



Large detached stone built home, once used by 'Robert Burns'

Extensive plot, with fantastic further development potential

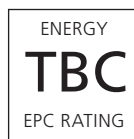


Brownhill

Closeburn Near Thornhill, Dumfries and Galloway, DG3 5JY



Scan Here!





BROWNHILL INN.

132 CLOSEBURN
ROBERT BURNS.
About a mile south of Closeburn Village stood and still stands Brownhill Inn, a somewhat pretentious hostelry in its day, though it also has long ceased to be a house of refreshment. Many are the historical incidents associated with this inn. In coaching days it had an importance attached to it owing to its being the first changing place of horses coming from Dumfries. Large livery stables were kept fully equipped for that purpose, and it was therefore the scene of much strife and bustle. Here Burns was a frequent sojourner over night as well as a visitor by day in the ordinary course of his duties of exciseman.
Within its walls and in an incredibly short space of time he composed his well-known and beautifully pathetic song of "The Soldier's Return." It was in this inn. Along with one or two friends, the Poet was sitting one evening in one of the rooms that overlook the Dumfries and Glasgow road, when a weary and travel-stained soldier, tramping his way to his native Ayrshire, passed the window. Taking in the circumstances at a glance, probably something in his appearance evoked the sympathy of the tender-hearted bard, for we are told that "of a sudden it occurred to him to call in the soldier and get the story of his adventures," and we may safely conclude he regaled the "poor and honest sodger." The incident and the story he told caught hold of Burns, who, after a short period of dreamy abstraction, during which his singing robes were about him, favoured the company with what is one of the most touching of his many pathetic pieces.



'Brownhill' is positioned nearby the lovely area of Closeburn and the bigger town of Thornhill, it offers a truly great place to call home. The property is only 11 miles to the busy town of Dumfries with its many amenities. Closeburn and Thornhill both have good primary schools and are feeders for Wallace Hall Academy which is a prestigious School

of Ambition, this secondary school enjoys a very high reputation and consistently delivers first class education. The surrounding area is renowned for great fishing and the countryside provides spectacular opportunities for those who like to walk, cycle and generally enjoy the outdoor life.

Brownhill Thornhill



Lounge & Family Room





Part Exchange available. We are delighted to offer to the market this wonderful stone built property which dates back to the 1780's and is reputed to even have a connection to Scotland's most famous son 'Rabbie Burns' himself. According to well documented local legend and a newspaper article published in 1969, Rabbie Burns frequently stayed overnight here when it was an Inn and Coach House and it is believed he met, entertained and was inspired by a soldier and actually wrote

his famous song 'the soldiers return' whilst staying here. He is also reputed to have written on a pane of glass on one of the bedroom windows a 'curt' address to Mrs Bacon the wife of the Inn Keeper and sister of Willie Stewart, immortalized in Burn's song 'Your welcome Willie Stewart'. Sadly, the pane of glass is long gone and only the legend remains, along with this magnificent property which retains loads of original character and masses of undeveloped potential.



Accommodation comprises: An entrance hallway leading to a spacious lounge with a tiled fireplace. Coming off this room leads out to a bright and very welcoming sun room, which offers a great place to relax and offers excellent views of the extensive garden. For formal dining occasions there is a good sized dining room with a stone-built fireplace.

The large kitchen/diner offers a great space to prepare food, with a large oil fired 'Rayburn stove which also helps to heat the house. Although still functional It is envisaged that the new owner would seek to modernize the kitchen area with more contemporary units. There is a handy utility room with units, worktops and space for a fridge freezer and washing machine. There is WC downstairs with a family bathroom upstairs it contains a mains shower over the bath, again functional as it is it would benefit from a more modern makeover.

The home is partially double glazed and is heated by a combination of both electric storage heaters and oil fired

central heating. There is off street parking with the benefit of a single garage and extensive garden space. There are 5 double bedrooms in this great property, all with ample space for free standing furniture.

Space is something this house has in large quantities and it presents a potential new owner with a multitude of development options. The building is not listed and in our opinion offers opportunity (subject to planning consent and approval) for a possible new build in the garden to the right hand side with the main house re-furbished and let out as rental holiday cottages, or a great bed and breakfast business, let the tourists come and spend a night sleeping under the same roof as the 'Bard' himself.

The options are many and varied and this is sure to be a popular listing for developers and people with an eye for an opportunity. Early viewing advised.



Bedrooms & Bathroom

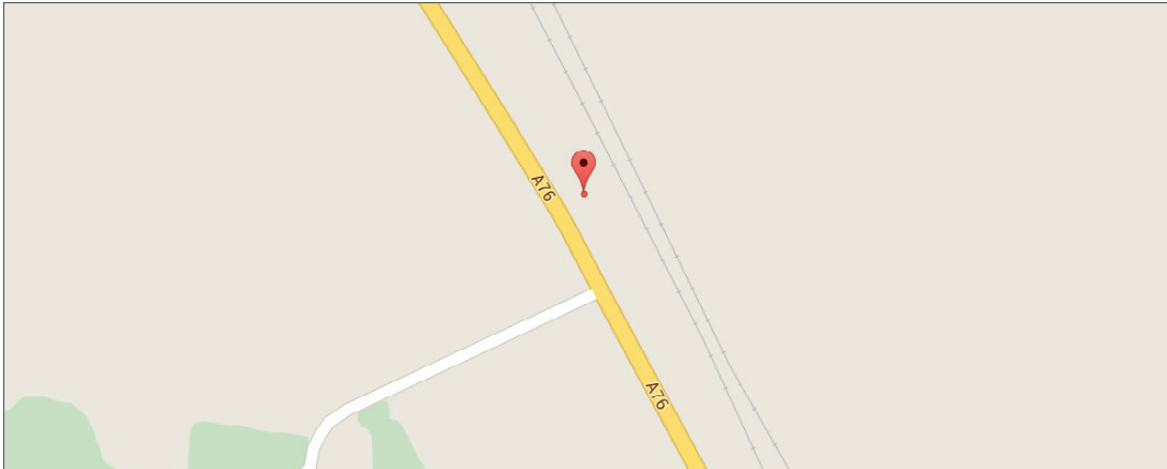


Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 4.00m (13'1")	Master Bedroom	6.20m (20'4") x 3.60m (11'10")
Family Room	4.60m (15'1") x 4.50m (14'9")	Bedroom 1	4.60m (15'1") x 4.50m (14'9")
Kitchen	6.10m (20') x 3.90m (12'10")	Bedroom 2	4.00m (13'1") x 3.60m (11'10")
Sun Room	3.10m (10'2") x 1.90m (6'3")	Bedroom 3	5.10m (16'9") x 4.60m (15'1")
Utility	3.40m (11'2") x 2.90m (9'6")	Bedroom 4	3.50m (11'6") x 2.90m (9'6")
Garage	5.50m (18'1") x 3.00m (9'10")	Bathroom	2.50m (8'2") x 2.10m (6'11")
Craft Room	3.80m (12'6") x 3.00m (9'10")		
Anex 1	4.60m (15'1") x 2.70m (8'10")		
Anex 2	4.60m (15'1") x 1.90m (6'3")		
Glass Room	2.80m (9'2") x 2.70m (8'10")		
WC	3.00m (9'10") x 1.20m (3'11")		

Gross internal floor area (m²)

TBC





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Part Exchange

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