



SW
STANLEY
WRIGHT

Dinning Cottages, Land and Steading

Closeburn

Thornhill

Dumfries & Galloway

DG3 5JQ

A pair of semi-detached farm cottages, steading and 48 acres of land for sale as a whole or in 3 lots.

- Lot 1 - Semi detached 3 bedroom farm cottage
- Lot 2 - Semi detached 3 bedroom farm cottage
- Lot 3 - 48 acres and farm steading



Dinning is offered in three lots together forming a rural property spanning over 48 acres in Dumfries and Galloway. The two cottages were originally one house and have potential to be reinstated as one larger property. The property is located 4 miles south of Thornhill and 8 miles north of Dumfries.

Lot 1 - 1 Dinning Cottage

A 3 bedroom sandstone cottage with high ceilings, traditional features, enclosed garden with westerly views.

Lot 2 - 2 Dinning Cottage

A 3 bedroom cottage with gardens to three sides and open views towards the River Nith.

Lot 3 - Land and Steading

48 acres of contiguous grazing land with former agricultural steading and recently planted area of amenity broadleaf.

Thornhill is a picturesque town with an assortment of shops, grocery stores, tea rooms and hotels along its main street. Thornhill is also home to well revered Buccleuch & Queensberry Arms Hotel. Further amenities include gyms, health centre, bowling club, squash club and a golf course cater to diverse needs. Local education is provided at Wallace Hall Academy, a regular fixture in the Sunday Times top 50 Scottish state schools.

The county town of Dumfries has a variety of shops, cafes & restaurants, supermarkets, hospital, schools and a train service running between Carlisle and Glasgow. Lockerbie train station provides travel to Edinburgh, Glasgow and the West Coast mainline.

Thornhill 4 miles
Dumfries 8 miles
Lockerbie 22 miles
Carlisle 41 miles
Glasgow 67 miles
Edinburgh 71 miles





1 Dinning Cottage boasts an expansive layout with high ceilings and many traditional features. Outside is an attractive garden and small area of field which can provide parking.

Front door opens to a small **porch** (approx. 1.6 x 1.4m) with cupboard.

Door to spacious **hallway** (approx. 2.3 x 4.9m) and staircase.

Kitchen/Diner (approx. 4.8 x 3.6m)
Bright open plan kitchen/diner with large window and window seats. Fitted with a range of wall and floor units with laminate worktop.

Sitting room (approx. 4.8 x 4.3m)
Large and bright double aspect room with inset wood burning stove.

Door to passageway with cupboard under stairs, leading to **Utility room** (approx. 2.2 x 2.7m, **WC** (approx. 1.2 x 0.8m) and rear door to garden.

Upstairs

Bedroom 1 (approx. 4.2 x 4.3m)
Large double bedroom with built in cupboard and wash hand basin.

Bedroom 2 (approx. 3.1 x 3.6m)
Double bedroom with built in storage.

Bedroom 3 (approx. 2.3 x 3m)
Small double bedroom.

Bathroom (approx 1.5 x 2.5m)
Bath, toilet and wash hand basin.





2 Dinning Cottage invites ample natural light through a large window in the stairwell and provides unobstructed views of the River Nith and pastureland to the west. Outside the garden wraps around 3 sides of the property providing parking and a wood store.

Front door opens to a small **porch** (approx. 1.2 x 1.1m) with cupboard housing electricity key meter.

Door to spacious **hallway** (approx. 2.2 x 3.9m) and staircase.

Sitting room (approx. 3.6 x 4.9m)
Large and bright double aspect room with open fire and built in cupboard.

Kitchen/Diner (approx. 3.6 x 4.9m)
Large double aspect open plan kitchen/diner. Fitted with a range of wall and floor units with laminate worktop.

Upstairs

Bedroom 1 (approx. 3 x 4.9m)
Double bedroom with built in cupboards.

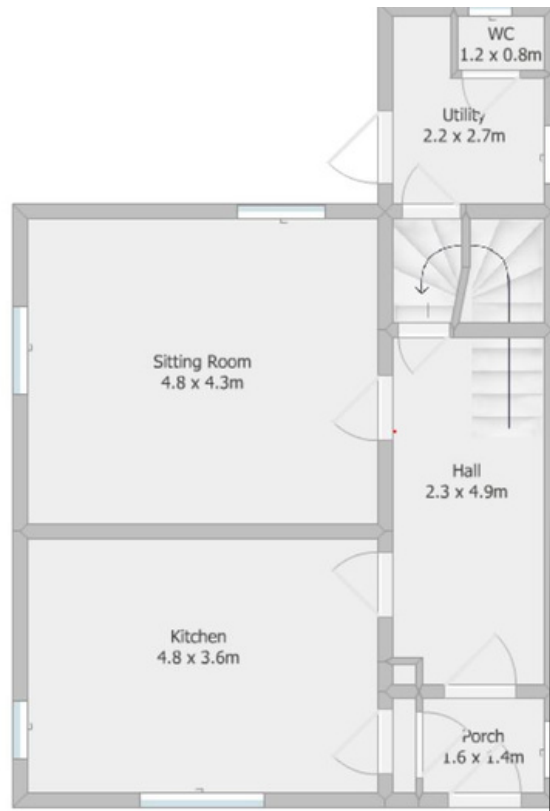
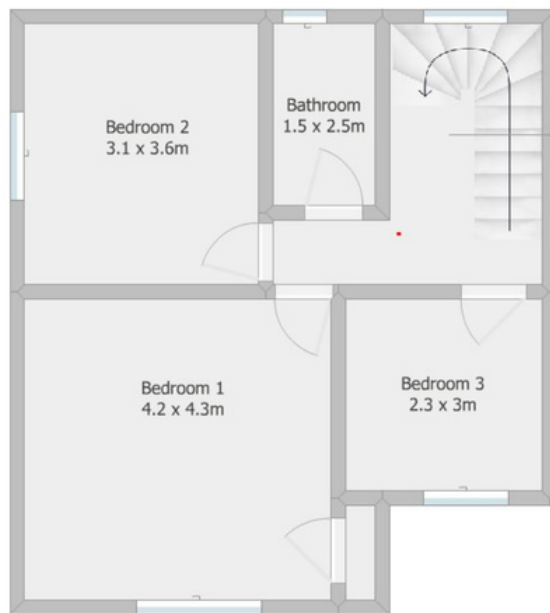
Bedroom 2 (approx. 2.9 x 3.2m)
Double bedroom with cupboard.

Bedroom 3 (approx. 3.7 x 2.1m)
Small double bedroom.

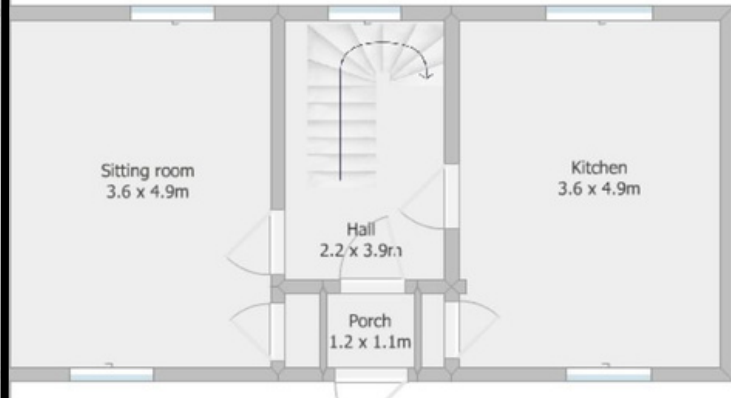
Bathroom (approx 3.6 x 1.5m)
Bath with electric shower above. Toilet and wash hand basin.



Floor plans



First floor



Ground floor

No. 1 Cottage services:
 Mains electricity and mains water
 Private drainage with septic tank
 Oil central heating
 Council Tax Band: D
 EPC: Band E (49)

No. 2 Cottage services:
 Mains electricity (key meter) and water
 Private drainage with septic tank
 Oil central heating
 Council Tax Band: B
 EPC: Band E (42)

For illustrative purposes only, not to scale.
 All sizes are approximate.



Grazing Land and Woodland

The land is all down to grass for grazing and is classified as yield class 4.1 by the Macaulay Institute for Soil Research (Land Capability Study). It is split into six enclosures with direct access from the unclassified public road.

Basic Payment Entitlement is not owned by the vendor and therefore not included in the sale.

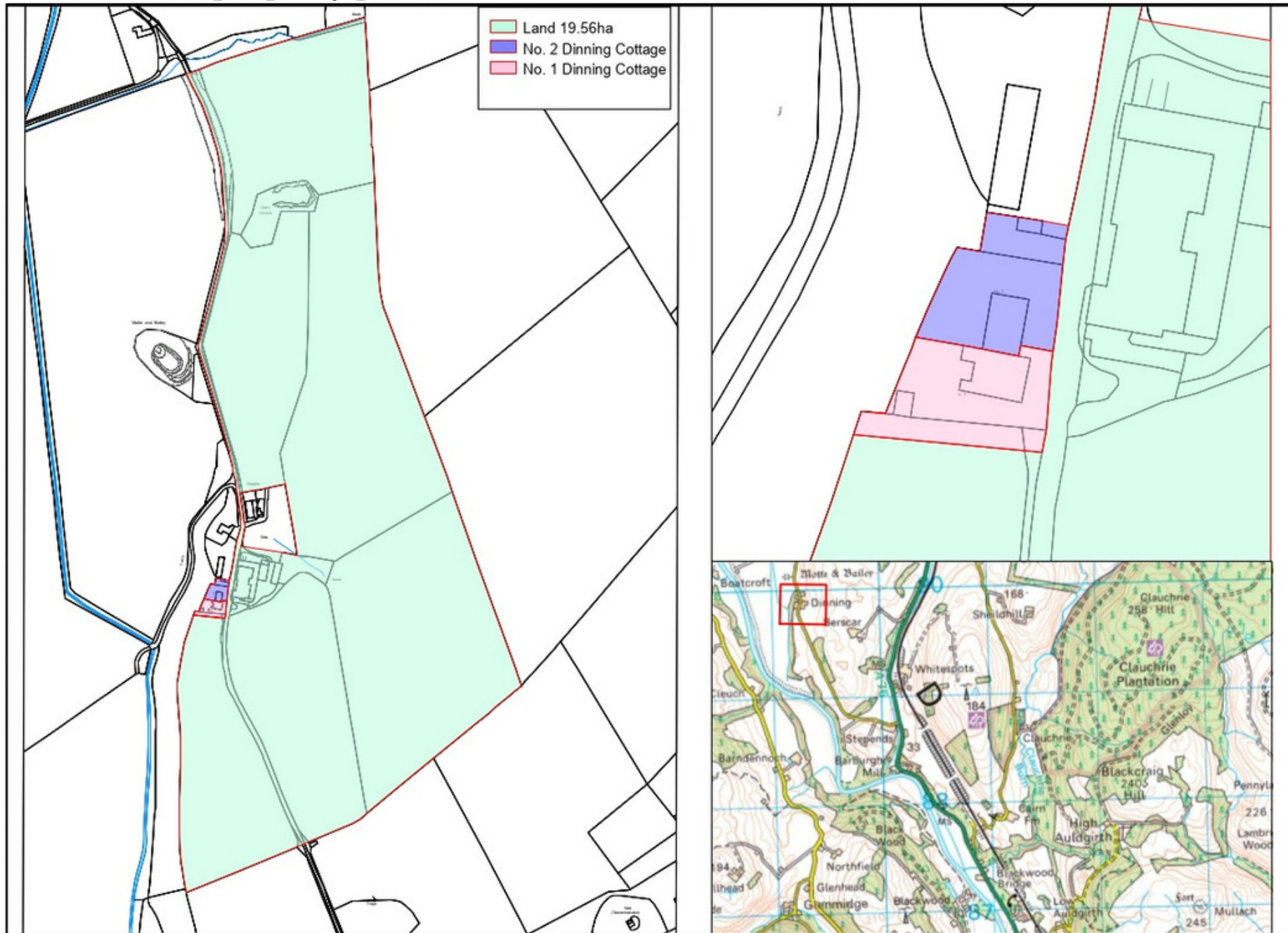
A recently replanted half acre block of woodland adjacent to the steading features native broadleaf trees including oak and beech.

Steading Buildings

A collection of traditional and semi-modern former farm buildings including stables and a silage clamp. These buildings are in need of repair however, have potential for agricultural use or as residential development subject to the necessary consents.



Location and property plan



What3Words To find this property using the What3Words app, enter the following 3 words [///mascot.suspends.canyons](https://www.what3words.com/)

Not to scale

Sale information

Home Report

Available on request.

Viewing

Strictly by appointment with Stanley Wright 01659 58697. The agent may undertake individual or open house viewings at their discretion.

Entry and Possession

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

Offers

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

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 to have satisfied themselves in respect thereof.

Note

These particulars do not form any part of any contract.

The statements or plans are not warrantied 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.

Method of Sale

The property is offered to the market for sale as a whole or as 3 individual units.

The Consumer Protection from Unfair Trading Regulations 2008

These particulars do not form any part of any contract and whilst they have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described. Plans are not to scale.

All photographs are for illustrative purposes only and are not to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.



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