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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

CLEUGHBRAE
Terregles, Dumfries



Cleughbrae, Terregles, Dumfries, DG2 9SB

A delightful smallholding in an idyllic rural location, Cleughbrae boasts a unique position being surrounded by beautiful countryside with close access to major transport routes

Dumfries – 6 miles | Castle Douglas – 13 miles | Carlisle – 42 miles |
Glasgow – 81 miles | Edinburgh – 79 miles

- Traditional farmhouse property over two floors
- Reception room with adjoining sunroom
- Three bedrooms
- Bright and comfortable accommodation
- Wonderful countryside views
- Private driveway and gardens
- Traditional Farm Buildings with development potential
- Grazing land for equine or agricultural use

In all about 9.31 acres (3.77 Ha)

Marketed by:
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Heathall, Dumfries
DG1 3NU

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 OnTheMarket





SITUATION

Cleughbrae has the best of both worlds—it enjoys the benefit of a private rural location, whilst being just 6 miles from Dumfries, the main town for the region.

The nearby market town of Dumfries has a population of around 35,000 and provides a full spectrum of services including professional, retail, leisure and cultural establishments, as well as a range of primary and secondary schools. The Crichton Campus on the outskirts of the town hosts several university and college institutions offering a broad range of opportunities for study. The new Dumfries & Galloway Royal Infirmary is just a short drive from Cleughbrae.

Dumfriesshire is steeped in history and is well known for the quality of its field sports, with salmon fishing on the rivers Annan, Nith and Urr, shooting and local hunting. For keen golfers, Dumfries has two 18 hole courses and a driving range, the championship links at Southernness, one of Scotland's finest links is 14 miles away, and Turnberry and Glasgow Gailes at Prestwick within a 90 minute drive. The temperate climate of the Solway coastline has inspiring scenery with sailing at Kippford and alternative water sports on nearby Loch Ken.

For mountain bike enthusiasts, the award winning "7 stanes—mountain biking heaven" has a number of trails nearby, including Mabie (less than 5 miles away), Dalbeattie (approx. 13 miles) and Ae Forest (approx. 15 miles).



The Dumfries Ice Bowl has 6 curling lanes and separate skating rink hosting ice hockey and figure skating. Dumfries also offers a number of sporting clubs including: cricket, football, rugby, squash, tennis, and bowling to name only a few.

There is good access to the central belt via the A76 & M74 with Glasgow being a 90 minute drive and Edinburgh a 2 hours drive (both approx.) There are excellent road links to the A75 Euro Route which takes you to the ferry terminal in Cairnryan in around 90 minutes. Carlisle is about 40 minutes away with easy access to the M6 and the South.

DESCRIPTION

Cleughbrae is a traditional farmhouse constructed in stone under a slate roof. It has been substantially modernised while retaining some of its traditional character. Over the past 12 months the owner has undertaken a substantial renovation programme, including fitting a modern kitchen; installation of two en-suite bathrooms; substantial renewal of the property's double-glazed windows; installing a wood burning stove in the lounge; renewing the property's septic tank and installing a modern boiler (oil fired) and hot water system.

The property benefits from the recent connection to fibre broadband with Download speeds of 149.9 Mbs and Upload speeds of 28.8 Mbs being reported by BT.

ACCOMMODATION

Ground floor: conservatory, utility room, study, staircase & hall, large farmhouse kitchen, airing cupboard & toilet, lounge and sunroom.

First floor: three bedrooms (two of which are en-suite) and a landing area with storage cupboards and book cases.

The property benefits from planning permission for a new / enlarged conservatory-details can be provided on request.

GARDEN / LAND

The property is serviced by a tarred road which is in excellent condition. The garden is made up of lawn, gravelled area and mature shrubs. A banking with mature trees leads down to the Cargen Water. The property has a grass field, which is approx. 6 acres in size. The field has recently been re-fenced and benefits from recent scrub clearance and partial re-seeding. It would be suitable for livestock or equine use.

The property is registered with Scottish Government as an agricultural holding and has its own holding number (CPH: 82/506/0111). There are no Basic Payment Entitlements included with the sale.

HOME REPORT

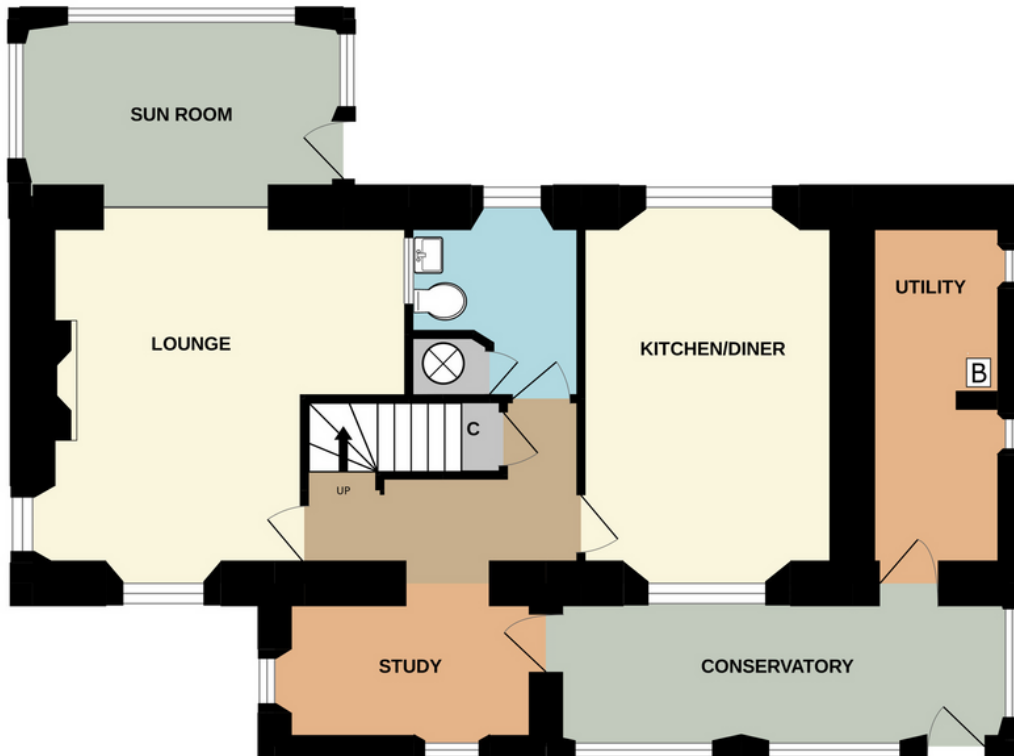
The development potential of the traditional steading has not been fully recognised in the Home Report valuation as the report has been approached on a non-commercial basis, as required by residential mortgage lenders.



FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

NOT TO SCALE
Plan for indicative purposes only

GROUND FLOOR



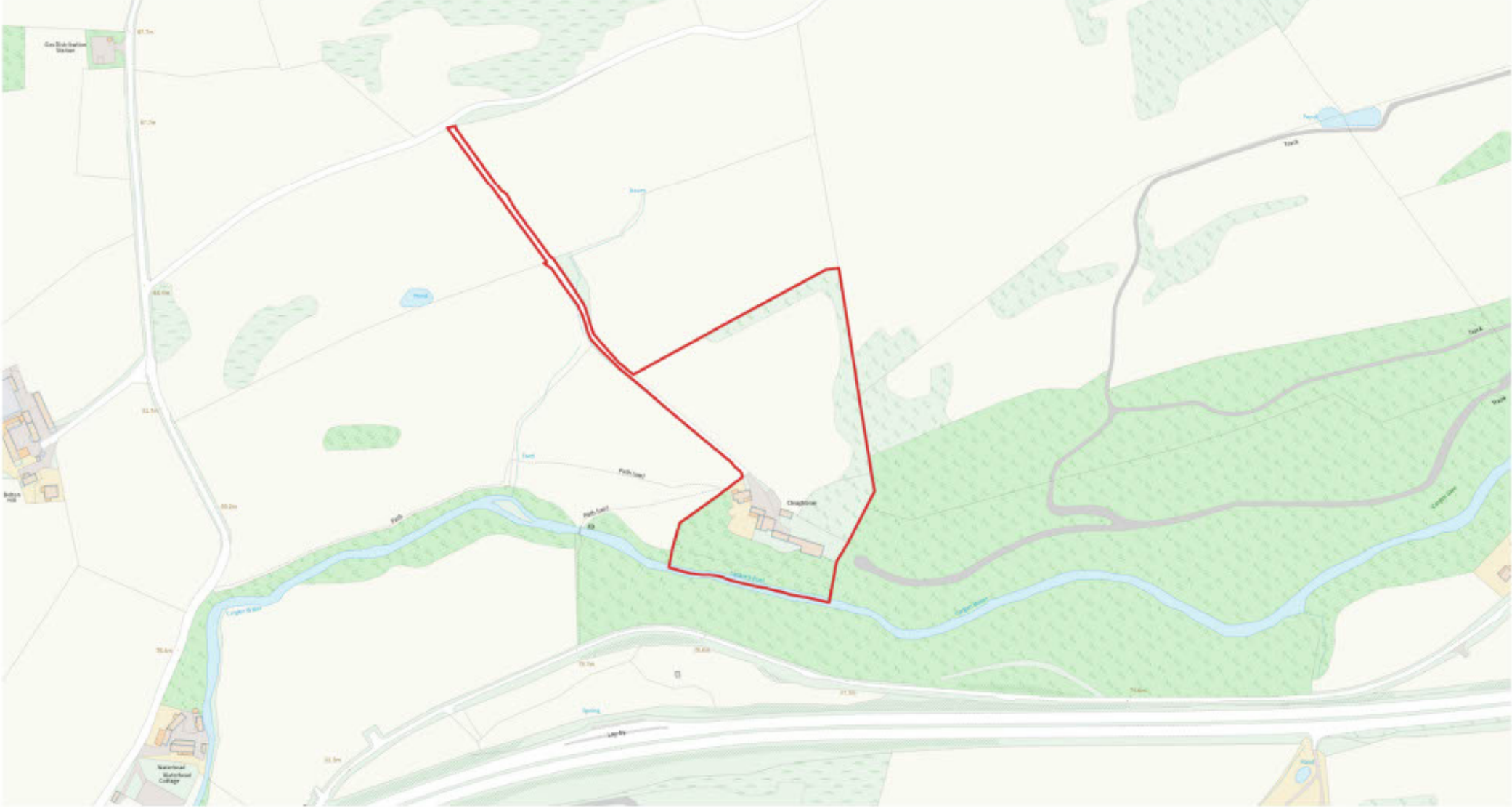
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

CLEUGHBRAE SALE PLAN

NOT TO SCALE
Plan for indicative purposes only



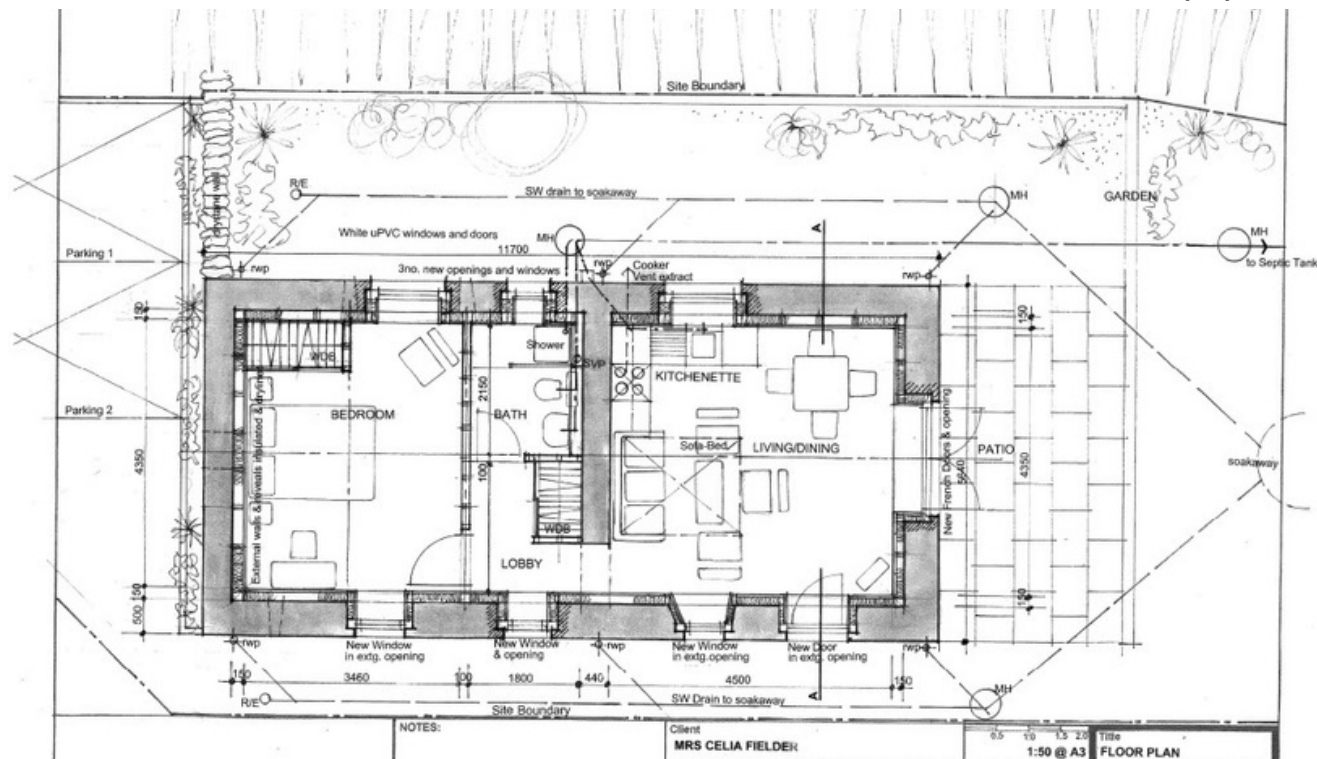
OUTBUILDINGS

Cleughbrae has a range of traditional farm buildings, mainly of stone construction. Planning Permission has been sought for the conversion of the barn in to additional accommodation (plan to the right and photo's below).

Full plans are available for inspection at www.dumgal.gov.uk Reference number: 22/0976/FUL

The vendor understands that the application is being viewed favourably by the planning authority, and that planning will be approved subject to the completion of a bat survey. There is potentially scope to develop the remaining traditional buildings subject to consent from the planning authority.

NOT TO SCALE
Plan for indicative purposes only





GENERAL REMARKS AND INFORMATION

VIEWING

Strictly by appointment through youngsRPS: 01387 402277 (Michael Halliday)

ENTRY AND POSSESSION

By mutual arrangement

ENERGY PERFORMANCE CERTIFICATES

Copies available to view on request: Current EPC 42 (E) ; Potential EPC 93 (B)

OFFERS

Offers in Scottish Legal Form to be submitted to the Seller's Solicitors. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following inspection

SOLICITOR

Gillespie, Gifford & Brown, 135 Irish St, Dumfries, DG1 2NT

ADDRESS

Cleughbrae, Terregles, Dumfries, DG2 9SB

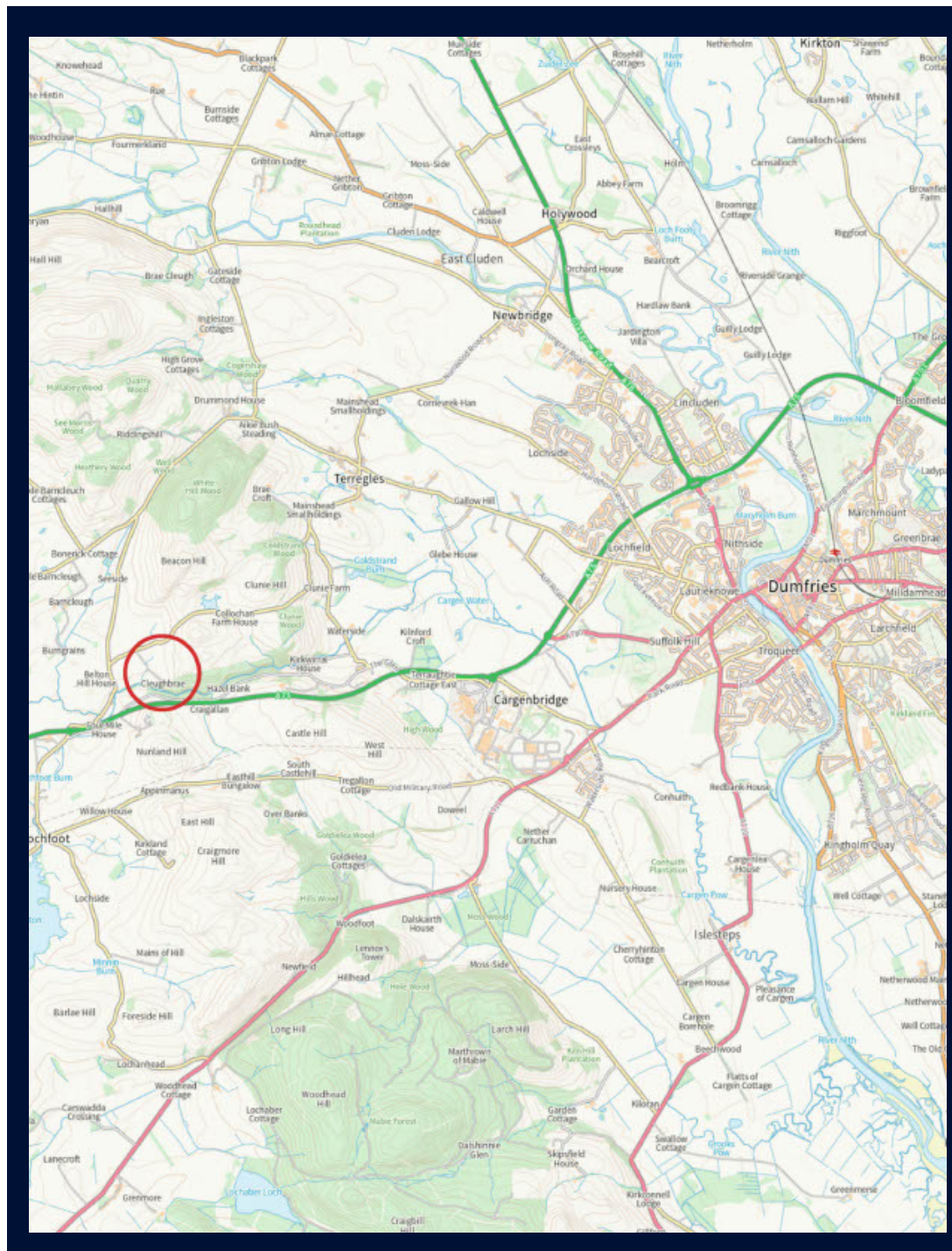
WHAT3WORDS

///opera.lawfully.letter

DIRECTIONS

From Dumfries follow the A75 west towards Castle Douglas. As you leave Dumfries you will travel up a steep hill, which turns in to a short stretch of dual-carriageway (the Glen). At the end of the dual-carriageway there is a roundabout, take the 3rd exit signed Terregles. Follow the narrow road for approx. 1/2 mile and turn right (signed Collochan / Cleuchbrae). After a further 1/2 mile, turn right (Cleuchbrae Private road).

From the west follow the A75 towards Dumfries. At the first roundabout (approx. 4 miles from Dumfries) take the first exit towards Terregles. Follow the narrow road for approx. 1/2 mile and turn right (signed Collochan / Cleuchbrae). After a further 1/2 mile, turn right (Cleuchbrae Private road).



SERVICES, OCCUPANCY AND COUNCIL TAX

The farmhouse is serviced by mains electricity, private drainage to foul tanks and public water supply. The property is Band E for Council Tax.
Note: The services have not been checked by the selling agent

SERVITUDE RIGHTS, BURDENS, WAYLEAVES & STATUTORY PUBLIC & OTHER ACCESS RIGHTS

The property is sold subject to and with the benefits of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser will be held to have satisfied themselves as to the nature of all such servitudes rights and others following their solicitors' examination of the title deeds

STIPULATIONS

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars. Carpets are included within the sale.

Disputes

Should any discrepancy arise as to the boundaries or any point arise on the Stipulations or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

Plans Area

These are based on Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Overseas purchasers

Any offer by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank which is acceptable to the sellers.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of sale, the latter shall prevail.

Apportionments

The council tax and all other outgoings shall be apportioned between the seller and the purchaser at the date of entry.

Anti Money Laundering (AML) Regulations

Please note that under the 2017 AML regulations, we are required to carry out money laundering checks against purchasers. To enable these checks to be carried out, the purchaser will need to provide along with their offer, copies of primary (e.g. passport) and secondary (e.g. current council tax or utility bill) ID, to be certified and dated by the purchasers solicitor as true copies.

Particulars prepared July 2022 - Photos taken July 2022



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