

gmt&co

G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS



FOR SALE

RICHORN HOUSE, DALBEATTIE, DUMFRIES AND GALLOWAY



FOR SALE

RICHORN HOUSE, DALBEATTIE,
DUMFRIES AND GALLOWAY

**OFFERS OVER
£450,000 ARE INVITED**

- Lounge
- Dining Room
- 5 Bedrooms
- Kitchen/Dining Room
- Bathroom
- En-Suite Shower Room
- Utility Room



Superior detached house with detached work shop/office set in attractive grounds and woodland extending to 5.0 acres or thereby. Located in superb rural surrounding approximately one mile to the south of Dalbeattie.

Description

The house was architect designed and built in traditional style in 2002.

It occupies extensive well laid out and maintained grounds extending to 2¹/₂ acres or thereby and includes a detached modern garage/workshop with office.

A further area of amenity woodland extending to 2¹/₂ acres or thereby is situated immediately to the south.

Location

The property is located in attractive rural surroundings to the west of the A711 coast road approximately 1 mile to the south of Dalbeattie. The house enjoys a private position with excellent open outlook particularly towards the west.

Accommodation



Ground Floor

Entrance Vestibule 1.57m x 1.15m approx.

Hallway 1.57m x 2.8m approx.
Fitted carpet; oak stair and balustrade; fitted cupboards.

Lounge 5.42m x 4.29m approx.
Double-glazed patio doors to rear leading to external raised stone patio; recessed ceiling spotlights; traditional solid fuel tiled fireplace with pine surround; double doors to dining room; extensive private outlook to rear; fitted carpet; curtains with curtain poles.

Dining Room 3.03m x 3.05m approx.
Fitted carpet; curtains with curtain poles; windows with south outlook; archway to kitchen/dining room.

Kitchen/Dining Room 4.03m x 3.95m approx.
Vinyl flooring; excellent range of wall and base units in traditional light oak style incorporating fitted double oven; electric hob; fridge/freezer and dish washer.

Bedroom 1. 4.05m x 4.34m approx.
Master bedroom with en-suite shower room (3.29m x 1.09m); fitted wardrobes; fitted carpet; curtains with curtain poles; private outlook to the west.



Bedroom 2 **3.85m x 3.6m approx.**
Fitted carpet; curtains and curtain poles.

Bedroom 3 **3.6m x 2.45m approx.**
Fitted carpet; vertical blinds; fitted shelving.

Bathroom
3.1m x 1.68m plus 1.15m x 1.41m approx.
Vinyl flooring; curtains; superb range of modern fittings comprising bath, w. c., w.h.b. and double shower cubicle.

Utility Room **3.1m x 1.9m approx.**
Vinyl flooring; double-glazed exterior door; w. c. apartment (1.59m x 0.87m); Boulter Camray 5 high pressure central heating boiler serving a full underfloor heating system; cupboard with high pressure water cylinder.

Landing with storage cupboard.

Bedroom 4 **4.8m x 4.22m approx.**
Laminate flooring; curtains; double-glazed gable window with curtains and double-glazed Velux window with blind.

Bedroom 5 **6.58m x 4.22m approx.**
Double-glazed gable window and two rear Velux windows with Velux blinds.



Windows are oak finish UPVC framed and sealed unit double-glazed. Exterior doors are solid oak.

Joinery is of high quality oak and pine throughout.

Site and Outbuildings

The house is centrally situated within extensive well laid out and maintained walled gardens extending to 2¹/₂ acres or thereby.

The access from the A711 leads to a large stone chipped surfaced parking area to the front of the main house.

The detached modern steel framed profile metal clad garage/workshop with office is situated to the north of the main access with a front tarmac surfaced hard standing and accommodation comprising:

Garage/workshop (9.15m x 6.0m); Store (9.15m x 3.07m); Office (3.52m x 2.71m) with rear store.

The original Planning Consent in respect of the property is conditional upon the garage/workshop and woodland being retained in the same ownership as the main house.



Services
Mains supplies of water and electricity are connected.

Drainage is to a private septic tank situated within the curtilage of the property.

A full oil fired underfloor central heating system is installed.

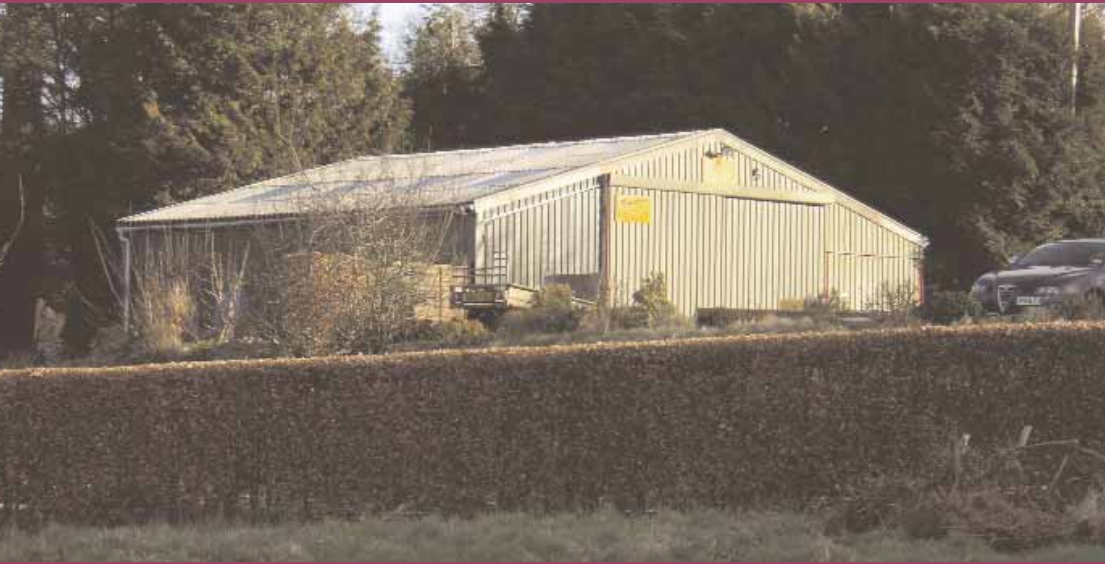
Viewing
Viewing is strictly by appointment with the selling agents:
G M Thomson and Company
27 King Street
Castle Douglas
DG7 1AB

Telephone: 01556 504030

Offers
Offers in excess of £450,000 are invited.

Any offers should be submitted to the selling agents in proper Scottish legal form.

A closing date for offers may be set and interested parties are therefore recommended to register their interest with the selling agents in order that they may be advised.



MESSRS. G.M. THOMSON & CO. for themselves and for vendors of this property give notice that:

1. The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Where dimensions are shown these are approximate only.
3. No person in the employment of Messrs. G.M. Thomson & Co. has any authority to make or give any representations or warranty whatever in relation to these properties.
4. Included systems and appliances are un-tested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
5. Neither these particulars nor any communications by Messrs. G.M. Thomson and Co on behalf of the sellers relative to the sale of this property or any part thereof shall be binding upon the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers or on their behalf and are tested in conformity with Section 3 of the Requirements of Writing (Scotland) Act 1995 or granted in pursuance of any such document.