



The Hermitage  
Colvend | Dalbeattie | Kirkcudbrightshire | DG5 4QD

# THE HERMITAGE





# KEY FEATURES

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- Outstanding, unique 5 bedroom modern family home
- Exceptional quality throughout
- Bespoke fixtures and fittings to every room
- All main rooms enjoy views over terraced gardens and the White Loch
- Boathouse, jetty, with summerhouse overlooking the loch
- Idyllic rural location with superb outlook
- Garden grounds extend to approximately 3.31 acres
- Detached triple garage
- Local grocery shop located an easy ten minute walk along the private lane
- Excellent road and rail links within easy reach

The Hermitage is an exceptional residence of approximately 4,714 sq. Ft and is located on the outskirts of the popular village of Colvend, on the Solway Coast in South West Scotland, conveniently located to Dumfries, Castle Douglas and Dalbeattie. Colvend has a warm and friendly community with village shop and village hall.

Expertly designed to the very last detail by the present owners, and meticulously built, the property has been finished to an exquisite standard incorporating bespoke joinery evident throughout, a handmade solid wood kitchen, Mozolowski & Murray windows to the kitchen/family room, high ceilings and superb views from nearly every room.

As you would expect from a house of this calibre, The Hermitage offers an extensive range of modern features, full security with alarm and CCTV system, underfloor heating to the ground floor, solar panels and much more.

The property is set behind an electric gate and approached via an attractive sweeping driveway offering parking for numerous vehicles and with access to the triple garage with storage room.

Primary access to the house is gained via double doors to the entrance vestibule, with bootroom/WC off, and an internal door that opens into the most magnificent reception hall, with parquet effect flooring, hidden cloaks cupboard, double height ceiling and a magnificent handmade oak staircase that sweeps up to the galleried landing above.

An attractive barn-style sliding door opens into the heart of the home; the fantastic open plan kitchen/dining/family room.

The kitchen was built by the reputable Hiddleston Joiners and comprises handmade solid wood cabinets under granite worksurfaces. There is a feature elm arch over the gas fired range cooker, and a sizeable island with breakfast bar and undermount Belfast sink. Integrated appliances include a freezer, dishwasher and wine fridge. There is an air-conditioned pantry with significant shelving all round.

A spectacular five-metre-wide sandstone arch separates the kitchen from the dining and living areas. The floor is tiled in beautiful and large 'Jerusalem Limestone' slabs throughout this space; underfloor heating, a gas stove and eleven metres of glass wall heats the entire area. This superb space is filled with natural light and boasts bespoke sliding glazed panels by Mozolowski & Murray along the rear, which lead out to the raised decked terrace, as well as additional full height windows to the side elevation.

The drawing room can be accessed from the kitchen/dining/family room via a sliding barn door, or via double, glazed doors from the hall. This lovely reception room is generous in size and features a wood burning stove in a sandstone surround, and French doors that open to the terrace.



















There is a further reception room, presently used as a large, yet cosy sitting room, which offers a wood burning stove in a limestone surround and has French doors that open to the terrace.

The principal bedroom suite is located on the ground floor and is a wonderful space with a double height vaulted ceiling and a triple aspect, including full height window in front of the bed overlooking the garden and the loch, a broad side window and an additional glazed door to the terrace. It is semi open plan to a fabulous en-suite bathroom, comprising a two-person bathtub with handheld shower attachment, twin sinks set in a vanity unit and a generous walk-in shower with rainhead attachment. There is a separate WC, and storage is provided via a sizeable dressing room with fitted solid oak cabinetry, and a separate built-in wardrobe.

A useful office/study, fitted utility room and a stylish cloakroom/WC, complete the ground floor accommodation.

#### FIRST FLOOR

The galleried landing enjoys angular ceilings and exposed beams and gives direct access to the three generous bedroom suites, all of which enjoy fabulous views over the garden and loch. There is also a smaller study/5th bedroom with large velux window.

One of the bedrooms has a wall of fitted wardrobes and bifold doors to a Juliet balcony. The en suite shower room has a tiled surround and features a WC, wash hand basin set in a vanity unit and a large cubicle with rainhead and handheld attachments.

A short passage from the landing, with built-in cupboards either side, leads to another attractive double bedroom, with a wall of fitted wardrobes and direct access to a charming, covered balcony. The en suite shower room has a tiled surround and features a WC, wash hand basin set in a vanity unit and a large cubicle with rainhead and handheld attachments.

The final double bedroom enjoys a dual aspect, a Juliet balcony to the side elevation and a built-in cupboard. The en suite shower room has a tiled surround and features a WC, wash hand basin set in a vanity unit and a large cubicle with rainhead and handheld attachments.

The family bathroom is an excellent size and comprises a generous shower cubicle, WC, wash hand basin set into a vanity unit and a deep free standing claw foot bath with handheld shower attachment. Windows to the rear give views over the loch.















## Outside

The property is approached along a quiet lane from the main road and sits at the end of the lane in a prominent and private position, accessed via an electronically operated gate. The tarmac driveway leads down to a large, gravelled parking and turning area to the side of the house, and also gives access to a lower parking area and to the detached garage.

The property sits in approximately 3.31 acres of well-tended established grounds, to include terraces, lawned areas, areas of woodland and even a croquet lawn. The garden enjoys the sun for much of the day and offers several spots to enjoy the open views over White Loch, including the fabulous raised decked terrace.

There is a wooden boathouse, jetty and slipway to the loch. Also on the shoreline is a charming timber and glazed summerhouse, an ideal spot for entertaining and wildlife spotting.

The detached garage has electronically operated doors, power and light and an adjoining storeroom. There is also a plant room built into the house itself and accessed from outside. Underneath the raised terrace, and accessed from the garden, is additional open storage.







# INFORMATION



## Local Area

The Hermitage enjoys a private and elevated position on the edge of White Loch, within close proximity of Rockcliffe and the Solway Coast in South West Scotland, yet is still within easy reach of facilities in the nearby sailing village of Kippford, Dalbeattie, Castle Douglas and Dumfries.

Colvend is a charming village that offers a village shop and public hall at the bottom of the lane, an 18-hole golf course no more than one mile away, as well as many coastal paths. Colvend School supports the local community and the nearby town of Dalbeattie offers a number of amenities including secondary schooling, shops and cafes, while Dumfries, some 13 miles away, offers a large range of facilities including a very good hospital and a university campus.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and a wide range of outdoor pursuits. The Solway Coast is popular with sailors and nearby Kippford has safe moorings.

Transport links to the area are very good. There is a main line railway station in Dumfries, and there are regular flights to the rest of the UK, Ireland and Europe from Prestwick Airport, which is about 1 ½ hour's drive to the north. Edinburgh and Glasgow can be reached in around two hours.

Directions: In Colvend, take the lane that runs up the right-hand side of the public hall. Follow this lane to the very end, and the entrance for The Hermitage is straight ahead of you.

What3words: ///spenders.votes.promote

## Services:

**House:** Mains electricity, mains water supply, underfloor heating to the ground floor (in the hall both recirculating and electric for choice), radiators to the first floor, private drainage to septic tank (registered with SEPA). Solar panels provide hot water. Broadband – currently supplied by Scotphone. We advise anyone wishing to check the broadband speed to use the following website: <https://checker.ofcom.org.uk/>

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

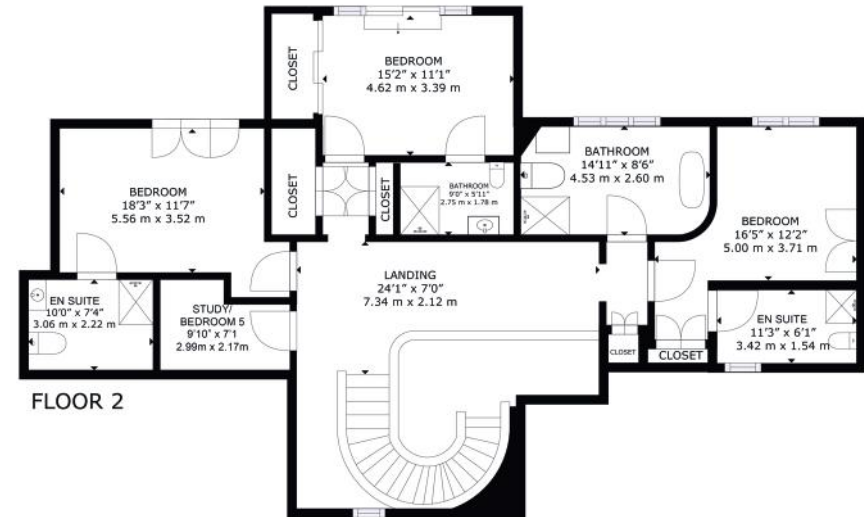
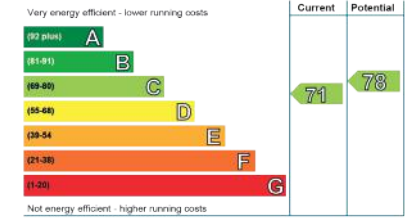
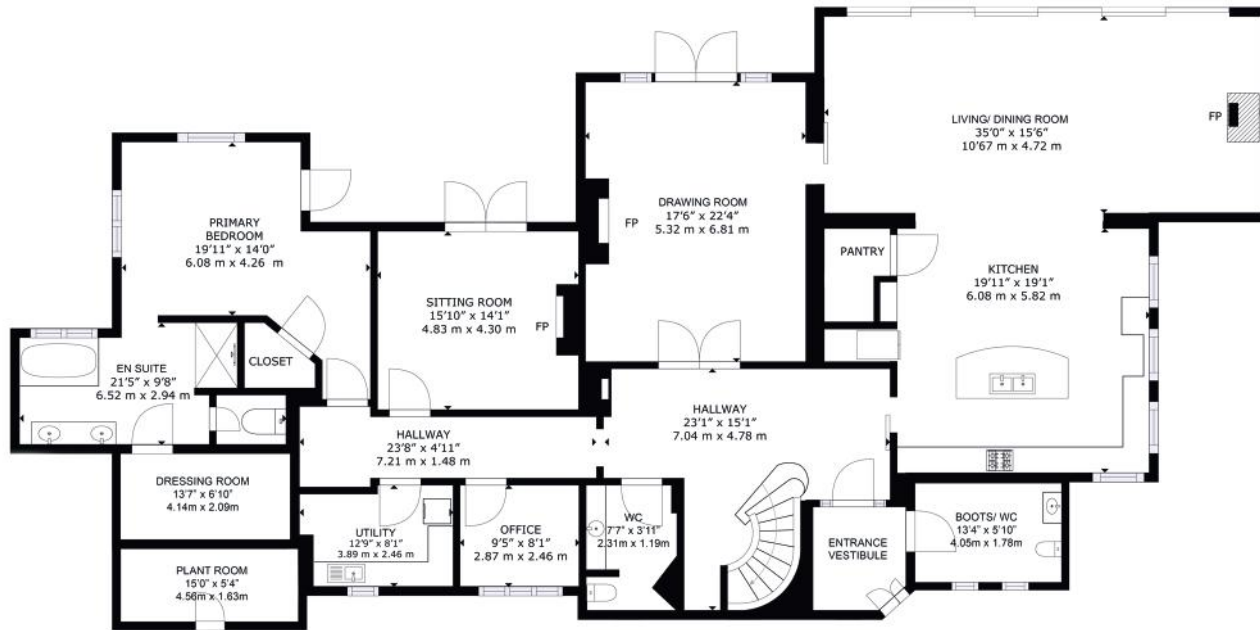
**Local Authority:** Dumfries & Galloway Council – Council Tax Band G

**EPC:** C

**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.



GROSS INTERNAL AREA  
 FLOOR 1: 3,073 sq. ft, 285 m<sup>2</sup>, FLOOR 2: 1,641 sq. ft, 152 m<sup>2</sup>  
 TOTAL: 4,714 sq. ft, 437 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





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THE FINE & COUNTRY  
FOUNDATION

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Fine & Country South Scotland  
206 Etrick Riverside, Dunsdale Road, Selkirk, Selkirkshire TD7 5EB  
01896 829 569 | 01387 460 180 | southscotland@fineandcountry.com

