



Galbraith

THE CLACHAN
NEWTONAIRDS, DUMFRIES



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A charming and deceptively spacious country house with superb barn conversion and paddock in stunning but accessible rural location.

Dumfries 9.3 miles ■ Carlisle 40 miles

- 3 reception rooms. 5 bedrooms. Study
- Converted barn with games room, entertainment room, workshop
- Home Office / Workroom
- Stable, Workshop & Log Store
- Paddock
- Derelict former outbuilding with planning potential

Acreage 3.85 acres (1.56 hectares)

Offers Over £750,000

Galbraith

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SITUATION

Sitting north west of Dumfries in a delightful rural location, The Clachan is approximately 4 miles from the Fairtrade village of Dunscore, which has a strong sense of community with amenities including a community run pub, medical practice, Post Office service (run part time in the community hall), church and primary school with secondary schooling provided in Thornhill at the Wallace Hall Academy.

Dumfries is the regional capital with an extensive range of amenities typical of a town of this size including high street shops, retail parks, supermarkets, primary and secondary schools, parks and leisure facilities, golf clubs, cricket club, rugby club, and the famous Queen of the South football club. There is a major hospital on the edge of the town, Dumfries and Galloway Royal Infirmary. The Crichton Campus is home to Dumfries & Galloway College, and the southern campuses of the University of Glasgow and the University of the West of Scotland. Dumfries railway station connects with Glasgow, Edinburgh and Carlisle. There is a mainline station at Lockerbie, around 15 miles north east, with connections to Glasgow, Edinburgh, Newcastle, Manchester, Birmingham and London. Domestic and international flights are available from Edinburgh and Glasgow airports, both around 80 miles distant.

DESCRIPTION

Historically, The Clachan was the gardener's cottage which served Newtonaids House. It has been thoughtfully extended over the years to form the compact elegant country house it is today. The current owners have converted the large barn to form a highly useful and attractive games and entertainment barn. The spacious reception rooms comprise a welcoming Sitting Room, elegant Drawing Room with French doors to the garden, and a Dining Room, with French doors to the courtyard. The Kitchen is the heart of the home, with both Aga and range cooker, as well as larder and pantry. A very large utility room provides excellent space for laundry facilities.



The Master Suite on the ground floor is a private area of bathroom, bedroom and dressing room. Bedroom 2 provides the main guest room, and is situated next to the main bathroom. A useful study sits next to the Master Suite. Upstairs are two further bedrooms and a box room, with a bathroom completing the main internal accommodation. Accessed from outside is the current owner's workroom, which is plumbed for a kitchen, and has bathroom facilities. Also accessed from here is the large attic space which has conversion potential, subject to obtaining all necessary consents.

ACCOMMODATION

Ground Floor: Entrance vestibule. Entrance Hall. W.C. Sitting Room. Drawing Room. Dining Room with Butler's Pantry. Kitchen with Larder and Pantry. Utility Room. Gun Room. Master Suite with Bathroom and Dressing Room. Bedroom 2. Main Bathroom. Study.

First Floor: Two Bedrooms. Bathroom. Box Room/Bedroom 5. Linen cupboards.

First Floor Workrooms: (accessed from outside): Workroom. Storeroom, Bathroom

GARDEN AND GROUNDS

The garden grounds are mainly laid to lawn, with a variety of mature shrubs and trees surrounding. There is a large patio adjacent to the kitchen. Raised beds and a greenhouse provide scope for the keen gardener to grow their own produce. The barn has a further area of lawn, again with mature trees and shrubs surrounding. The drive way leads to a parking area in front of the house and barn. A derelict former outbuilding provides scope for development subject to obtaining all necessary consents. Two log stores could potentially be used as stables, as well as the current timber stable. A garden shed completes the outbuildings.

Entertainment Barn

The former stone barn has been comprehensively refurbished to provide comfortable entertainment space, akin to country house living. There is a workshop, games room and billiard room with seating area and log burning stove.

Timber Stable – 4.27 m x 3.66m

Land

The land comprises a grazing paddock suitable for equestrian use.

Access

The driveway track leading from the public road to the property belongs to the property. The property further up, known as Nirvana, and the local farmer have a right of access each to use the track. For the avoidance of doubt, they are not obligated to share the maintenance of the track.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
The Clachan	Mains	Mains	Septic Tank	Freehold	Oil CH	Band G	D 67

DIRECTIONS

From the A76 just north of Dumfries at Holywood, take the turning signed Dunscore onto the B729. Continue on this road until it forks. Bear left and continue on this road for approximately 3 miles. The entrance to The Clachan is on the right, turn in and follow the track up to the house.

POST CODE:

DG2 0JL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: runway.nicer.theory

SOLICITORS

Walker & Sharpe
37 George Street
Dumfries
DG1 1EB



Downstairs Bedroom



Master Bedroom



Home Office Store



Master Bathroom

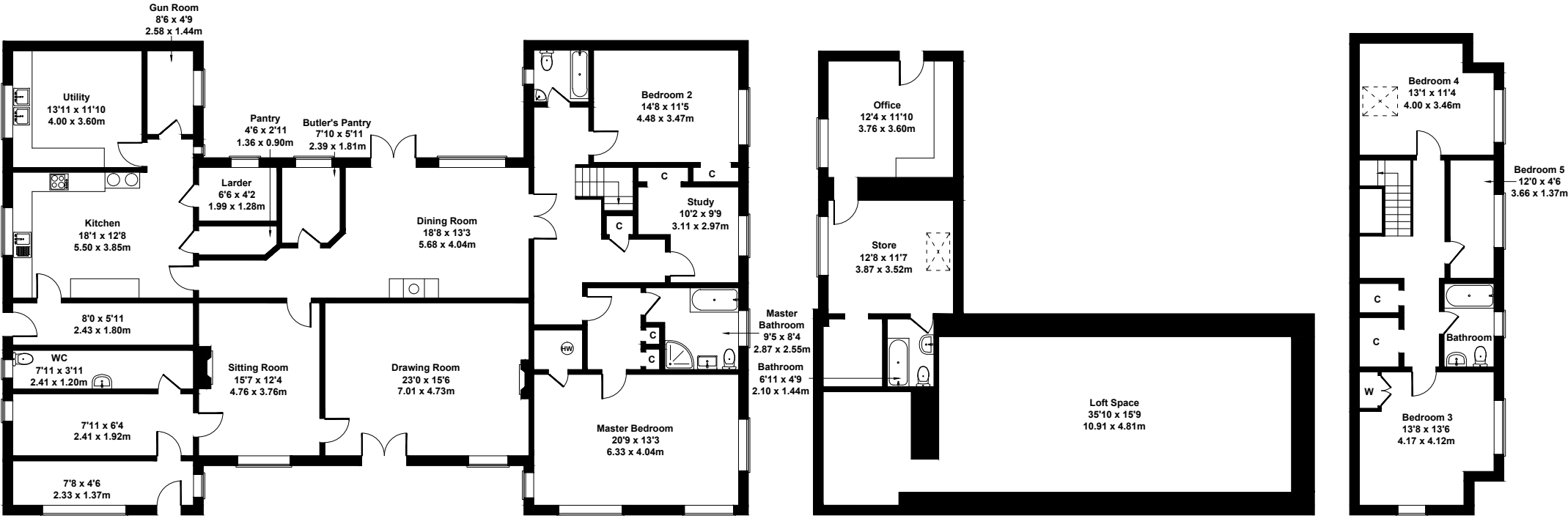


Billiard Room in Barn



The Clachan, Newtonairds, DG2 0JL

Approximate Gross Internal Area
5533 sq ft - 514 sq m



GROUND FLOOR

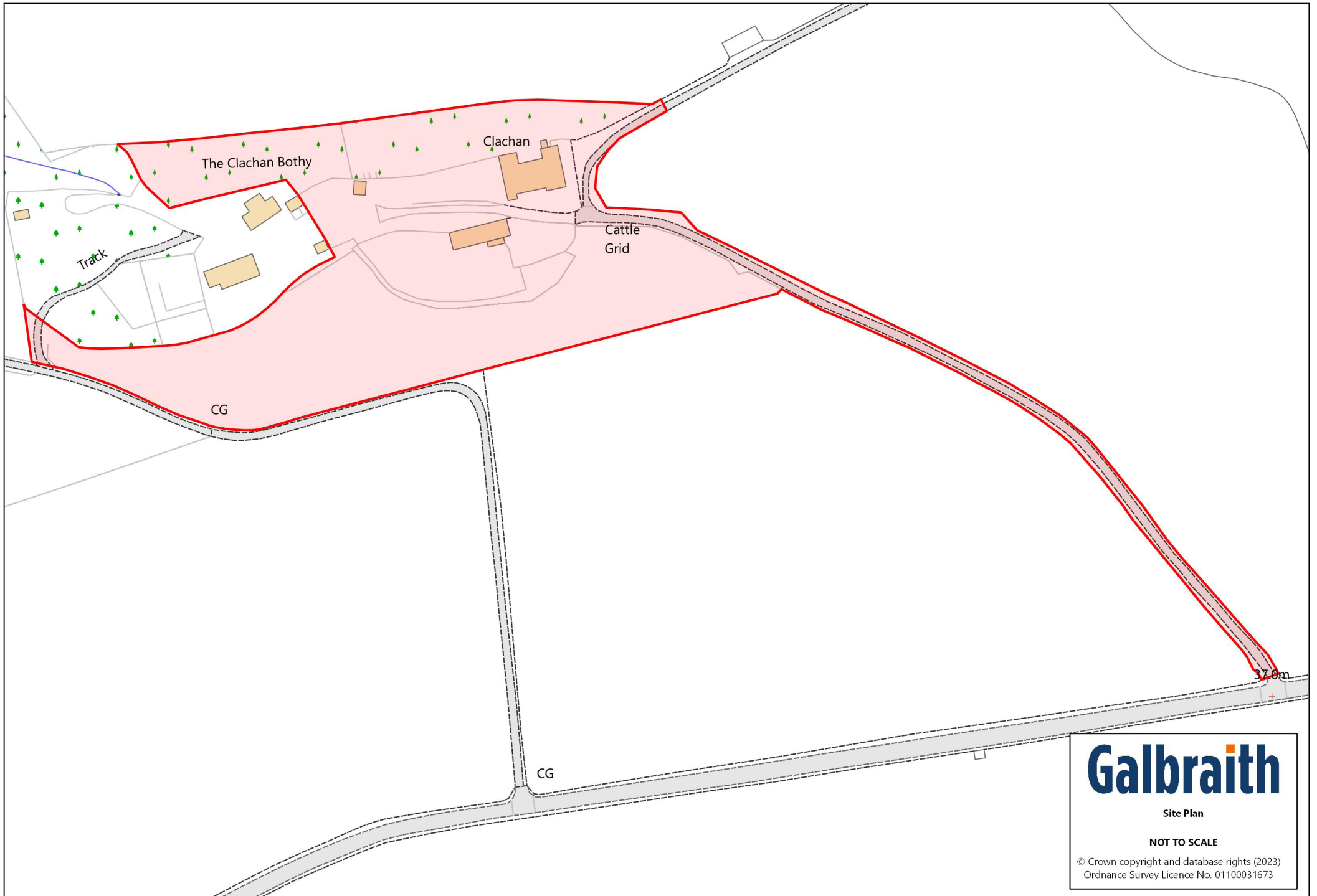
FIRST FLOOR

FIRST FLOOR

BARN

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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Site Plan

NOT TO SCALE

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LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. For the avoidance of doubt, the Bosch washing machine, two wall lights in the stairway hall, and the curtains in the Master Bedroom are not included in the sale.

VIEWINGS

Strictly by appointment with the Selling Agents.

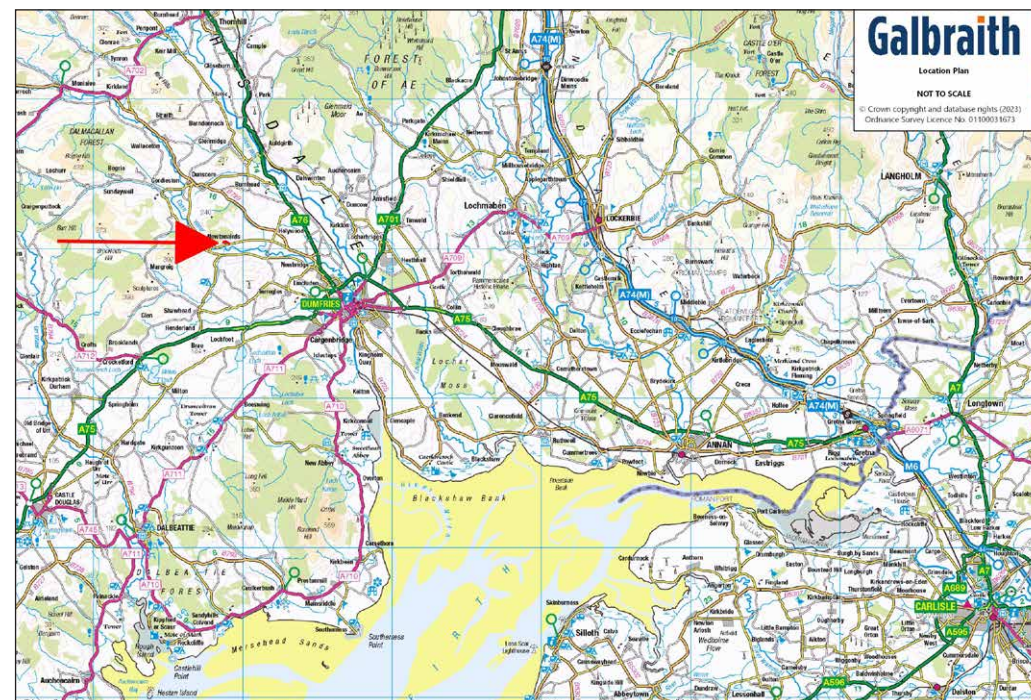
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

IMPORTANT

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.





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