



**Newton Farmhouse**  
Gatelawbridge  
Thornhill  
Dumfries and Galloway  
DG3 5EA

A refurbished two storey B listed farmhouse in a rural village location

- 4 bedrooms (one en-suite)
- Large kitchen/diner
- Private drive
- Garden



Newton Farmhouse is situated in the quiet village of Gatelawbridge, around 2 miles from Thornhill in Dumfries & Galloway.

Thornhill is a popular and thriving village with a wide range of amenities including bank, library, community centre, health centre, pharmacy and a good variety of independent shops and boutiques. Wallace Hall School has both primary and secondary pupils and in 2021 was ranked 47th in The Times Scotland annual school league table.

The market town of Dumfries is around 16 miles from Gatelawbridge, with a variety of shops, supermarkets, hospital and a university.

Dumfries 16 miles  
Glasgow 63 miles

Carlisle 48 miles  
Edinburgh 65 miles



Newton Farmhouse, refurbished in 2016, benefits from a private access from the public road with an area of private garden to the north of the house whilst to the south there is an adjoining property in separate ownership. Built of traditional stone under a slate roof, it has oil fired central heating, double glazed windows and working shutters to the four generous bedrooms.

The farmhouse is attached to a former steading building which has been converted to a residential property.

Ground floor: Kitchen/diner, living room with separate dining / reception area, bathroom, utility, 2 vaulted store rooms.

First floor: Double bedroom with en-suite, 2 further double bedrooms, generous single bedroom.



A small covered porch forms the entrance and opens to:

### **Kitchen/Diner**

Solid wood flooring throughout with a range of modern fitted units, oak worktop and white ceramic sink. The corner fireplace with wood burning stove in the dining area enhances the space along with the south west facing double patio doors to the front of the property.

### **Dining/Reception & Sitting Room**

This generous space incorporates a dining / reception area and separate living room, benefiting from a large former fireplace recess at one end with a working fireplace at the other fitted with a Morso wood burning stove.

A hallway leads to the utility, bathroom and store rooms.

### **Bathroom**

A well appointed three piece bathroom with shower over bath, WC and basin.



### **Porch/utility**

Still benefiting from an external door, the front porch has been converted to a useful utility space with a range of fitted units, sink and plumbing for washing machine. The boiler is housed here providing individually zoned heating to the ground and first floors.

### **Store Rooms**

Two vaulted rooms with flagstone floors and sandstone shelves. Each having a small window and both can be accessed by an external door. These rooms provide excellent storage and could be further converted into a manner of uses subject to any necessary consents.

Stairs up to

### **Bedroom 1**

Recessed area with wash hand basin. Sash window with working shutters.

### **Bedroom 2**

Feature decorative fireplace, sash window with working shutters and press cupboard.

### **Bedroom 3**

Sash window with working shutters, large built-in cupboard incorporating water tank. En-suite shower room with walk-in shower, basin and WC.

### **Bedroom 4**

Closed off fireplace with a mantle surround. Sash windows with working shutters.







A private driveway with drystone dyke to one side and beech hedge to the other leads to a generous parking area to the rear of the house.

To the front of the house is a patio leading to an area of grass and flower beds.

A further area of fully enclosed garden lies to the side of the property with grass, shrubs, flower beds and an open aspect view.

Services:

Wood burning stove in kitchen and reception room

Oil fired and zoned central heating.

Mains electricity and water.

Private drainage to septic tank.

Council Tax Band: E

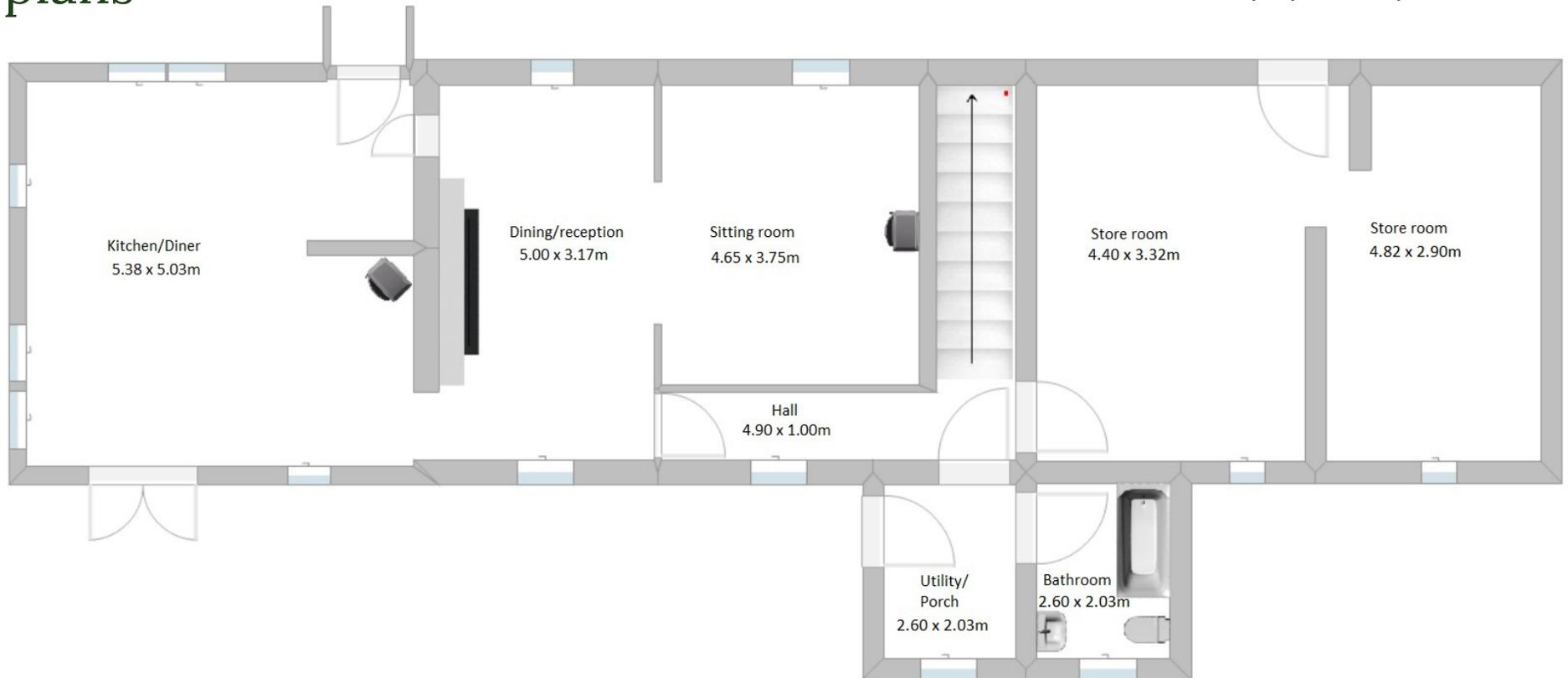
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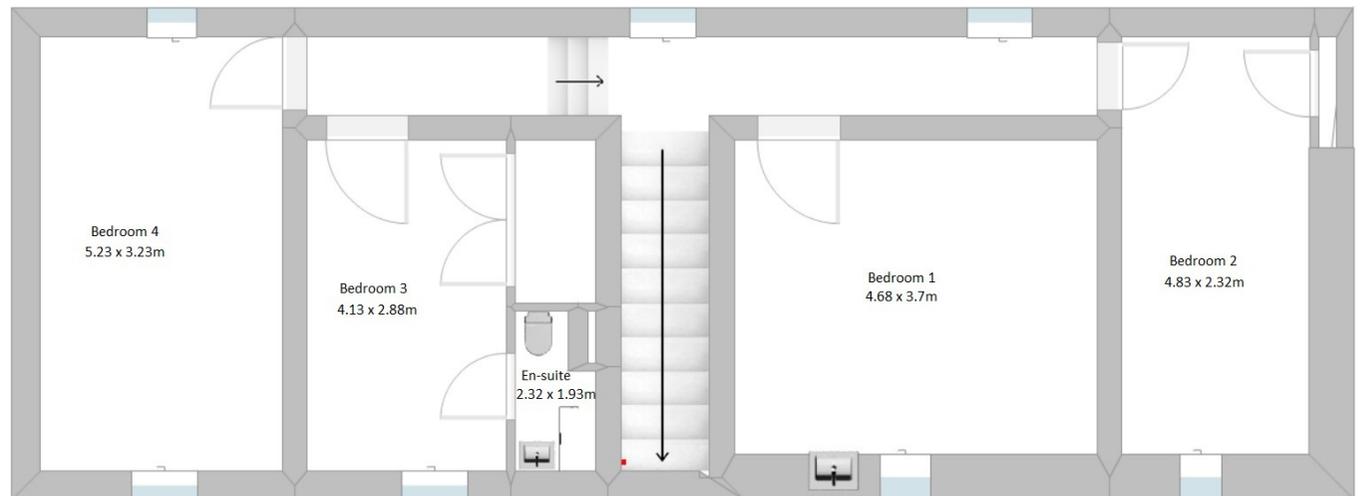
# Floor plans

For illustrative purposes only, not to scale

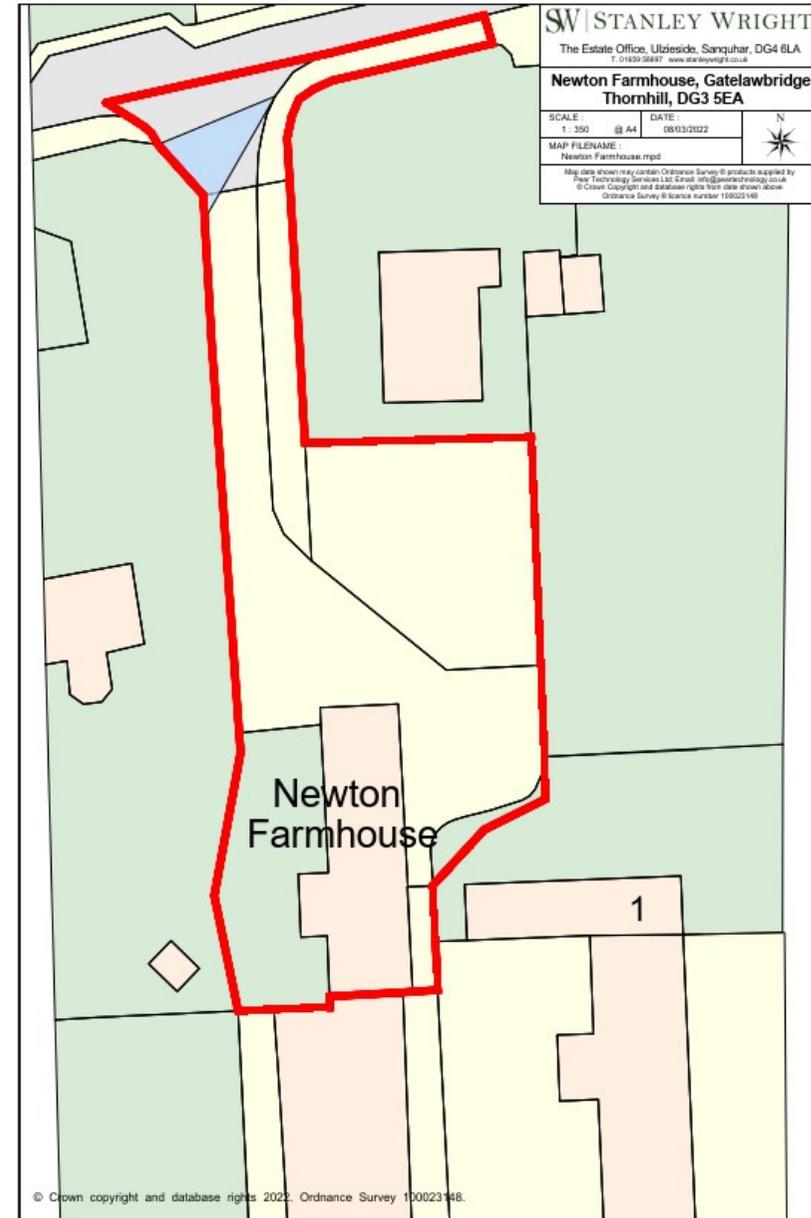
Ground floor



First floor



# Location and Property Plan



Not to scale

# Sale information

## Home Report

Available on request.

## Viewing

Strictly by appointment with Stanley Wright 01659 58697.

## Entry and Possession

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

## Offers

Offers in Scottish Legal Form are to be submitted to the selling agents. A closing date for offers may be fixed and prospective purchasers are advised to register their formal interest with the selling agents. 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 interest parties.

## Third Party Rights & 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 as satisfied themselves in respect thereof. A servitude right of access, as shaded blue on the plan, provides access to the neighbouring property of 'Woodlands'.



## Note

These particulars do not form any part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with regulations.

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