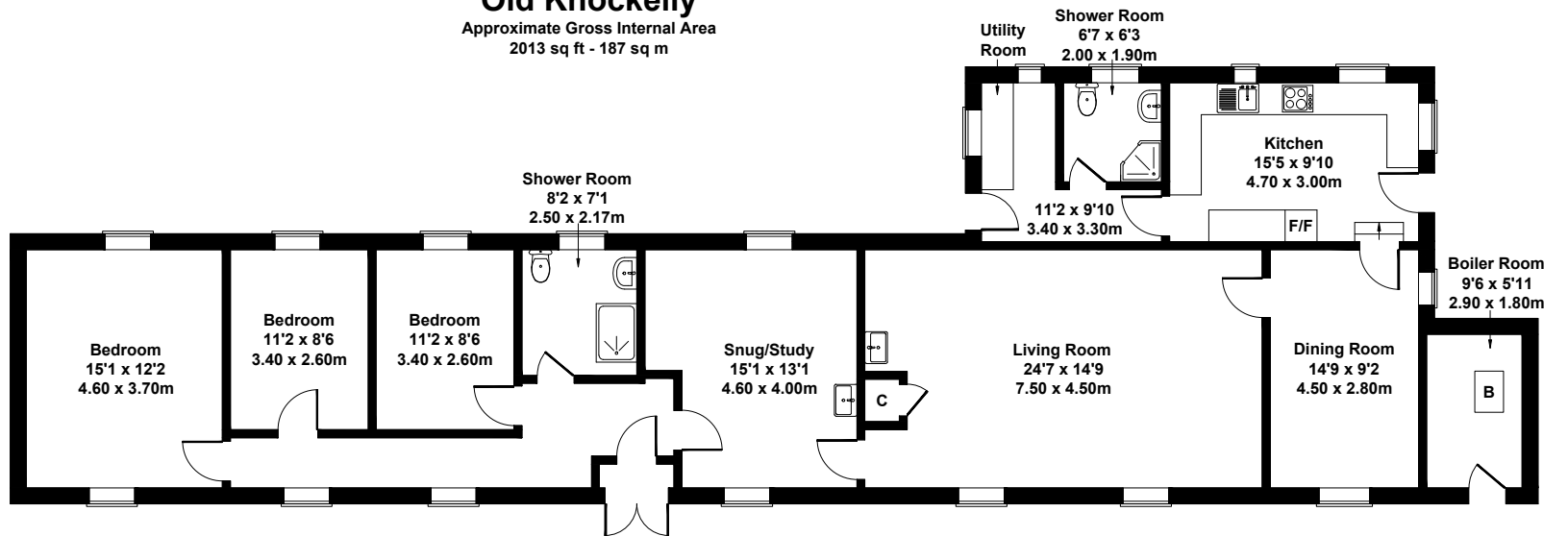
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Old Knockelly
 Approximate Gross Internal Area
 2013 sq ft - 187 sq m

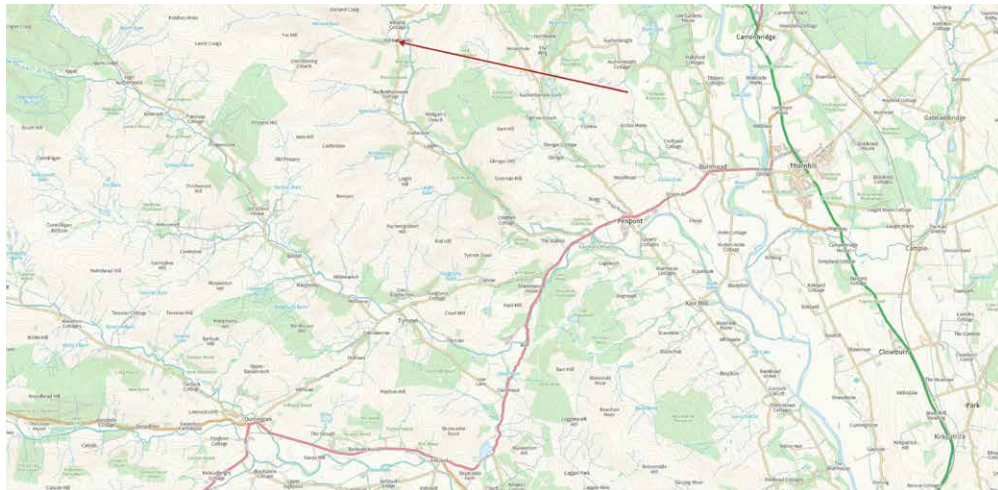


Workshop



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. 2026



Services

Private/Spring Water | Mains Electricity | Septic Tank | Bio Mass – Wood Pellet Heating | Fibre To The Premises | Mobile coverage

Flood Risk

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

Directions

From Dumfries take the A76 signed Kilmarnock. Follow the road to Thornhill. In Thornhill, continue all the way down the main street, going straight over the roundabout. At the bottom of the village, take the left hand turn signed Penpont. Follow this road for approximately 2 miles, passing the hamlet of Burnhead. Upon entering Penpont continue straight through the village on the A702. The road crosses Scaur Water and immediately after take the right turning on to a minor road. Continue on this road for about 3.5 miles, Old Knockelly sits on your left just before crossing Arkland Burn.



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Post Code: DG3 4NF

Solicitors

Gillespie Gifford and Brown,
135 King Street
Castle Douglas
Dumfries and Galloway
DG7 1NA

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 April 2026



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