

Galbraith



DRUMBEG
ROCKCLIFFE



DRUMBEG, ROCKCLIFFE

A unique getaway nestling in a private location within the sought after village of Rockcliffe

Dalbeattie 6 miles ■ Castle Douglas 10.5 miles ■ Dumfries 20 miles

Acreage 0.33 acres (0.13 hectares)

Offers Over £290,000

- 2 reception rooms. 3 bedrooms
- Private location
- Wonderful views
- Potential for development



Galbraith

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 OnTheMarket



SITUATION

Rockcliffe is a popular holiday and summer destination, with a quaint waterfront of detached properties, many of which are the original Victorian villas built to enjoy the benefits of the mild climate and sea swimming. Today, Rockcliffe beach is still popular with swimmers and holiday makers alike. Much of the land surrounding the village is in the care of The National Trust for Scotland and is very picturesque. Mote of Mark is the site of a 5th & 6th century fort, and there are stunning views from the top. There are walks from Rockcliffe along the coastal path to Sandyhills, as well as a woodland walk over to the neighbouring village of Kippford. Rockcliffe is loved by its residents not only for its stunning setting and beautiful properties but also for its huge community spirit.

Shops, schools, and services are available in Dalbeattie and Castle Douglas, with a broader range available in Dumfries, the regional capital some 20 miles east. A small shop is situated in nearby Colvend, along with a highly rated primary school, and there are two pubs in Kippford, where there is also a yacht club and moorings.

There are mainline train stations in Dumfries and Lockerbie, with access to the motorway network at Moffat (M74), Lockerbie (M74) and Gretna (M6). Glasgow and Edinburgh airports are both around 2 hours' drive away.

DESCRIPTION

Situated in an elevated position, Drumbeg cottage occupies a unique location in Rockcliffe that encapsulates views of Colvend Church, Castle Point and the iconic Hestan Island. On clear days these views are framed by the peaks of The Lake District to the South plus Screel and Bengairn to the west.

The cottage is tastefully decorated and provides deceptively spacious accommodation. There are two reception rooms, the first a bright and sunny triple aspect sitting and dining space with patio doors leading out to the sheltered patio. A more formal sitting room with fireplace and log burner provides a cosy autumn/winter retreat from which to enjoy the changing seasons in this stunning part of the world. A compact but well-appointed kitchen is supported by a small utility area and an entrance porch with matching fitted cupboards. Two soothingly decorated double bedrooms provide guest accommodation, with a bathroom, separate WC, and a small study completing the ground floor.

The upstairs bedroom, currently the master bedroom, was originally added as an art studio and provides stunning views on all three aspects. To the east it provides views of spectacular sun rises which is a rare aspect in Rockcliffe and to the west elevation has views through to Kippford. The space is flexible and can be used as a lounge or bedroom.



This is a rare opportunity to acquire a wonderful retreat in a much sought-after coastal location. Drumbeg is an engaging and comfortable property as it is, but a buyer could also choose to develop the site and construct a larger more conventional property, subject to obtaining all necessary planning consents.

ACCOMMODATION

Ground Floor: Entrance porch. Kitchen. Utility. Sitting Room. Living/Dining Room. Two Double Bedrooms. Study. WC. Bathroom

First Floor: Master Bedroom

MORTGAGEABILITY

NB. Drumbeg is of non-conventional construction and is therefore not mortgageable.

GARDEN AND GROUNDS

Arriving at the entrance to Drumbeg there is ample parking and a garage. A secluded entranceway leads down the path to the cottage. The garden is mainly sweeping areas of grass with occasional granite outcrops, which have huge potential for incorporation into more formal landscaping. A number of mature trees and shrubs lend interest and colour with an attractive and sheltered patio ideal for outdoor entertaining. An area to the east of the site has been left to grow wild and attracts a variety of insect life. There are frequent sightings in the mornings of stag in neighbouring field, woodpeckers, red squirrel and red kites.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Electric	Band C	F24	FTTC	YES

FLOOD RISK

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

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

There is a servitude right of vehicle access from the road into the site around the neighbouring property. This can be used as a driveway subject to all necessary planning consents if required.

DIRECTIONS

From the A710 in Colvend Village, take the turning signed Rockcliffe. Continue on this road towards the village. As you approach the outskirts, the entrance to Drumbeg is in the first grouping of houses on the left. You will see the garage, and parking area just off the road. Walk down to the house through the gate.





POST CODE

DG5 4QG

WHAT3WORDS

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

TRICKSTER. HELPERS.ESTIMATE

SOLICITORS

T C Young
7 West George Street
Glasgow
G2 1BA

LOCAL AUTHORITY

Dumfries & Galloway Council

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

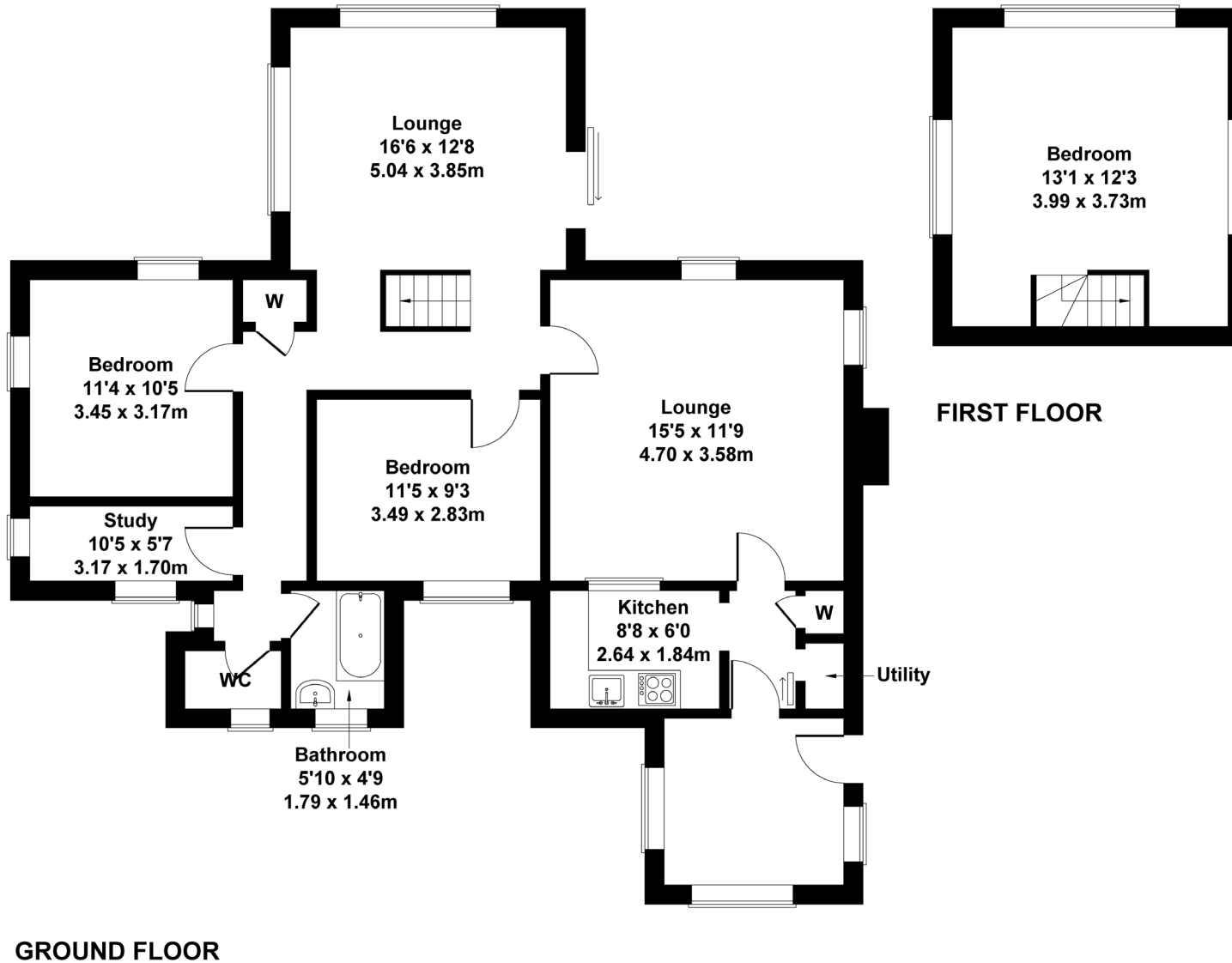
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 August 2024.



Drumbeg, Rockcliffe, DG5 4QG

Approximate Gross Internal Area

1281 sq ft - 119 sq m

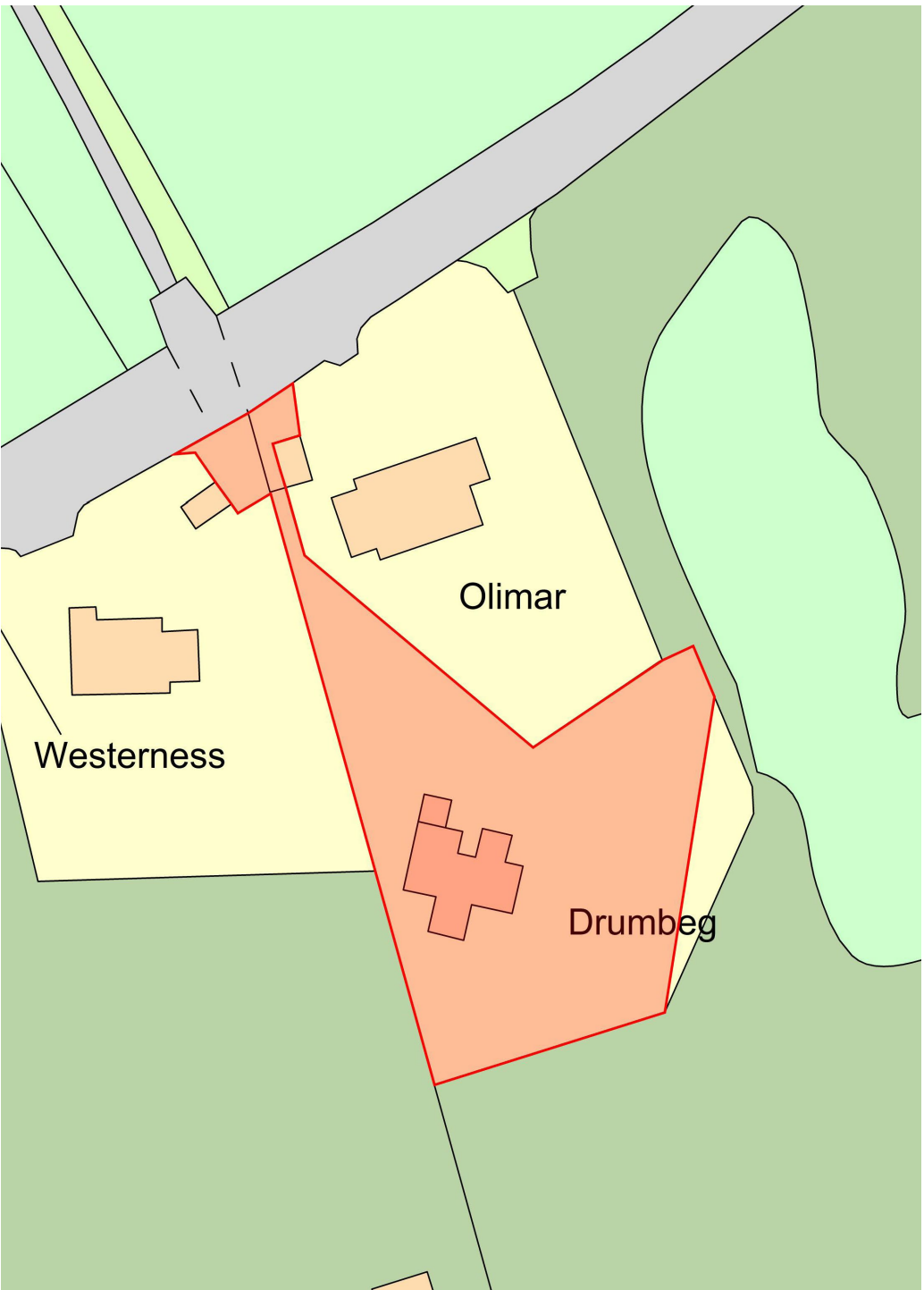
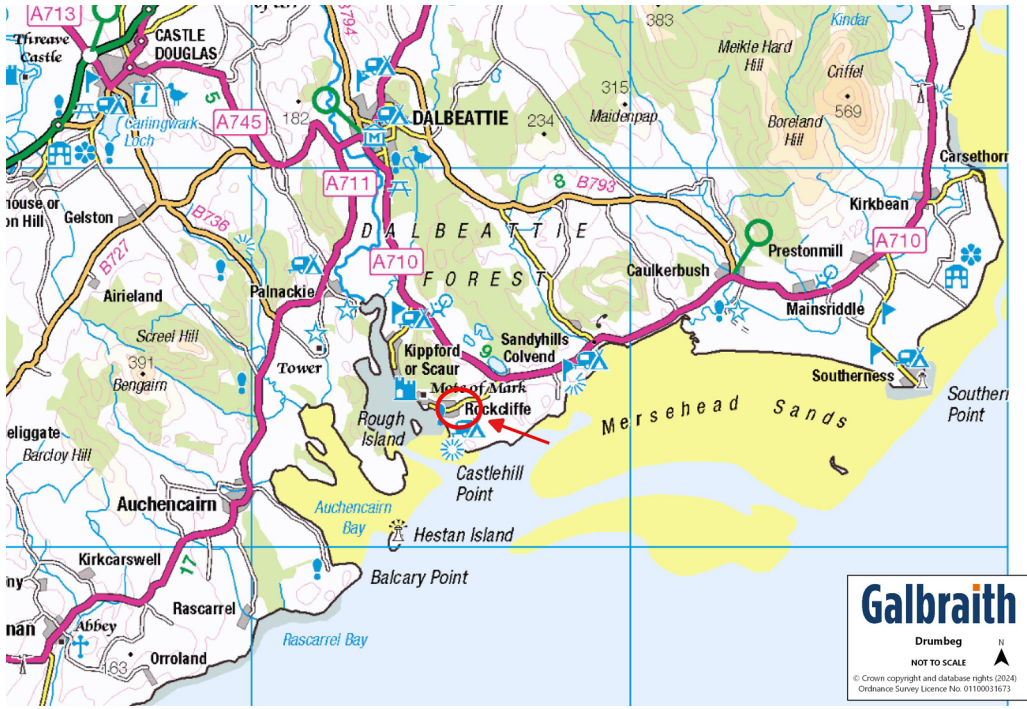


GROUND FLOOR

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.





Rockcliffe Beach'



Sunset at Rockcliffe



Galbraith



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