

CRAIGMORE

MONIAIVE, THORNHILL, DUMFRIES



Galbraith



CRAIGMORE, MONIAIVE, THORNHILL, DUMFRIES

A stunning rural home in a peaceful rural setting enjoying far reaching countryside views.

Moniaive 3 miles ■ Thornhill 8 miles
Dumfries 17.5 miles ■ Carlisle 49.5 miles

Acreage circa. 3 acres (1.21 hectares)

Offers Over £420,000

- 2 reception rooms. 5 bedrooms
- Detached/ Rural family home
- Stunning countryside / woodland views
- Large Garden with pond
- Barn with circa 2.5 acres (350 yards from property)

Galbraith

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 OnTheMarket





SITUATION

Craigmore is situated in a beautifully peaceful rural/woodland setting about 3 miles from the popular village of Moniaive. Nearby Moniaive has a primary school, doctors' surgery, garage, post office and a popular village shop. There are also two hotels, church, popular restaurant and café. The village has a very active community and hosts a variety of community events throughout the year, including a Folk Festival, World Music Festival and Moniaive Gala.

Thornhill (8 miles) 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 (17.5 miles) has Dumfries Royal Infirmary, a leisure complex, 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. 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 just a short distance away and Seven Stanes Mountain biking at Ae Forest.

DESCRIPTION

A stunning, bright rural family home finished beautifully throughout presented in true turnkey condition. Craigmore provides modern family living over two levels with rooms

of generous proportion that could be adapted or utilised to suit the new buyers' specific needs. Entrance through the front leads to a bright full height staircase hallway, with a mezzanine landing above. Undoubtedly the heart of the home belongs to the open plan Kitchen/Dining/sitting area, the ideal sociable space for family and friends to gather. The kitchen is beautifully finished in a country kitchen style with a range of fitted floor and wall units, larder storage and integrated hob with extractor over. A dining table fits comfortably in the centre of this space with a seating area to the other end and double doors connecting from there to the rear patio. An opening continues through to the living room beyond, with wood burning stove, and beautiful countryside views to the front. The Utility room provides additional space for fitted units and counter, washing machine, pulley and additional storage for outdoor boots and clothing. A side door opens to a modern W.C./Wet Room. Continuing through the property are 2 bedrooms with views to the front of the property and the family bathroom with both walk in shower and standalone bath. Completing the ground floor accommodation is a spacious bedroom looking over the rear garden and pond with en suite shower room.

On the first floor a bright spacious landing with extensive storage cupboards. A bedroom/office space with fitted wardrobes. Opposite, the stunning master bedroom with delightful modern en suite. A bright spacious bedroom with Velux to front and rear flood the room with natural light, and a modern en suite bathroom with walk in shower and spa bath. Externally the property offers a sizeable site with ample parking and enclosed garden to the rear with an area of lawn and pond, a haven for a variety of wildlife and birds. The patio areas to the front and rear provide the perfect place to absorb the countryside views, spot wildlife and simply enjoy the peace and tranquillity. Set about 350 yards away from the property is a large steel structured barn, within a 2.5 acre site - divided in 3 paddocks essentially. (Per site plan)



Craigmore offers a delightful family home in desirable rural area. The property offers many desirable attributes and with the additional barn and circa 3 acres in total, the perfect rural home from which to enjoy the idyllic rural lifestyle. Whether that be 'growing your own', keeping livestock or equestrian - Craigmore lends itself perfectly to those seeking a new life in the country in the most beautiful surroundings.

ACCOMMODATION

Ground Floor:

Entrance Hall. Kitchen/Dining Room. Sitting Room. Bedroom En Suite. Bathroom. Bedroom. Bedroom.

First Floor:

Study/Bedroom. Master Bedroom En Suite.

GARDEN AND GROUNDS

A large garden wraps around the property, offering expansive parking area laid to gravel to the front and both sides of the property. A large raised patio, extending across much of the front of the property provides an attractive place to absorb the stunning views, watch for the local wildlife and enjoy the peaceful surrounds. To the rear a fully enclosed space with an area of lawn, a pond and patio (accessed from the Utility and Kitchen/Dining space). A workshop (4.8m x 2.4m) and greenhouse both with electric. Adjacent to these sits an additional log store/storage shed.

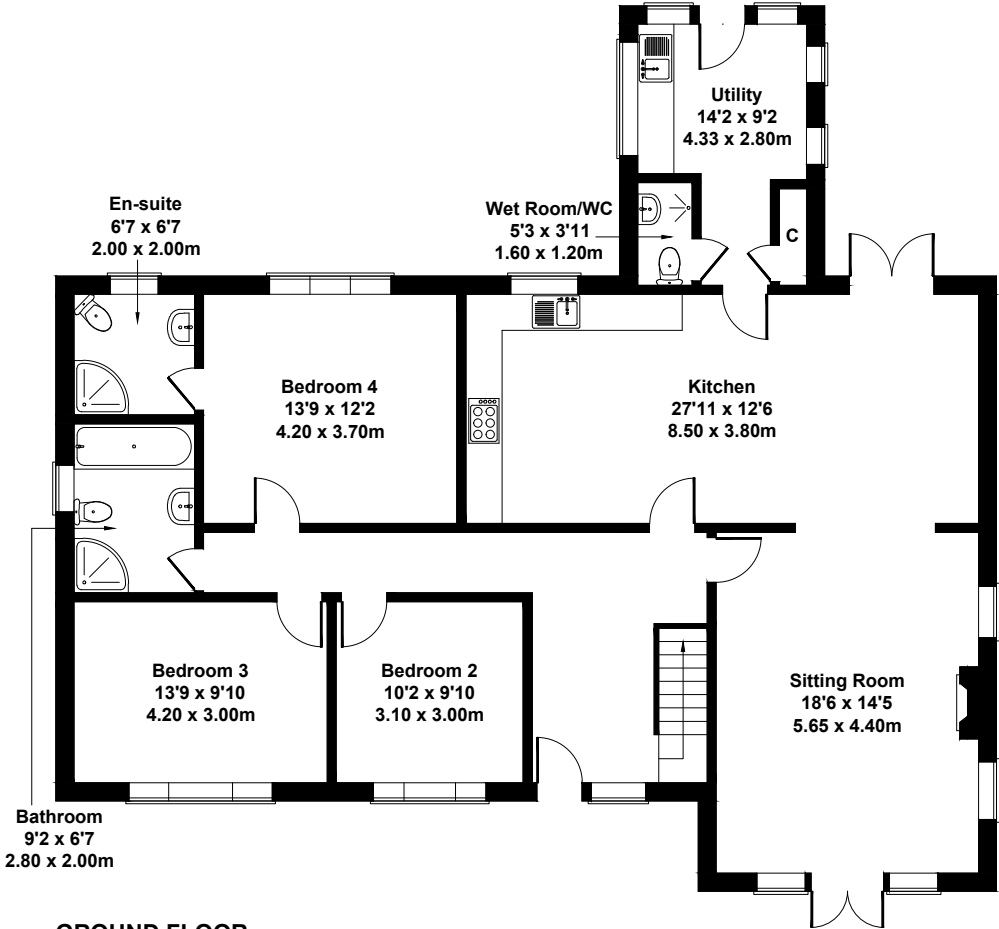
Barn + circa 2.5 acres

A large steel structure barn measuring 15m x 5.5m is situated at the 2.5 acre paddock. This has been divided essentially in 4 by the current owners. 3 Large paddocks comprising orchard, vegetable patch and paddock together with the large yard area where the barn is located.

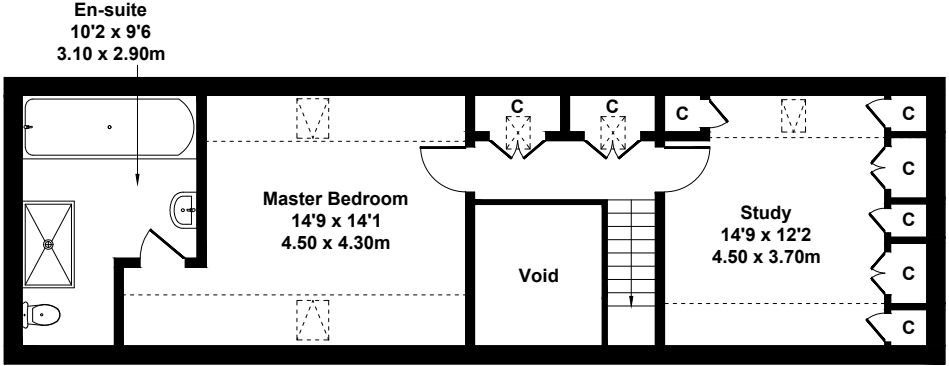


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Approximate Gross Internal Area
 2120 sq ft - 197 sq m
 (Excluding Void)



GROUND FLOOR



FIRST FLOOR

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.

All is fully enclosed and of course could be adapted to suit the buyers specific needs. The site also contains an enclosed chicken coup. A 3000 litre water tank has been installed for irrigation and use at the site. Any development or additional buildings on this site would be subject to local planning consents.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Craigmore	Private Supply	Mains	Private/Digester system.	Freehold	Oil Central Heating	Band F	C70

Superfast Broadband available

TRACK/ACCESS

Access to Craigmore is over a shared unmade track, owned by the Forestry Commision. Planned improvements are scheduled for Summer 2024.

POST CODE

DG3 4EE

WHAT3WORDS

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

BEAK. ONTO. TASK



SOLICITORS

Pollock & McLean
Thornhill

LOCAL AUTHORITY

Dumfries & Galloway

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

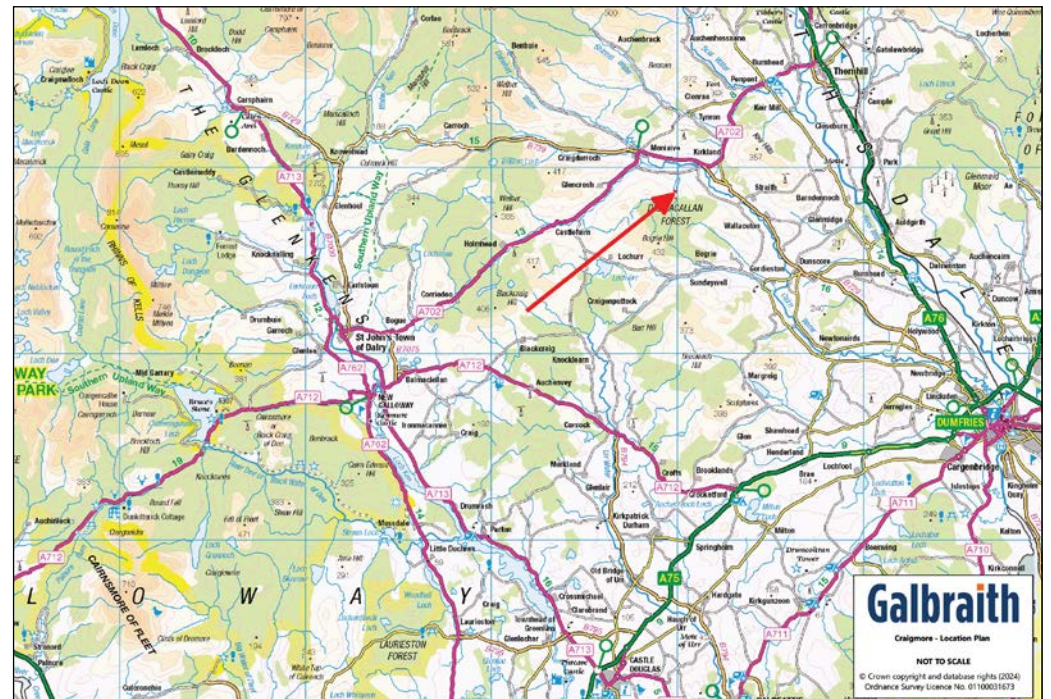
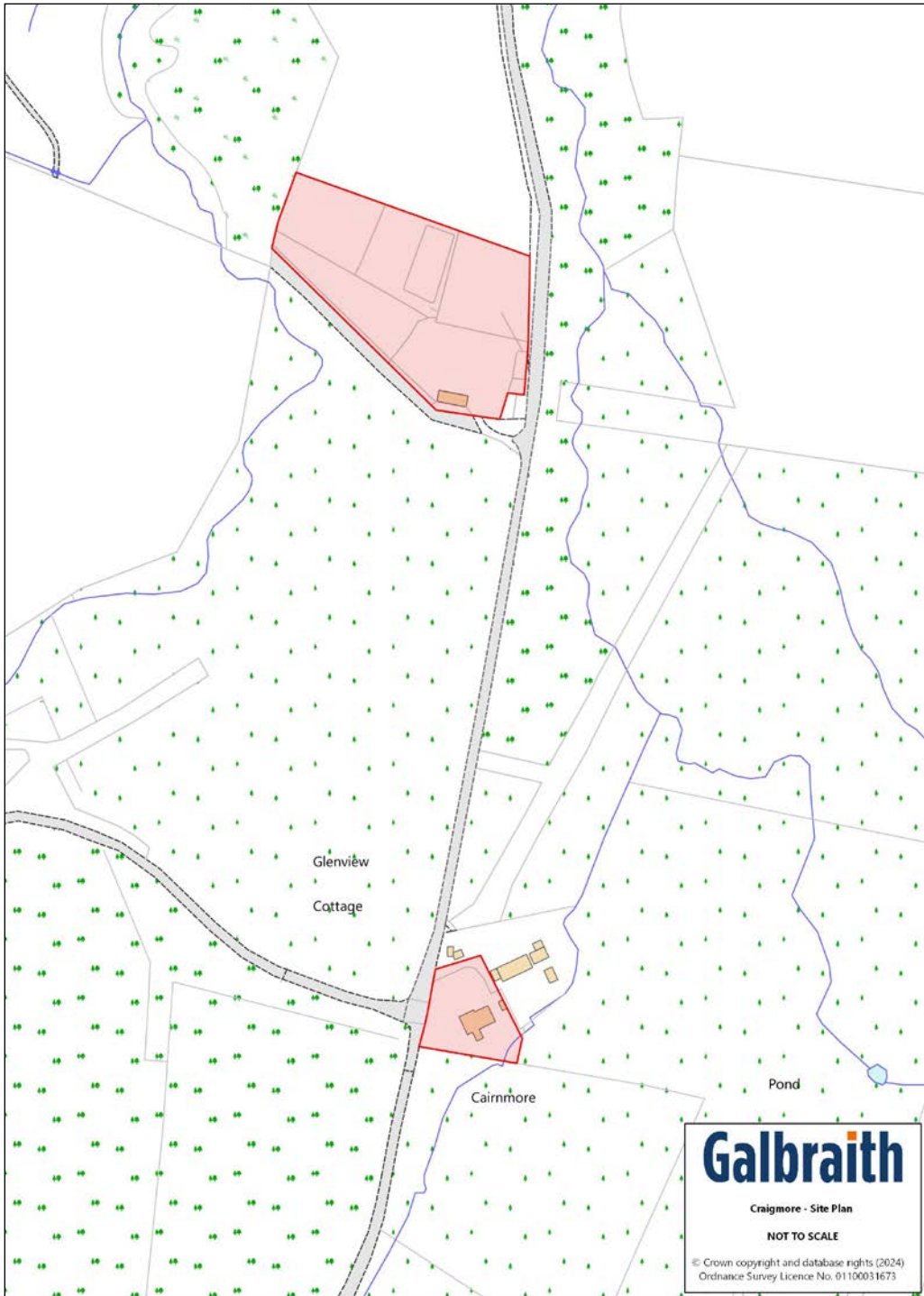
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

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 2024







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