

Galbraith

SANDRUM
THORNHILL, DUMFRIES





SANDRUM, THORNHILL, DUMFRIES

A unique rural property in idyllic peaceful location,
just a short distance from Thornhill.

Thornhill 3 miles ■ Dumfries 20 miles
Glasgow 62 miles ■ Edinburgh 67 miles

Acreege 1.8 acres (0.72 hectares)

Offers Over £350,000

- 2 reception rooms. 3 bedrooms
- Detached rural property
- Circa 2 acres of predominantly woodland (predominantly steep gradient site)
- Detached Garage / Bothy
- 2 generous multi aspect reception rooms
- Stunning valley views to the Lowther Hills, North towards Durisdeer

Galbraith

Castle Douglas
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 OnTheMarket





SITUATION

Sandrum sits in a peaceful rural location within a private wooded setting looking over Cample Water, just a short distance from the popular town of Thornhill, nearer the small hamlet of Gatelawbridge.

Thornhill is an attractive and bustling town, 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, 18-hole golf course, health centre, pharmacy and a variety of shops. Thornhill is also home to the sought-after Wallace Hall Academy, recognised nationally as a secondary school of ambition, and a well-regarded primary school.

The regional capital Dumfries is home to a broad range of high street shops, retail parks, Dumfries Royal Infirmary, a leisure complex, as well as numerous 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. Hillwalking and hiking are available all over the area on numerous paths and hills. There is excellent fishing available on the region's many rivers and lochs, as well as good sea fishing off the coast. Mountain bike enthusiasts are well catered for with Drumlanrig Castle's mountain bike tracks and Seven Stanes Mountain biking at Ae Forest just a short distance away. For golfers there are several excellent courses nearby including the championship course at Southernness. Shooting is available on various estates. Equestrian pursuits are also well catered for with many stables offering livery and schooling.



DESCRIPTION

The original cottage has been extended over the years to provide a deceptively spacious 3 bedroom cottage all on one level with stunning views particularly from the drawing room & North towards the valley at Durisdeer Mill. With some woodland clearing views to the West / South could be opened up extending across the valley. Entrance porch leads into a connecting L-shaped hallway connecting all accommodation. The two principal reception rooms each with a wood burning stove are at each end of the property and benefit from multiple aspects, the reception room at the far end of the property benefits from double doors opening to the garden and also stunning Northerly views towards the foothills of the Lowther Hills. To the other side a living room connected via two openings to the sociable Kitchen/Dining room, combined they provide a spacious entertaining space for friends and family to come together. The kitchen is of modern style with a wood effect worktop and integrated electric hob and useful larder cupboard, housing a dining table centrally comfortably without impacting on the functionality of the space. The utility room adjacent, houses the oil boiler and provides space and plumbing for washing machine etc and forms very useful space supporting the kitchen with access to the garden at the rear. A shower room with WC is accessed directly from the utility room. The further extent of the accommodation offers the family bathroom with corner bath and bedroom each enjoying north facing views up the valley. Two further bedrooms each with fitted wardrobe space complete the accommodation space. Attic floor above accessed via Ramsay ladder could provide scope to extend and develop, all subject to obtaining relevant consents and permissions. Sandrum is a property type and location that is highly sought after and offers many desirable attributes of continued appeal to buyers within Dumfries & Galloway.

ACCOMMODATION

Ground Floor: Living Room. Kitchen/Dining. Utility Room. Shower Room. Bedroom. Front Porch. Bedroom. Bedroom. Bathroom. Hobby Room (doors to garden).

Garage (6m x 3m) - Up and over door with window to side. Electric.

Outbuilding/bothy (3m x 3.1m) - An adaptable space, in need of renovation, could adapt to a hobby/studio space - adjoining log/coal store. With electric.

GARDEN

Sandrum sits within its own grounds extending to about two acres in all. The driveway leads to a parking area where the garage and hobby room are situated. There is potential to create further parking space should the buyer require. The grounds extend to circa 2 acres extending down to Cample Water, this is predominately mature woodland. There is also a small orchard with a range of plum & apple trees.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Sandrum	Mains	Mains	Septic Tank	Freehold	Oil Central Heating	Band F	E51

POST CODE

DG3 5EW



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
SONIC. FINALLY. TASTEFUL.

SOLICITORS

Stephen MacLean, Brazenall & Orr Solicitors, 104 Irish Street, Dumfries DG1 2PB

LOCAL AUTHORITY

Dumfries & Galloway

FIXTURES AND FITTINGS

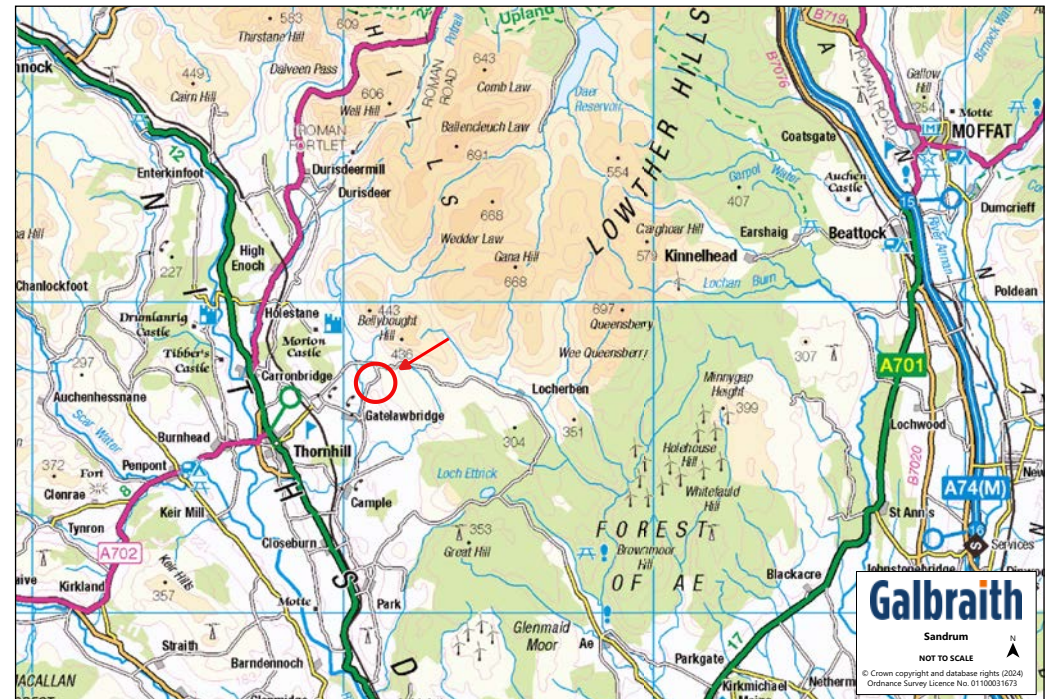
No items are included unless specifically mentioned in these particulars. Some items may be available separately.

VIEWINGS

Strictly by appointment with the Selling Agents.

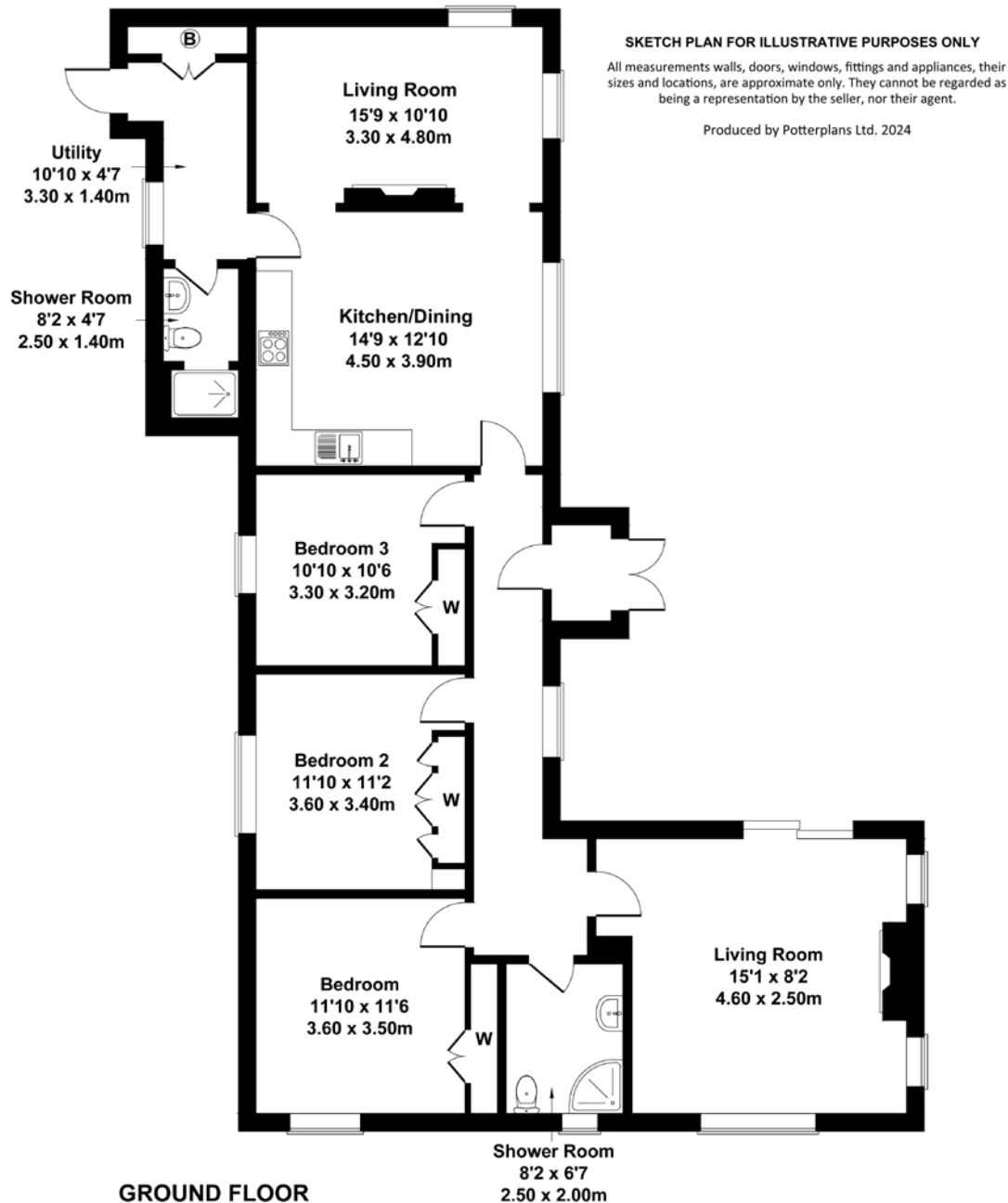
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.



Sandrum, Thornhill, DG3 5EW

Approximate Gross Internal Area
1367 sq ft - 127 sq m



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 March 2024. There is evidence of bats within the roof void. Bats are a protected species and any purchaser should make full enquiries as to the ramifications affecting future maintenance.

