



ROWAN COTTAGE
DALRY, CASTLE DOUGLAS

Galbraith



ROWAN COTTAGE, DALRY, CASTLE DOUGLAS

A delightful rural lifestyle property with panoramic views of the surrounding countryside

Dalry 5.3 miles ■ Castle Douglas 21 miles ■ Ayr 30 miles

Acreeage 8.25 acres (3.34 hectares)

Offers Over £500,000

- 2 reception rooms. 3 bedrooms
- Former youth hostel building
- Garden, patio and decking
- Ample access and parking for numerous vehicles
- Paddocks and ponds of around 8 acres
- Stunning views

Galbraith

Castle Douglas
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castledouglas@galbraithgroup.com

 OnTheMarket





SITUATION

Rowan Cottage sits high just off the B7000, locally known as The “High Carsphairn” Road, looking down on the beautiful Glenkens valley (or glen as it is in Scotland) with panoramic views north and south. The property is about 5 miles north of St John’s Town of Dalry, which is a thriving village with a range of amenities including a Parish church, 24hr fuel garage with Londis supermarket, village shop/post office, 2 hotels including the very highly regarded Clachan Inn and both primary and secondary schools. New Galloway is located about 3 miles away at the northern end of Loch Ken and offers Kells primary school, The CatStrand Community and Arts Centre (which has a programme of events, workshops, and classes year round), Glenkens Medical Practice and village shop.

A broader range of facilities can be found in Castle Douglas, which is known as Dumfries and Galloway’s Food Town and has two supermarkets with a third under construction at time of writing, and many local individual shops and businesses providing a varied selection of gifts, foods and services. There are both primary and secondary schools in the town along with supermarkets, health centres, cottage hospital, veterinary services and a thriving livestock market and golf course.

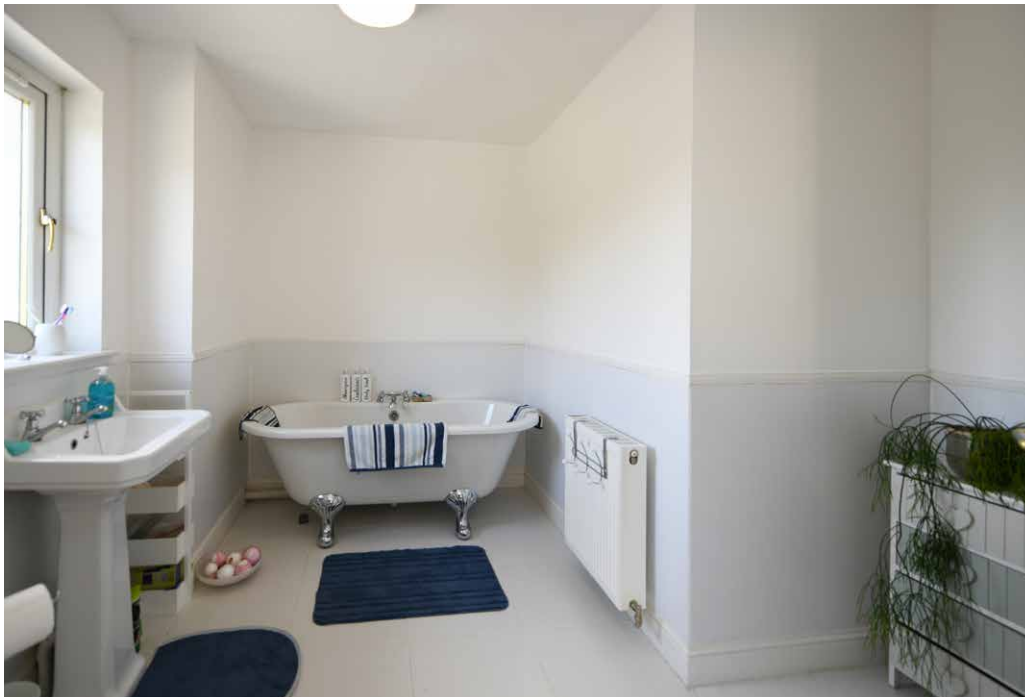
Dumfries is the principal town in the area, and provides a wider range of schools, shops, retail outlets, and other services including the region’s main hospital, the Dumfries and Galloway Royal Infirmary. Also in Dumfries there is the Crichton Campus providing further higher education courses.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and the diversity of sporting and recreational pursuits, and is a popular tourist destination. There is good hill walking opportunities in the Southern Uplands as well as the nearby Galloway Hills, and cycling along some of the new designated cycle routes as well the Seven Stanes mountain bike routes, including Ae Forest and the Galloway Forest Park. The Galloway Forest Park which is known for its beauty and tranquillity, being the centre of the Galloway and Southern Ayrshire Biosphere and Britain’s First Dark Sky Park, which provides astronomers with phenomenal views of the stars. Loch Ken is renowned for its water pursuits, water skiing, sailing, fishing and many others, and The Galloway Activity Centre (just a short distance away) offers a variety of learning courses.

DESCRIPTION

Rowan Cottage is a lifestyle property capable of providing the perfect setting for a variety of uses. A spacious modern bungalow, built by the current owners, offers family accommodation including 3 double bedrooms, one with en suite bathroom, a large living room which is open to the bright and airy dining kitchen. A useful utility room off the kitchen is perfect for laundry and storing outdoor footwear. All the windows to the rear enjoy the wonderful views, with patio doors leading out from the living room. A large multi-fuel stove provides a cosy focus to the room, but also powers the central heating and hot water. A stylish family shower room completes the accommodation. There is generous storage throughout the property with large double storage cupboards both in the kitchen and generous hallway, as well as ample built in wardrobe space in the bedrooms.

Outside there is a large garden mainly laid to lawn to the side and rear, which can be enjoyed from the patio. To the front is a large parking sweep, which leads in from the





entrance drive. The driveway runs past the former youth hostel building, which is a useful store of approximately 180m², with various rooms, plus a large 'party room' complete with bar and bench seating. A deck leads out from the party room from where the wonderful views can be enjoyed. The hostel is a fantastic space for extra storage and for teens to be entertained on wet days or summer evenings. It comes with plumbing and power.

The land fans out behind the house and hostel and can be seen from the house and garden, giving peace of mind if you had grazing horses or other livestock. There is plenty of scope for building stables and field shelters.

All things considered, Rowan Cottage offers a rare opportunity of a turn-key condition house coupled with land for which the possibilities are endless (along with the views!).

ACCOMMODATION

Ground Floor: Entrance Hall. Living Room. Kitchen with large Dining Area. Utility Room. Master Bedroom with Ensuite Bathroom. Two further Double Bedrooms. Family Shower Room.

GARDEN AND GROUNDS

From the B7000 a wide entrance opens to the driveway, which leads past the former youth hostel building and on round to the front of the house ending in a large parking and turning sweep. A second entrance has a set of timber gates leading from the front garden to the road. To one side is a log store which would be an ideal location for a



garage. To the side and rear, the garden is mainly to lawn and edged with trees, all of which have been planted by the current owners. A double set of steps lead down from the living room patio doors to the patio at the rear, perfect for enjoying the garden and views on warm summer days, and for entertaining family and friends.

The land, which fans out behind the house, is divided into various paddocks which can be grazed by a variety of livestock. There is a small area of woodland and two ponds. Beyond, is open farmland and countryside.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private (UV filtered)	Mains	Septic Tank	Freehold	Solid fuel CH	Band F	C73	None but has 5G Wifi	Yes

FLOOD RISK

The nearby river, Water of Ken, has a high risk of flooding. However, the flood maps do not show any flooding to the property itself.

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

MATTERS OF TITLE

The property is subject to a Section 75 agreement and therefore cannot be split, ie the land cannot be sold separately from the house.

DIRECTIONS

From the A713 in St Johns Town of Dalry, turn into Main Street (A702) signed for Moniaive. Proceed uphill then take the left hand turn onto the B7000 signed Carsphairn. Rowan Cottage is approximately 5 miles along this road on the left hand side.

POST CODE

DG7 3UD

WHAT3WORDS

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

SOLICITORS

Colledge & Shields, 30 Castle Street, Dumfries, DG1 1DU

LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Some items of furniture as well as any coal supply may be available by separate negotiation. For the avoidance of doubt, the model bull in the entrance hall is expressly excluded from 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.

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.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Rose Nash in our Galbraith Castle Douglas Office on 01556 505346 Email: rose.nash@galbraithgroup.com

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 October 2024.

Hostel



Hostel



Hostel

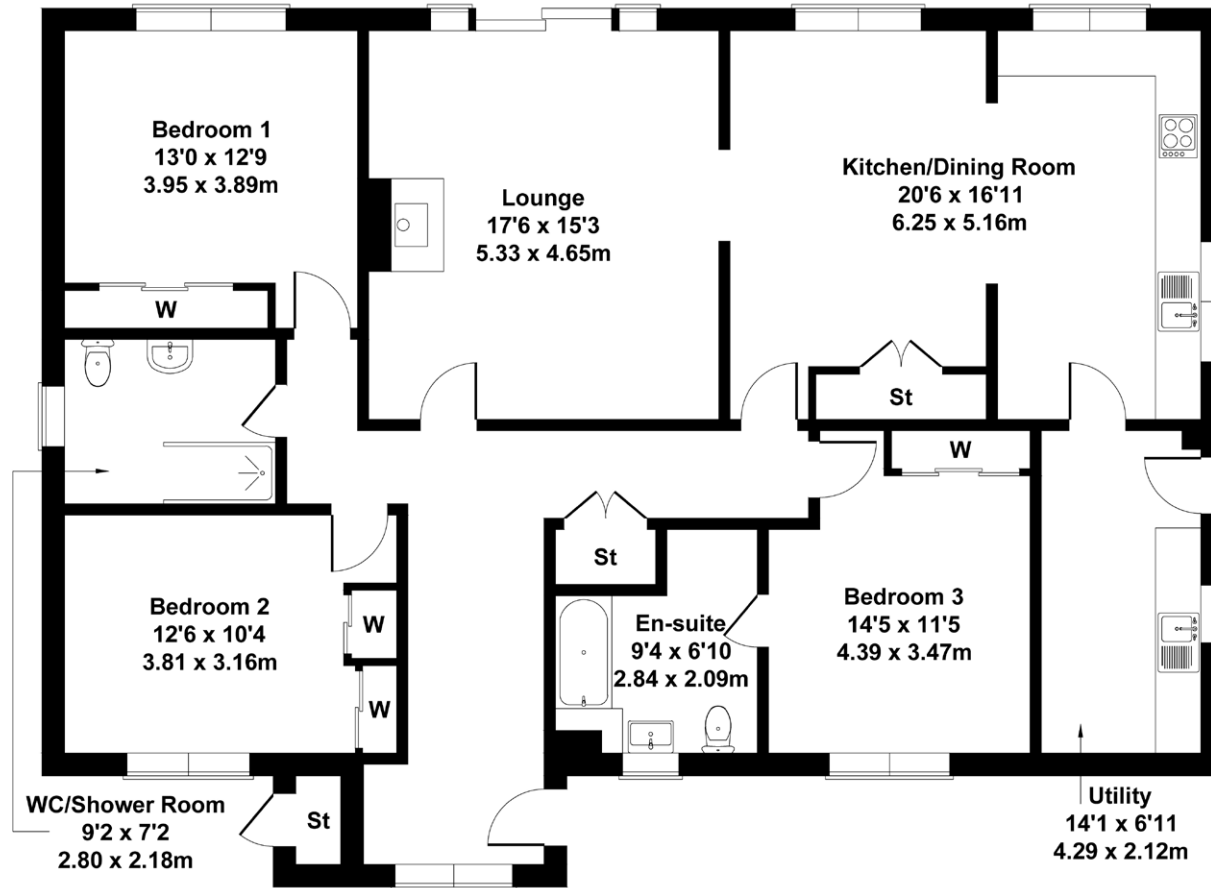


Hostel



Rowan Cottage, Blackwater, Dalry, DG7 3UD

Approximate Gross Internal Area
1615 sq ft - 150 sq m

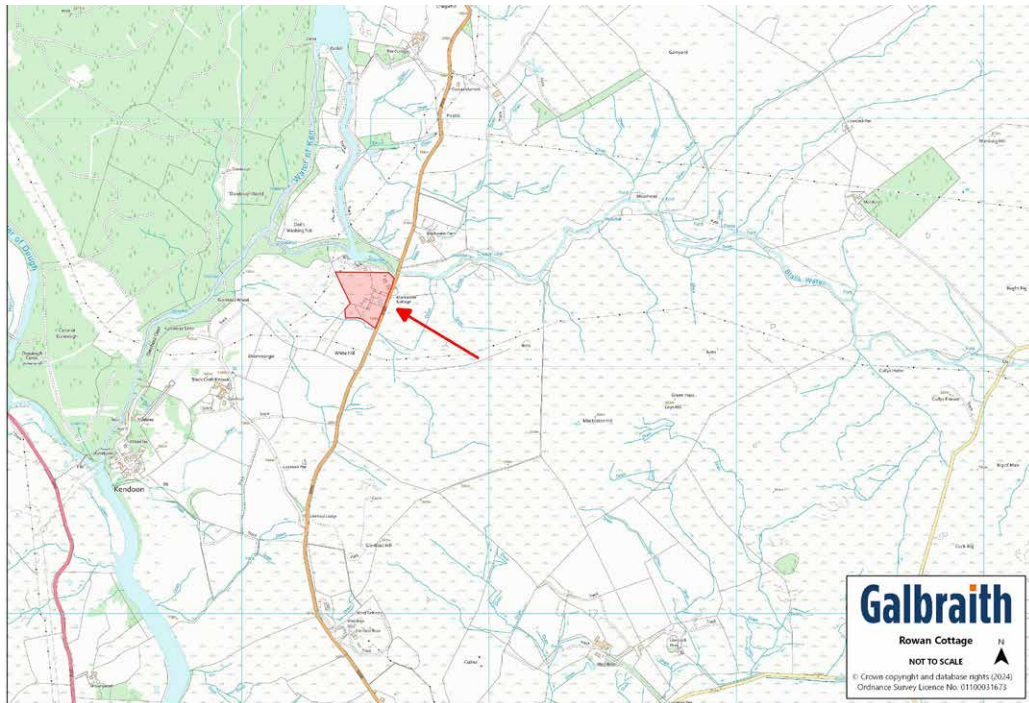
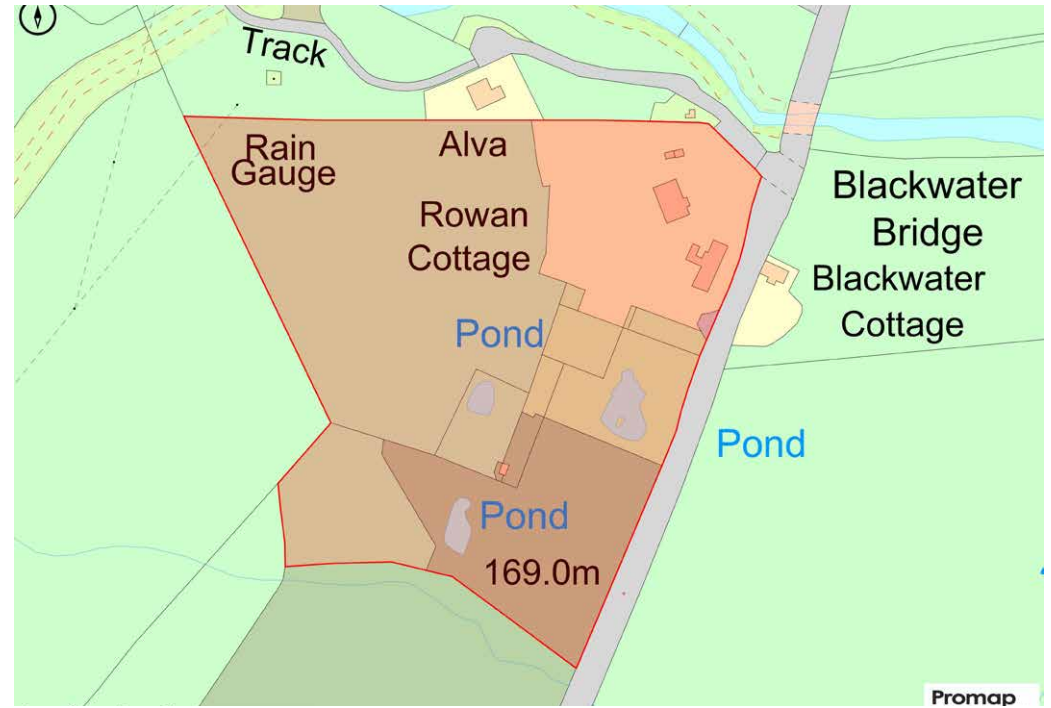
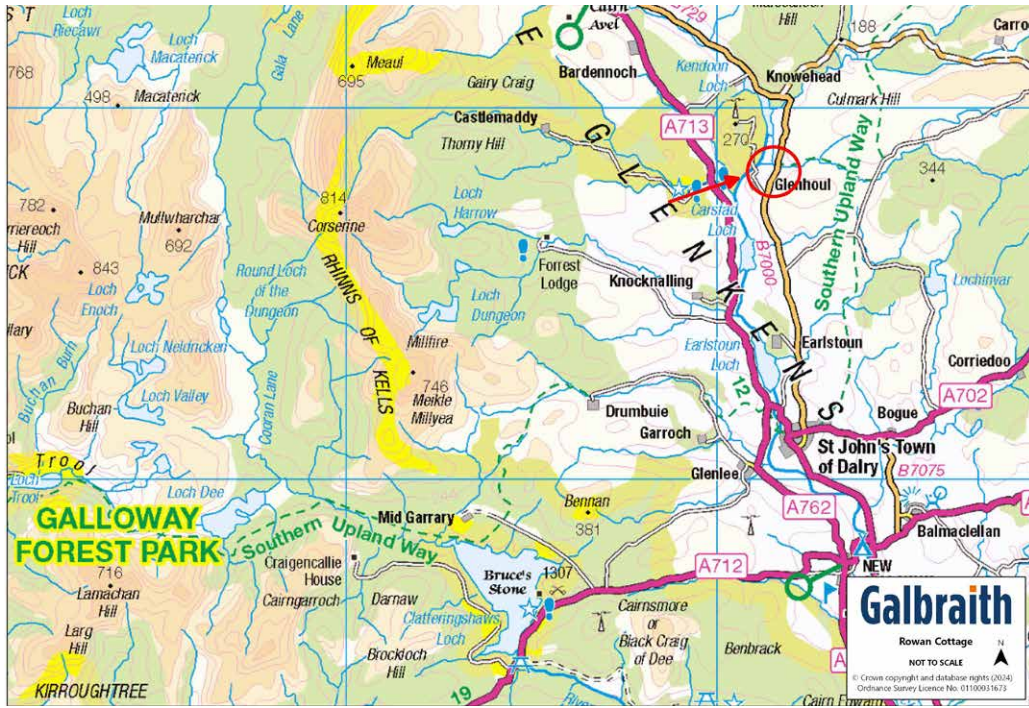


GROUND FLOOR

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.

Produced by Potterplans Ltd. 2024





Outside



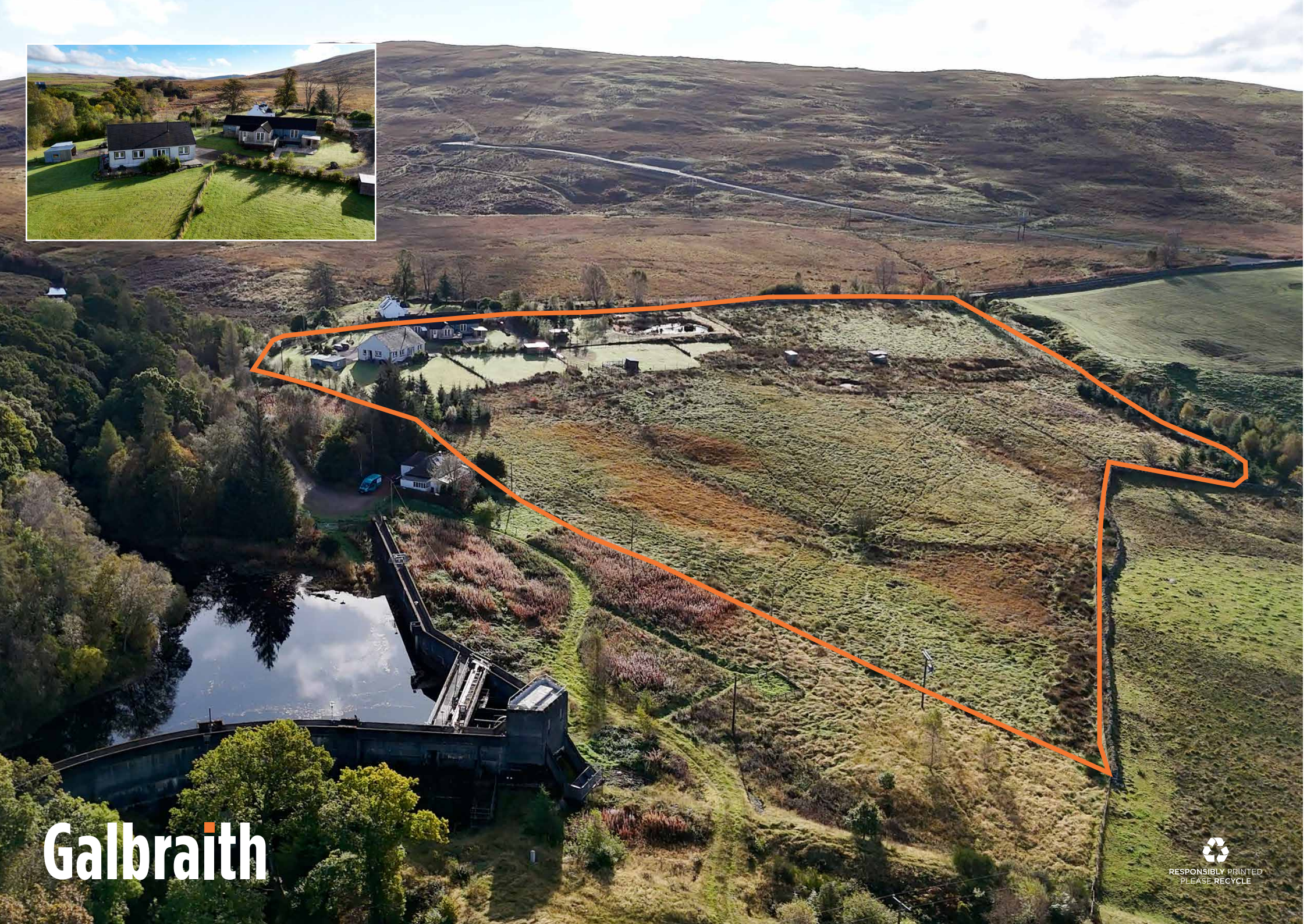
Outside



Outside



Outside



Galbraith



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