



Cavens  
Kirkbean | Dumfries | Dumfriesshire | DG2 8AA

FINE & COUNTRY

# CAVENS







Cavens is a superb, detached Georgian property set in mature, established gardens, enjoying a quiet position near the unspoilt Solway Coast.

Lot 1: House and gardens

Lot 2: Derelict former gardener's cottage (with full planning permission to develop)

Lot 3: Adjacent field - 7.34 acres

Lot 4: The business as a going concern



# THE HOUSE

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The property was built in the 1750s and is of traditional construction under a slate roof. The property enjoys a very versatile layout and large windows with many rooms enjoying a southerly or westerly aspect. The current owners presently run a bespoke and unique luxury guest house from the premises, but the overall feel of the property is a much-loved family home. Over the years the owners have built up a reputation as a charming, friendly and extremely welcoming business that offers a home from home atmosphere and as such benefits from ample repeat trade.

The entrance vestibule leads into a welcoming reception hall, with painted original floorboards and a working fireplace. The sitting room is the real heart of the home and is a bright, generous L-shaped room that boasts an open fire and a wall of windows to the south elevation, with glazed doors leading out to the terrace and garden. Adjacent is the Green room, which is a spacious yet cosy space that enjoys a wood burning stove, a bay window with window seat below and two further windows to the west elevation. There is a built-in bookshelf and a shelved display recess.

The dining room is a fabulous space for entertaining and is of very generous proportions. There is an ornate ceiling cornice, woodburning stove, bay window to the rear and additional windows and glazed door to the side elevation. The family kitchen is close by and consists of a good range of fitted storage units with stainless steel and/or granite worksurfaces. There is an oil-fired Aga, integrated dishwashers, and ample room for a table and chairs. Large windows to the east allow plenty of natural light in. In addition to the family kitchen is a useful entertaining kitchen, which is fitted with an excellent range of stainless-steel units, twin sinks, a gas range cooker and modern appliances.

There is a sunny west facing ground floor double bedroom, which has a glazed door opening out to the garden and a modern en suite bathroom, comprising bath, separate shower cubicle, twin sinks and WC.

Ancillary rooms to include a small office, stores, utility room, boiler room and two WC's, complete the ground floor accommodation. Steps lead down from the inner hall to an impressive barrel-vaulted cellar that offers two rooms, presently used as a wine store and gun room.

On the first floor seven double bedrooms can be found. All bedrooms are of good proportions and offer unique features, such as the barrel-vaulted ceiling found in 'Criffel', or the charming sun room attached to 'Oswald'. The two bedrooms to the southernmost elevations enjoy deep bay windows and glorious views over the garden. All bedrooms have en-suite bathrooms, comprising showers over baths, apart from 'Kindar', which has a small en-suite shower room.

In all, the property extends to over 8,000 square feet.













































# OUTSIDE

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The property is approached via a shared driveway that culminates in a generous gravelled driveway with ample parking and turning areas. It is worth noting that Cavens has ownership of the driveway and shares it with four neighbouring properties.

Cavens sits within approximately 6.7 acres of grounds that wrap around the house and which offer excellent levels of privacy. The gardens are well established and predominantly laid to lawn with mature hedging, shrubs and bushes, established trees and borders, flower garden, a chicken coop, dog run and a timber shed. The biomass boiler (100kw) is housed in a new purpose built building with pellet storage for up to 10 tonnes of pellets.





# LOTS 2, 3 & 4

## Lot 2: Former gardener's cottage

An exciting opportunity to develop this detached stone dwelling, creating a unique one-bedroom residence. Local authority Dumfries and Galloway Council, planning reference 14/P/3/0228.

The property is located to the south of Cavens and accessed via the shared driveway. It will have private parking and a small garden area.

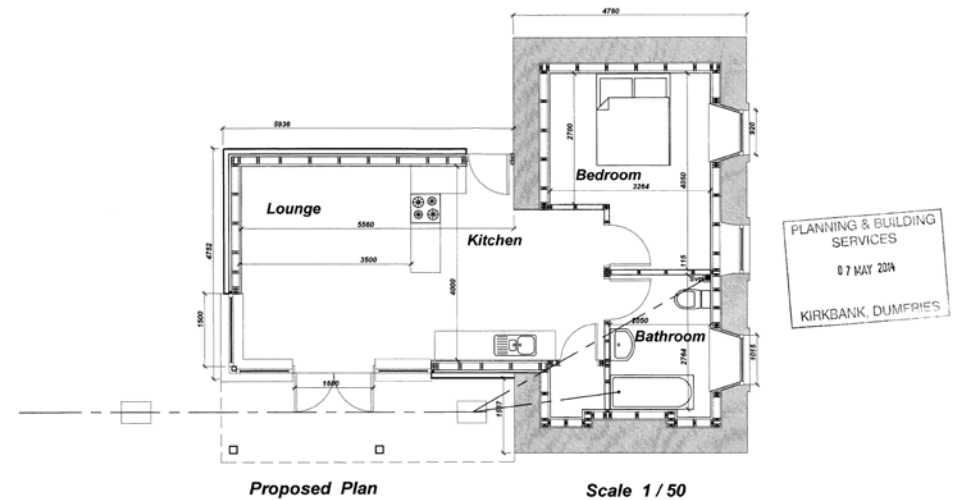
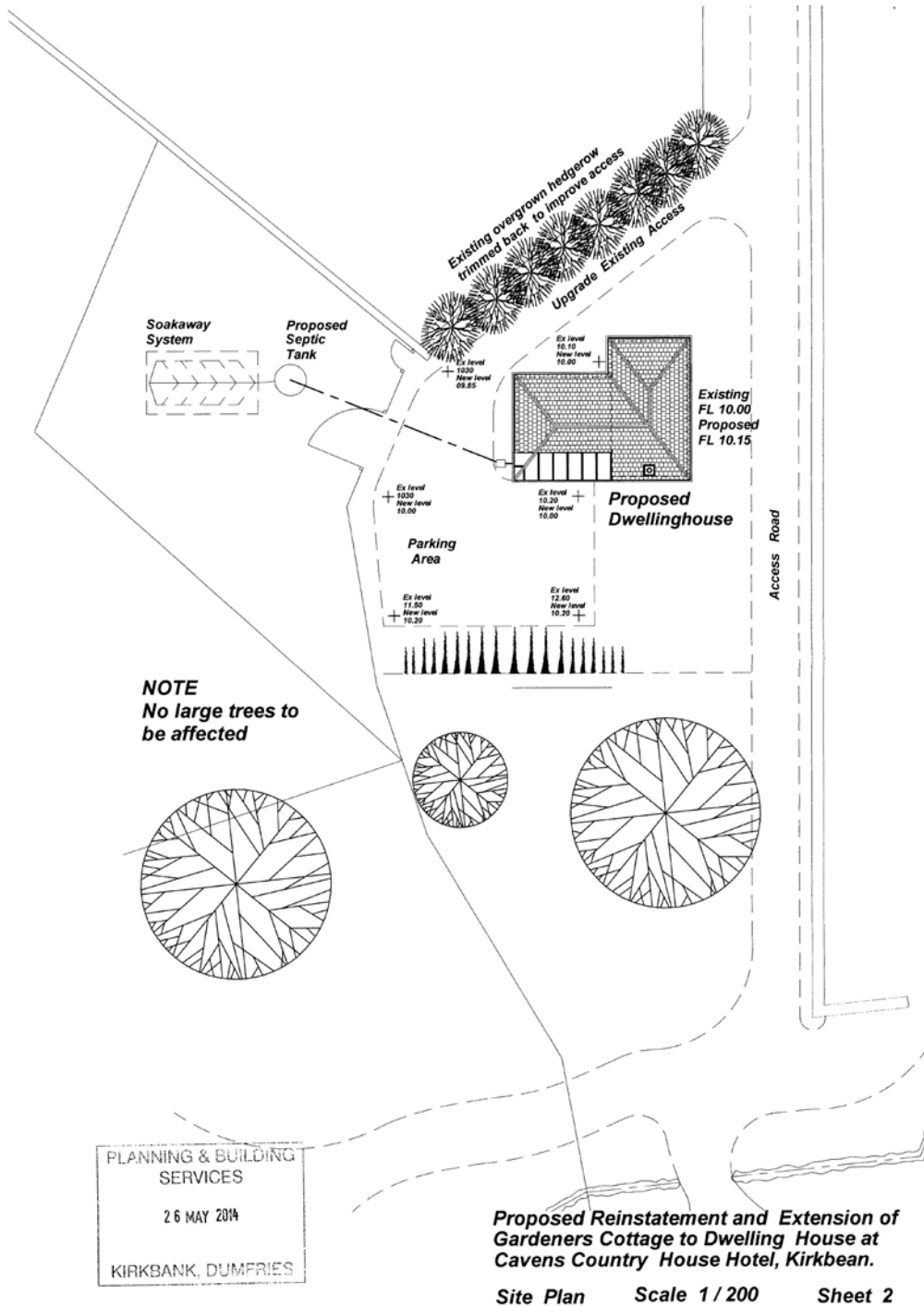
Planning permission is in perpetuity as the drainage works have started, and services are available nearby.

## Lot 3: Adjacent field

Accessed via the shared driveway and extending to 7.34 acres. The field is fully enclosed and suitable for grazing. It is also fed by a stream that has never knowingly run dry.

## Lot 4: Going concern

The existing business to include most contents, the website and ongoing bookings. Inventory to allow continuation of the business from day one. Transfer of the 10 years of commercial property RHI payments remaining (please note that we have not had sight of the RHI contract and cannot verify this to be exact).



**Proposed Reinstatement and Extension of Gardeners Cottage to Dwelling House at Cavens Country House Hotel, Kirkbean.**





Lot 3: Adjacent field - 7.34 acres











# INFORMATION

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## Local Area

The area offers wonderful sporting and recreational opportunities and is well known for its mild climate and long growing season. There are numerous lochs and rivers locally providing fishing as well as salmon and sea trout fishing on some of Dumfriesshire's larger rivers such as the Nith and Annan. The area is perfect for cycling and mountain biking and is an idyllic location for walkers with numerous coastal walks, and hill walking in the nearby Galloway Hills and Forest.

Communications to the area are very good. There are railway stations in Dumfries and Lockerbie and the M74 motorway network can be reached in about 35 minutes by road. There are regular flights to other parts of the UK, Ireland and continental Europe from Prestwick Airport, which is about 1.5 hours' drive north, and both Edinburgh and Glasgow can be reached in less than 2 hours.

## Services:

Mains electricity and water, and a biomass boiler provides heating (back up oil boiler) Private drainage to septic tank (registered with SEPA)

Fixtures and fittings: Certain contents may be available by separate negotiation.

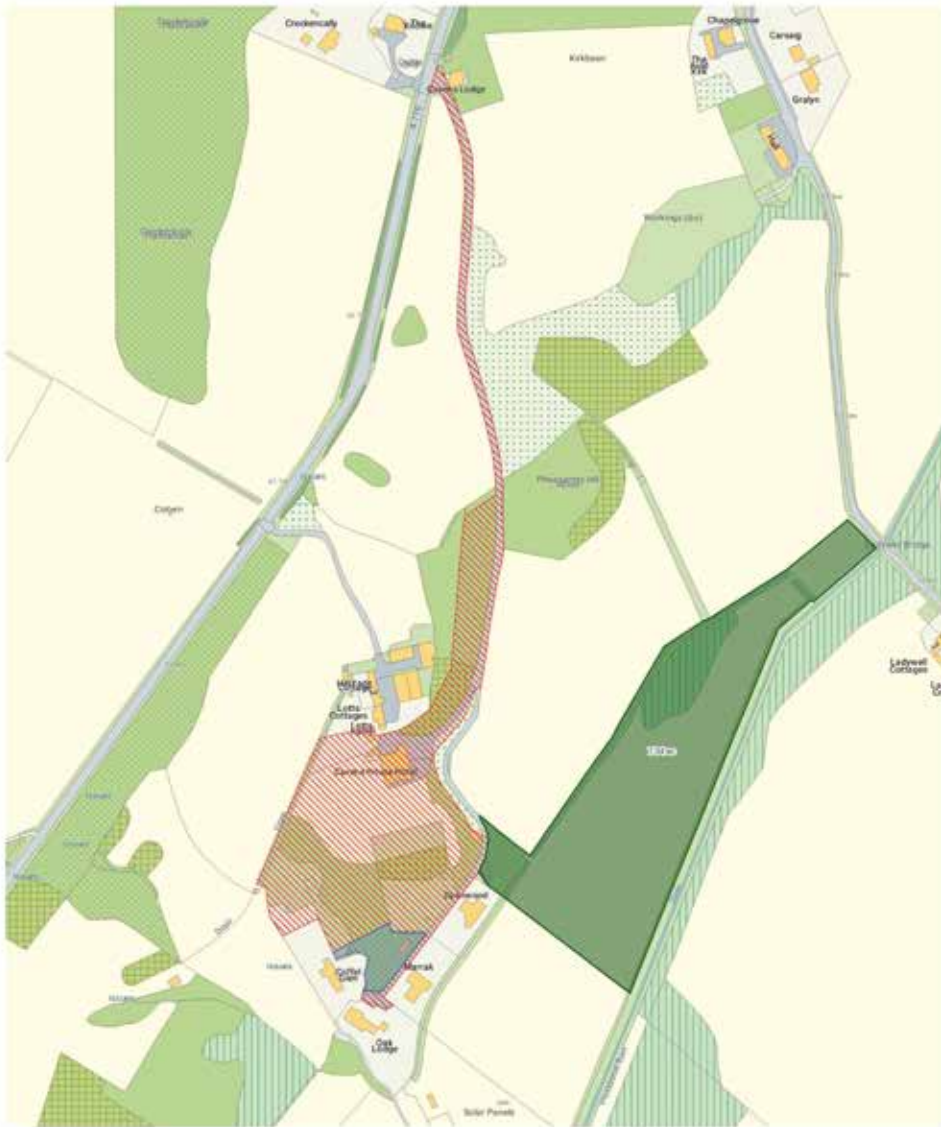
Local Authority: Dumfries & Galloway Council –presently rated for business use.

EPC: F

Home Report: A copy of the Home Report is available on request from Fine & Country South Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to [southscotland@fineandcountry.com](mailto:southscotland@fineandcountry.com)

Viewings: Strictly by appointment with the sole selling agents, Fine & Country South Scotland.



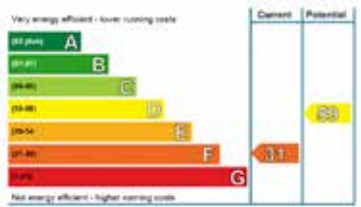
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GROSS INTERNAL AREA  
 BASEMENT: 592 sq. ft, 55 m<sup>2</sup>, 1ST FLOOR: 4,377 sq. ft, 407 m<sup>2</sup>  
 2ND FLOOR: 3,225 sq. ft 300 m<sup>2</sup>  
 TOTAL: 8,194 sq. ft, 762 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed









# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices across four continents, we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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