



# CASTLEHILL HOUSE

KIRKMAHOE | BY DUMFRIES | DUMFRIES & GALLOWAY



**RETTIE**





An Elegant Georgian Country House with Wonderful Gardens, Large Pond and Woodland Policies alongside a Gate Lodge and former Farm Steading (development opportunity).

# CASTLEHILL HOUSE

**KIRKMAHOE, BY DUMFRIES,  
DUMFRIES & GALLOWAY DG1 1RD**

Dumfries 6 miles, Lockerbie & M74 13 miles, Thornhill 12 miles,  
Edinburgh 72 miles, Carlisle 38 miles (All distances are approximate)





### **LOT 1: CASTLEHILL HOUSE – ABOUT 7.46 ACRES**

Entrance Hall, Drawing Room, Dining Room, Sitting Room, Breakfasting Kitchen with Aga, Utility Room, Domestic Offices, Cellar and Stores. Principal Bedroom with en-suite Dressing Room and Bathroom, 5 Double Bedrooms, Bathroom. Oil-fired central heating.

Mature gardens and woodland policies extending to about 7.46 acres with large pond, terraced front garden, walled garden and barn in need of restoration.

### **Lot 2: Gate Lodge – About 0.18 Acres**

Living Room, Breakfasting Kitchen, two Double Bedrooms, Bathroom. Oil-fired central heating.

Enclosed garden. Partial remains of former Cart Shed.

### **Lot 3: Farm Steading – About 0.73 Acres**

Derelict former Steading with range of stone Barns and modern additions. In poor repair. Development opportunity for 1/2/3 dwellings subject to planning consent.

**About 8.37 Acres in all**

**For Sale as a Whole or in 3 Lots.**

### **SITUATION**

Castlehill House enjoys an elevated position within the local landscape with a southerly outlook over the surrounding farmlands. The surrounding countryside is characterised by undulating farmlands interspersed by minor public roads providing a quiet locality with agriculture being the predominant local activity.

The nearest town is the Royal Burgh of Dumfries, about 6 miles to the south. Dumfries is the principal conurbation of Dumfries & Galloway and has a good range of Retail, Professional and Leisure amenities as well as a number of Sporting Clubs. Dumfries & Galloway Royal Infirmary is a short drive away.

There is a local Primary School in the Village of Duncow with Secondary Education at Wallace Hall Academy in the picturesque village of Thornhill. There are a range of travel and communication options in the district. Dumfries has a Railway Station with connections to Glasgow, Edinburgh, Carlisle and Newcastle. There is also a mainline station at Lockerbie, about 13 miles to the east. There is a wide range of domestic and international flights available from Edinburgh, Glasgow, Manchester and Newcastle Airports.

Dumfries & Galloway has extensive coastline with opportunity for a wide range of waterborne pastimes.

The Galloway Forest Park also offers a wide range of outdoor recreational opportunities.



LOT 2



## GENERAL DESCRIPTION

Castlehill is an elegant country house of rare style and pleasing proportions, predominately built of red sandstone under a roof which was re-slatted and re-leaded 3 years ago. The house primarily dates from 1790 and was originally built for one of the owners of the surrounding Newlands Estate. Castlehill occupies a raised position looking south over its gardens and the neighbouring farmlands. Castlehill has a quiet rural situation with the nearest A Class Road being a mile to the east.

Notable gate pillars in red sandstone announce the drive to Castlehill which rises through the gardens to a large gravel car parking area to the front and side. The partly Walled Garden lies to the east with further lawns enclosed by established shrubs and woodlands to the west. A three-tiered lawn steps down from the gravel driveway to the farmlands to the south. The gardens and policies of Castlehill extend to about 7.46 acres in all and include a huge array of well-established policy woodlands framing a substantial pond.

Castlehill House is an elegant period country house of innate character with an impressive array of period features. A stone portico Outer Porch opens into a Vestibule with tiled floor and inner glazed door to broad Entrance Hall with period staircase rising to first floor and doors to the 3 principal public rooms. The Drawing and Sitting Rooms benefit from bay windows, ornate cornices and ceiling roses alongside wood panelling and notable marble mantelpieces. Both also have double aspects and the dining room is situated to the rear of the sitting room. Subject to the necessary consents, it may be possible to combine the dining room and sitting room to form a large Kitchen/Dining/Living Area.

There are a number of useful storage cupboards alongside the Utility Room, Pantry and Breakfasting Kitchen with an oil-fired 2 oven Aga. The side passage from the rear hall leads to a Cloakroom with WC off and stairs down to a Cellar.

The first floor bedrooms are accessed via the principal and the rear landings. The Principal Bedroom enjoys a double aspect and is a well-proportioned room, again with attractive period features and doorway to en-suite Dressing Room with further door to en-suite Bathroom. The remaining bedrooms comprise 4 Double Bedrooms, 1 Single Bedroom and a Bathroom.

The overall accommodation extends to about 4386ft<sup>2</sup> (excluding cellar) and the principal rooms are all well-proportioned, many with double aspects thus affording excellent natural lighting. Castlehill would benefit from general modernisation and refurbishment.

Externally there is a handsome two storey stone-built Barn in matching stone. This building needs renovation.

The gardens are a notable feature. The principal formal garden area lies to the east of the house and is partly walled on two sides with beech hedging along the southern edge. A central lawn is edged by herbaceous and flower borders. To the front of the house a terraced lawn steps down to the neighbouring farmlands and to the west there is a raised level lawn sheltered by mature shrubs and woodlands. The pond is a particularly attractive and unusual feature and, again, is sheltered by mature woodlands. The woodlands are of great maturity with many specimens of substantial stature as well as a wide variety of species.

## LOT 1



LOT 2+3









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 Distances scaled from this plan may not match the distances between the same points on the ground

Castlehill Gate Lodge (Lot 2) sits to the east and below Castlehill House and is an extended dwelling with oil-fired central heating and partial double glazing. The lodge has been let for many years to the same tenant who currently remains in occupation. The current rent is £408 per month. Accommodation comprises Living Room, Breakfasting Kitchen, 2 Double Bedrooms and Bathroom.

A garden encloses the dwelling and the footprint of the former Cart Shed to the north of the Lodge and its garden is included in the sale. Subject to planning consent this will provide the opportunity for the purchaser to build garaging or additional accommodation or develop a further screen in respect of the possible development of the Steading to the north.

Castlehill Steading (Lot 3) has not been used for some time and is in poor repair. There are two primarily stone built Barns at the heart of the Steading measuring approximately 12.8m x 5.55m and 23.3m x 5.4m. These buildings could form the footprint of a future development following the removal of the more modern buildings within the wider Steading development site. The Steading extends to about 0.73 acres and could offer potential, subject to planning consent, for the development of 1/2/3 dwellings.

Method of Sale: Please note that offers for either Lots 2 and 3 will not be accepted until an offer for Castlehill House has been accepted.

### GENERAL REMARKS AND INFORMATION

#### Viewing

Viewing is strictly by appointment with the joint selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160 and Stanley Wright Ltd, Ulzieside, Sanquhar, DG4 6LA. Tel: 01659 58697.

#### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is DG1 1RD. If you use What3Words then the driveway entrance is: ///grit.emerge.reprints

#### Directions

From central Dumfries head north on the A701 for about 1.5miles and then turn left signposted to Kirkton. Thereafter continue through Kirkton for 1.5 miles and turn right at Duncow Primary School. Continue along this road for three quarters of a mile and turn left at the historical windmill. Castlehill is directly ahead.

#### Right of Pre-emption

The sellers own the surrounding estate and wish to retain a right of pre-emption over the subjects of sale. Further details from the Joint Selling Agents.

#### Fixtures and Fittings

Fitted carpets are included in the sale.

Some fittings belong to the tenant of the Gate Lodge and will be excluded from the sale.

#### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

### Services

Mains water and electricity. Private drainage. Oil fired heating to both dwellings.

### Local Authority

Dumfries and Galloway Council. Tel: 030 33 33 3000. Email: [contact@dumgal.gov.uk](mailto:contact@dumgal.gov.uk)

### Council Tax

Castlehill House: Band H.  
Castlehill Gate Lodge: Band D.

### EPC Rating

Castlehill House: Band E.  
Gate Lodge: Band E.

### Solicitors

Thorntons Law LLP, 3rd floor, Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD. Tel: 0131 225 8705.

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in Lots 1 and 2. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Note:- a structural survey of the house is also available on request.

### Offers

Offers should be submitted in Scottish Legal Form to the joint selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH or Stanley Wright Ltd, Ulzieside, Sanquhar, DG4 6LA.

### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.







#### Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

#### Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

In addition, our social media platforms are Facebook.com – RettieTownandCountry; Twitter.com – RettieandCo; Instagram and LinkedIn.

#### Misrepresentations

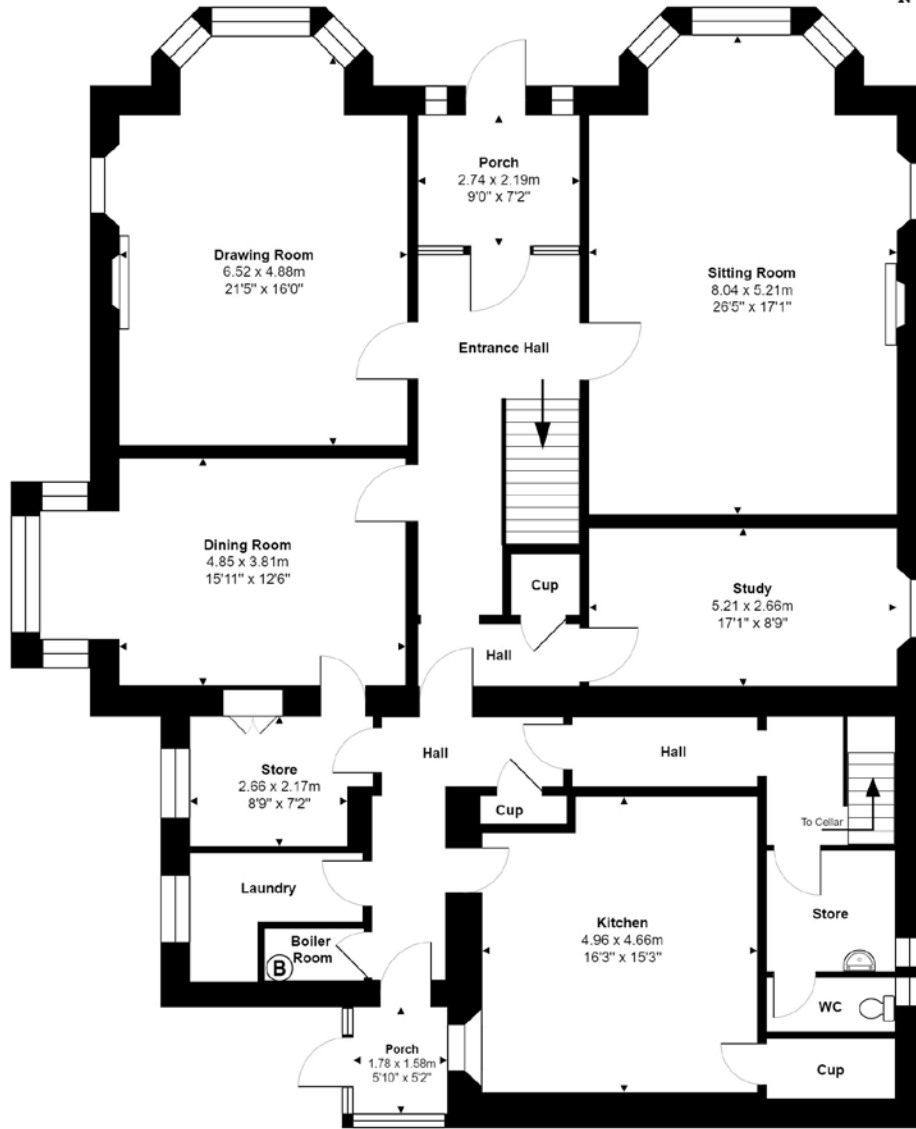
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co nor Stanley Wright Ltd, the joint selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

# Castlehill House Dumfries

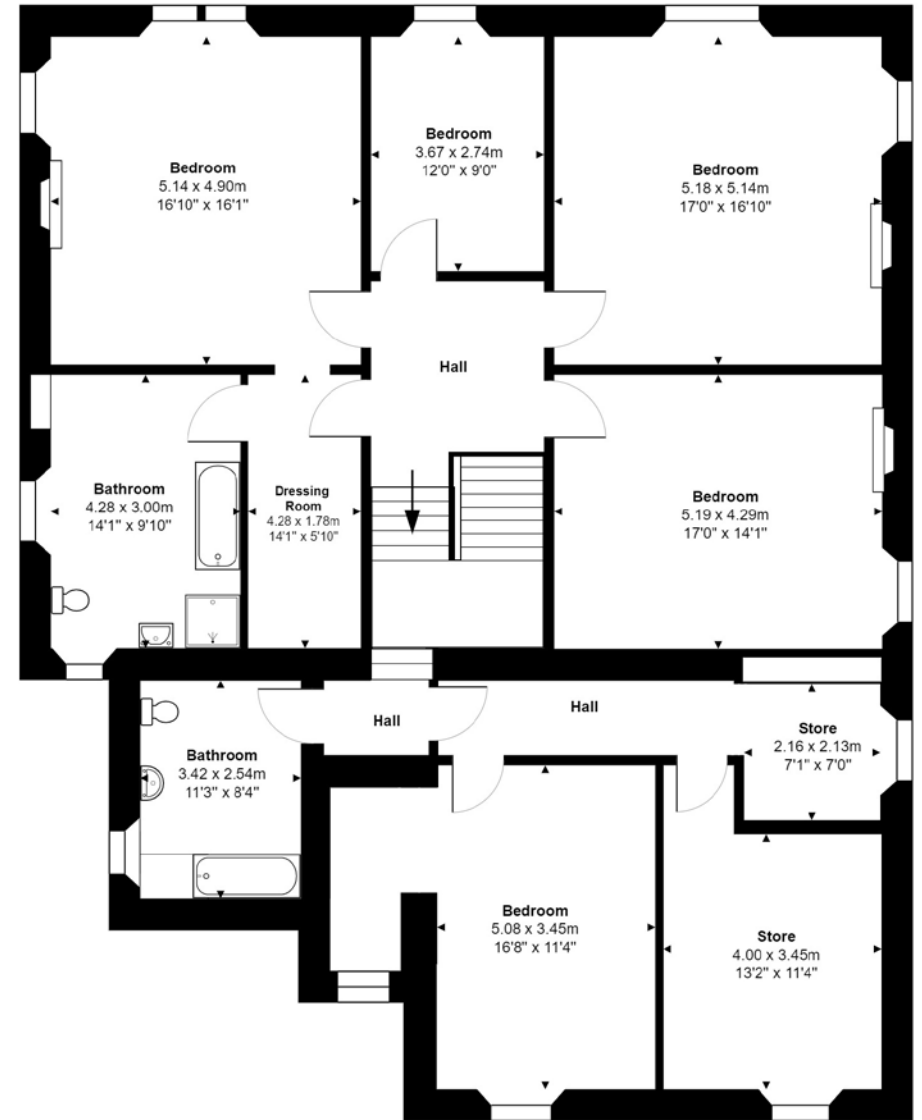
Approximate Gross Internal Floor Area: 407.5 m<sup>2</sup> ... 4386 ft<sup>2</sup> (excluding cellar)



**Ground Floor**  
Approximate Area: 212.6 m<sup>2</sup> ... 2289 ft<sup>2</sup>

# Castlehill House Dumfries

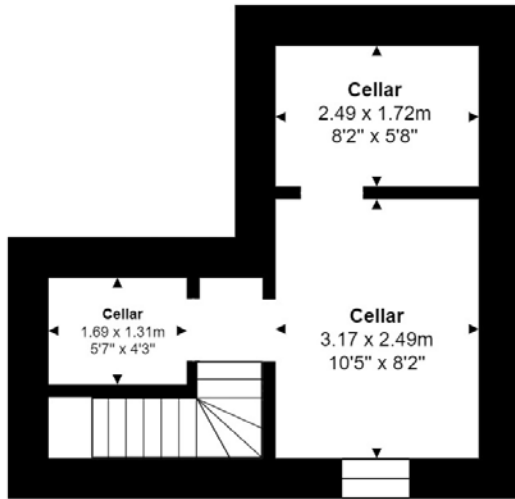
Approximate Gross Internal Floor Area: 407.5 m<sup>2</sup> ... 4386 ft<sup>2</sup> (excluding cellar)



**1st Floor**  
Approximate Area: 194.9 m<sup>2</sup> ... 2098 ft<sup>2</sup>

## Castlehill House Dumfries

Approximate Gross Internal Floor Area: 407.5 m<sup>2</sup> ... 4386 ft<sup>2</sup> (excluding cellar)

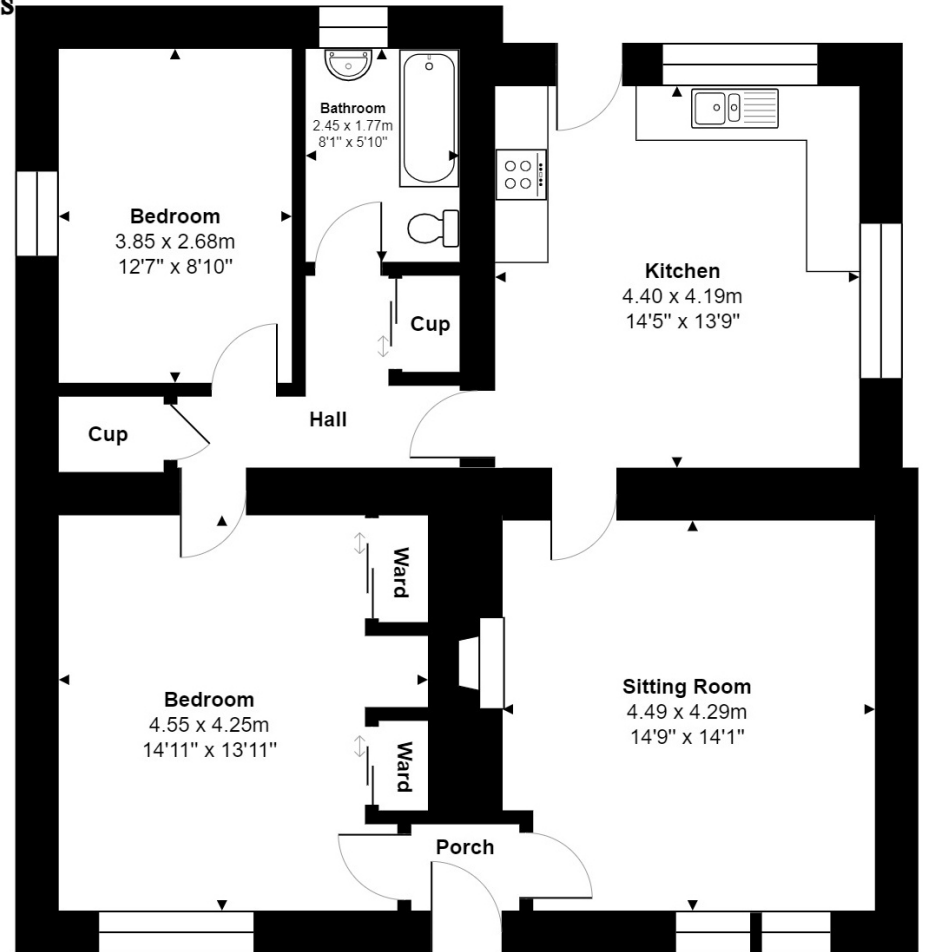


**Cellar**  
Approximate Area: 18.7 m<sup>2</sup> ... 202 ft<sup>2</sup>



## Castlehill Lodge Dumfries

Approximate Gross Internal Floor Area: 90.4 m<sup>2</sup> ... 973 ft<sup>2</sup>



### Important Notice

Rettie & Co and Stanley Wright Ltd their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. and Stanley Wright Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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**Proof and Source of Funds/Anti Money Laundering**

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.