



# AUCHENCHEYNE COTTAGE

Moniaive, Dumfries, DG3 4EW



LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



## Location Plan





# AUCHENCHEYNE COTTAGE

## Moniaive, Dumfries, DG3 4EW

Moniaive 7 miles, Thornhill 11 miles, Dumfries 19 miles, Edinburgh 73 miles, Carlisle 55 miles

## A CHARMING COUNTRY COTTAGE WITH AMENITY WOODLAND SET WITHIN A PICTURESQUE LOCATION ON THE OUTSKIRTS OF MONIAIVE IN DUMFRIES & GALLOWAY

- CHARMING FOUR BEDROOM COUNTRY COTTAGE
- MATURE GARDEN GROUNDS
- ABOUT 1.79 ACRES OF AMENITY WOODLAND
- FORMELY TWO COTTAGES (DEVELOPMENT POTENTIAL)
- POTENTIAL FOR SOME FOR SELF-SUFFICIENT LIVING
- EPC – E (45)

**IN ALL ABOUT 2.18 ACRES**

### VENDORS SOLICITORS

Mrs Sharon Fyall  
Pollock & McLean  
41 Castle Street  
Dumfries  
DG1 1DU  
Tel: 01387 255414



### SOLE SELLING AGENTS

Threave Rural  
The Rockcliffe Suite  
The Old Exchange  
Castle Douglas  
DG7 1TJ

Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

Auchencheyne Cottage is situated just on the outskirts of the pretty village of Moniaive within Dumfries & Galloway. Auchencheyne Cottage provides comfortable and cosy, et spacious accommodation over two floors and is surrounded by its own mature garden grounds, which are bound by drystone dykes. The elevated position of the property affords stunning views across the surrounding countryside. A feature of the Auchencheyne Cottage is the amenity woodland of about 1.79 acres, which has direct access from the dwellinghouse. The woodland is made up of a variety of specimen trees, shrubs, a variety of flora and fauna and has potential for many different uses, including some self-sufficient living. The property occupies an elevated site within the most beautiful setting, offering an idyllic lifestyle.

## POTENTIAL DEVELOPMENT

In past years Auchencheyne Cottage was made up of two separate dwellings, which in previous ownership was developed into one. There is huge potential to divide the property again providing accommodation for extended family or development of an Airbnb, or such like. Any interested party wishing to pursue this would need to make their own enquiries with the regional council: [www.dumgal.gov.uk/planning](http://www.dumgal.gov.uk/planning)

## ABOUT THE LOCAL AREA

Moniaive has a rich artistic heritage and a vibrant contemporary creative life with top class artists of many fields committed to this buzzing little community. Moniaive is situated within the Glencairn Parish and boasts two hotels, licensed grocer with post office service, petrol station and a wealth of craft outlets. The village is home to a number of talented artists, musicians, writers and photographers. It is the location for over 30 community groups and numerous regular festivals. The village benefits from a primary school with secondary schooling available at the renowned Wallace Hall Academy at Thornhill.

## ADDITIONAL INFORMATION

Communications to the area are good with the property lying within close proximity to major road networks providing quick access both north and south. Cairnryan, the ferry link with Northern Ireland are within an easy drive of the property via the A75 and the international airports of Prestwick and Glasgow within about an hour's drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses.





## DIRECTIONS

As indicated on the location plan which forms part of these particulars.

## METHOD OF SALE

The property is offered for sale by private treaty as a whole.

## GUIDE PRICE

Offers for Auchencheyne Cottage are sought **in excess of: £260,000**

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**

**The Rockcliffe Suite**

**The Old Exchange**

**Castle Douglas, DG7 1TJ**

**Tel: 01556 453453**

**Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

This charming property of character is of traditional construction set under a slated roof. The accommodation is arranged over 2 floors and briefly comprises:

### GROUND FLOOR

- **Entrance Hallway 1**

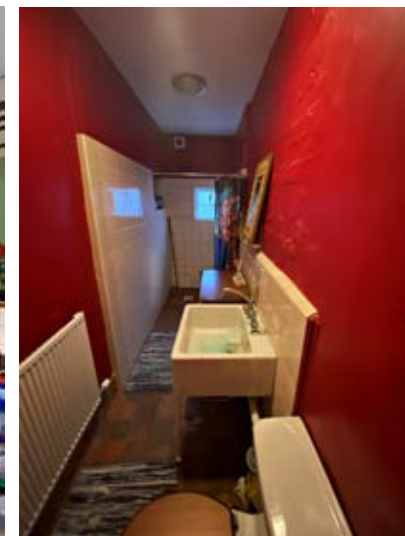
With tiled floor & stairs of to first floor.

- **Kitchen / Lounge**

The kitchen has a range of rustic floor units with shelves above, Belfast sink and plumbed for automatic washing machine or dishwasher. An old AGA has recently been removed, therefore any potential purchaser could either install another or indeed a wood burning stove. There are two windows to the rear and one to the side. A cosy lounge space is set aside to the front, which has double aspect windows. The whole of this area has wooden flooring.

- **Reception Room 1 / Dining Room**

With two windows to the rear, built-in cupboard, door off to shower room, door off to lean-to storage room / utility room, stairs off to first floor.



- **Shower Room**

With WC, Belfast sink, shower.

- **Lean-to Store / Utility Room**  
With door off to rear garden grounds.
- **Entrance Hallway 2**  
With stairs off to first floor.
- **Reception Room 2 / Lounge**  
With double aspect windows and large wood burning stove. It should be noted that the wood burner was connected to the plumbing at one stage as a back-up for the central heating and hot water, this has since been disconnected as a new boiler has recently been installed by the current owners.



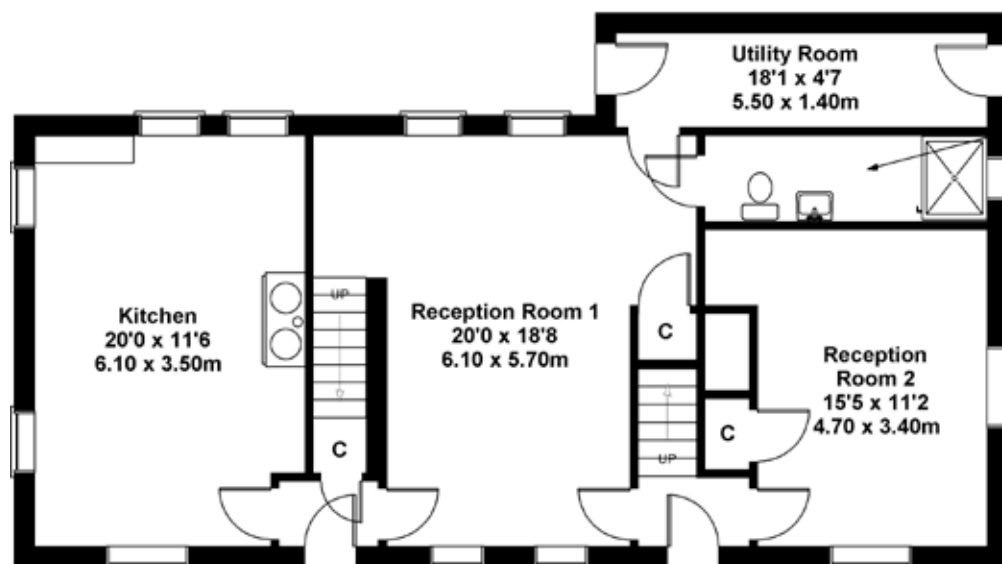
## FIRST FLOOR

- **Upper Hallway**
- **Double Bedroom 1**  
With fixed wardrobes, built-in storage, two windows to the side.

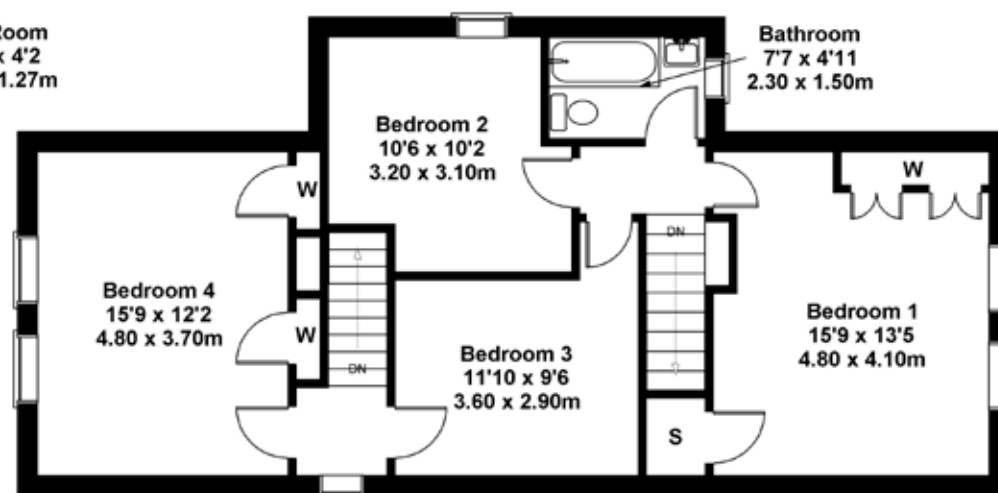


# Floor Plan

## Auchencheyne



GROUND FLOOR



FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017



- **Family Bathroom**  
With bath, WC, WHB, skylight to the rear.
- **Double Bedroom 2**  
With window to the rear.
- **Double Bedroom 3**  
Currently utilised for gym equipment, window to the front.
- **Double Bedroom 4**  
With two windows to the side, two built-in cupboards.



## SERVICES

- Mains electricity
- Private water & drainage
- Oil fired central heating
- The telephone line is installed subject to the normal BT regulations.



## THE GARDEN GROUNDS

The garden grounds are made up of lawns, mature shrubs, fruit trees and specimen trees. The garden does require some landscaping but makes this the perfect area for the keen gardener or horticulturist.

## AMENITY WOODLAND

The amenity woodland amounts to about 1.79 acres and can be directly accessed from the dwellinghouse. There are a variety of specimen trees, mature shrubs and a variety of flora and fauna. The woodland could lend itself to many different uses and has potential for some self-sufficient living.

## MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Sharon Fyall, Pollock & McLean** for a definitive list of burdens subject to which the property is sold.





### **COUNCIL TAX**

Band E.

### **HOME REPORT**

A home report can be made available upon request.

### **APPORTIONMENT**

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

### **INGOING**

There are no ingoing claims affecting the property.

### **WARRANTY CLAUSE**

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.





## **ENTRY & VACANT POSSESSION**

At a date to be mutually agreed.

## **OFFERS (Closing Date)**

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

## **DEPOSIT**

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

## **GENERALLY**

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

## **IMPORTANT NOTICE**

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

*Particulars prepared November 2020  
Some pictures taken summer 2020*







