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GLENLOCHAR HOUSE, GLENLOCHAR, CASTLE DOUGLAS, DG7 2LR

GLENLOCHAR HOUSE IS IDYLICALLY POSITIONED BESIDE THE RIVER DEE, APPROX. 3 MILES FROM THE POPULAR MARKET TOWN OF CASTLE DOUGLAS. THIS SUBSTANTIAL GRADE B LISTED TRADITIONAL DWELLINGHOUSE LIES IN ITS OWN GROUNDS OF APPROX. 7 ACRES. IT WOULD BENEFIT FROM REFURBISHMENT BUT DOES RETAIN MANY TRADITIONAL FEATURES AND HAS FULL DOUBLE GLAZING. NEW MODERN STORAGE HEATERS HAVE RECENTLY BEEN INSTALLED.

HALL, LOUNGE, DINING ROOM, UTILITY ROOM, W.C., UTILITY AREA, STORE ROOM, PANTRY, KITCHEN, 6 BEDROOMS, BATHROOM, W.C., 3 ATTIC ROOMS, GARDEN & GROUNDS.

**OFFERS AROUND
£450,000**

REF: **D24860**

Location

Glenlochar House is idyllically positioned beside the River Dee over which stunning sunsets can be seen as the sun sets beyond the Glenkens. The property is situated approximately 3 miles from the popular market town of Castle Douglas, known as "Scotland's Food Town" with its many individual shops and businesses. The village of Crossmichael habits a post office, general store, public house and primary school lies approximately 1 mile distant.

Description

This substantial Grade B listed traditional dwellinghouse lies in its own grounds of approximately 6 acres incorporating woodland enhanced by wild flowers such as snowdrops, daffodils and bluebells. The grounds coloured pink on the plan can include a presently unfenced paddock area coloured blue on the plan which can be included in the sale. The house itself is fully double glazed but would benefit from refurbishment. It retains many traditional features commensurate with a property of its style and could readily form a substantial country dwellinghouse or subject to appropriate adjustments a good sized guest house or bed and breakfast accommodation. New modern storage heaters have recently been installed.

ACCOMMODATION

Ground Floor

Imposing steps lead from the front drive through a UPVC double glazed door to the Entrance Vestibule with double doors incorporating ornate glass panels to

Hall

Spacious imposing area enhanced by ornate door surrounds into the main rooms with display shelves above and similar furnishings on the other side of the doors within the rooms themselves. Stairs lead to the First Floor and through a door with glass panels to the Lower Floor.

Lounge –

8.07m x 4.67m

Windows to front, side and rear enhance this room of character and excellent outlooks; five piece centre light; ornate cornices; tiled fireplace with open fire; television aerial connection.



Dining Room –

6.22m x 4.71m

Windows to front and side; attractive cornicing; television aerial connection; telephone point; tiled fire place; hatch to dumb waiter.



Utility Room –

4.68m x 1.70m

Floor and wall storage cupboards; electric cooker point; sink set in window overlooking rear garden; hatch to dumb waiter.

W.C.

2.25m x 1.73m

W.C.; wash hand basin; fitted pine furnishings.

Lower Floor

UPVC rear door with glazed panels to Vestibule with door to Coal House and door to Hall.

Utility Area –

4.64m x 3.01m

Window to side; shelving, sink unit; plumbing for washing machine; hatch to dumb waiter.

Hall

Stair to Upper Floors and access to Store Room and Pantry.

Store Room –

2.43m x 2.32m

Pantry –

2.43m x 1.29m

With shelving.

Kitchen –

4.95m x 4.61m

Window to rear; space and connection for an electric cooker; floor and wall storage units with work surfaces with tiled splash backs; sink unit; good sized full length additional cupboards; shelves; two pulleys; television aerial connection; telephone point.



Bedroom 5 –

4.72m x 4.63m

Window to rear.

Bedroom 6 –

4.66m x 3.25m

Window to front; wall light; telephone point.

First Floor

Hall

Door to attic staircase.

Bedroom 1 –

5.0m x 4.76m

Window to front; wash hand basin with light above. As with all front facing Bedrooms spectacular outlooks over the gardens to the front of the house to the River and the hills beyond.

Bedroom 2 –

4.81m x 4.20m

Window to front; twin wall lights; wash hand basin with light above.

Bedroom 3 –

2.71m x 2.49m

Window to front.

Bedroom 4 –

4.81m x 3.74m

Wash hand basin set in window recess overlooking rear garden to the hills beyond; fitted wardrobe; twin bed wall lights.



Bathroom –

4.76m x 3.13m

Window to rear; bath and wash hand basin; separate shower cubicle with shower.

W.C. –

1.50m x 1.62m

W.C., wash hand basin.

Attic Floor

Door from First Floor Hall leads to a staircase to the Attic Floor which is presently used as storage. This area could allow for extension of the house with the three rooms here extending respectively to 4.96m x 4.86m, 4.92m x 5.55m and 2.42m x 1.51m. There is also a spacious Hall and this floor has light and power.

Outside

A drive leads from the main road to the rear of the property with a continuation to the front. Immediately to the imposing house frontage is an area set in gravel extending over a lawn towards the River. At the side of the house the grounds are appealingly set in woodlands with an area for more formal gardening if desired. The seller also includes an area which is presently unfenced and lies in the adjacent field and is used by the farmer as part of his field for ease of maintenance. This area (coloured blue on the plan) can be included in the sale if wished on the basis that any purchaser would relocate the fence.

Note

Please note all measurements at longest and widest and reference is made to the floor plan for greater detail.



Viewing

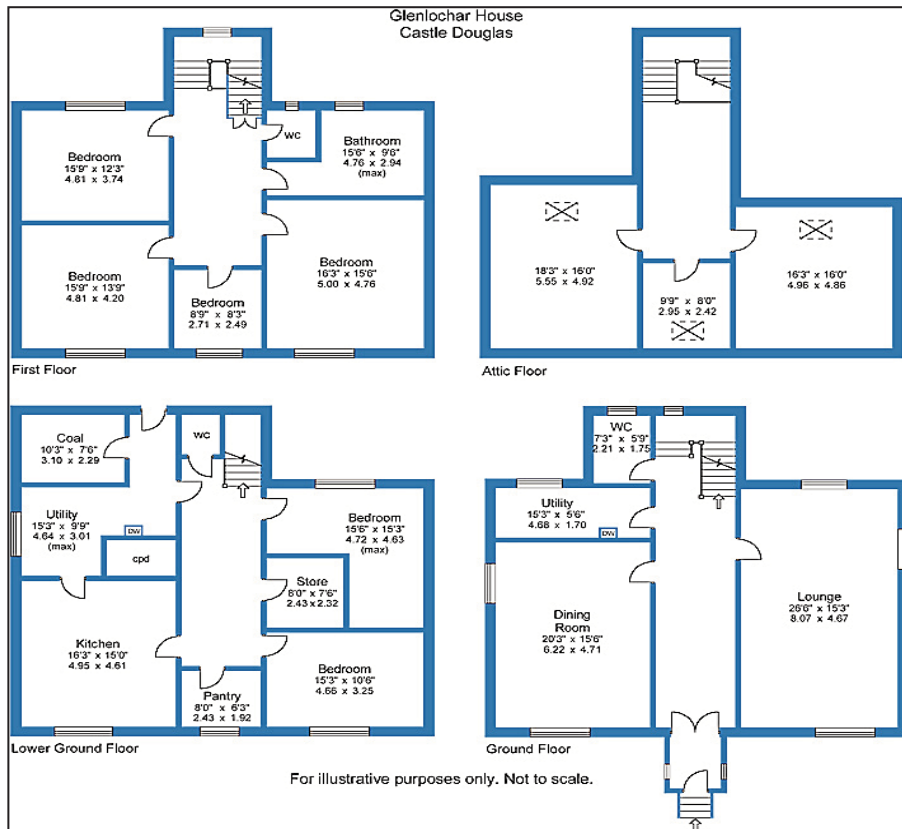
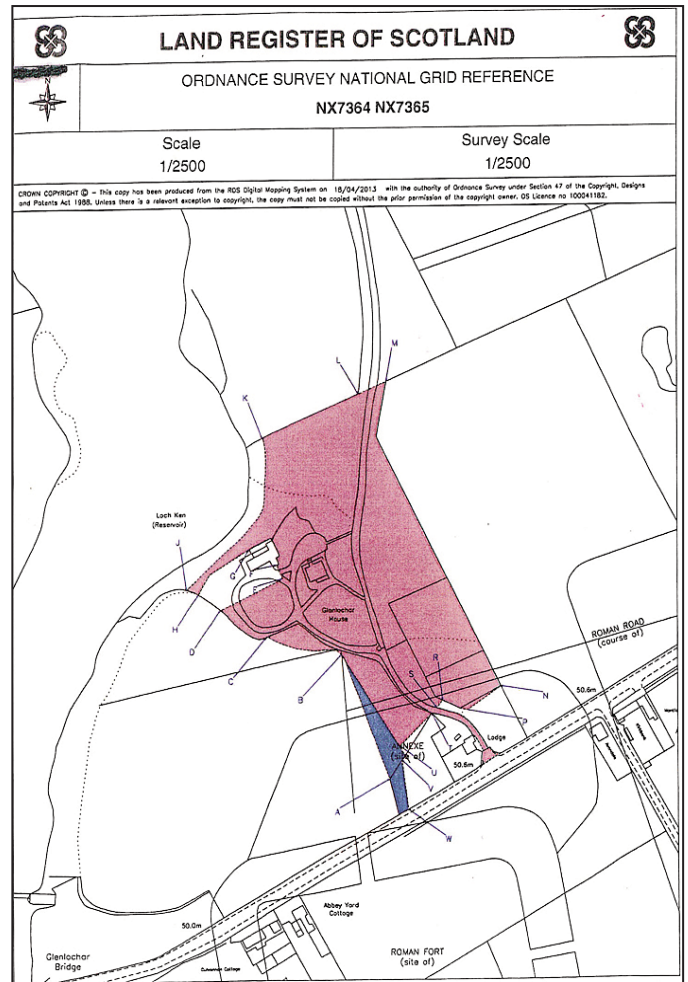
By contacting the Selling Agents on 01556 503744.

Home Buyers Report

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or, by simply logging into www.onesurvey.org.

Offers

Offers in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.



The details presented have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct, but are not guaranteed and are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded. DUMFRIES & GALLOWAY SOLICITORS PROPERTY CENTRE 14 Queensberry Street, Dumfries DG1 1EX. Tel: 01387 252684/254010. Fax: 01387 250585. 48 King Street, Castle Douglas DG7 1AB. Tel: 01556 503245. 34 High Street, Annan DG12 6AD. Tel: 01461 204459