



Nithbank House  
Thornhill | Dumfriesshire | DG3 5AP



# NITHBANK HOUSE







# KEY FEATURES

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- Superb Georgian family home
- Additional detached one bedroom cottage
- Approximately 10.38 acres in all
- Various outbuildings
- Presently run as a 5 star Gold B&B
- High level of privacy with outstanding views
- Elevated riverside setting
- Renewables - Biomass boiler and Air Source Heat Pump
- Idyllic rural location, and yet within walking distance of Thornhill's local amenities
- Excellent road and rail links within easy reach

Nithbank House is a superb and beautifully situated C Listed Georgian property set in approximately 10.38 acres of glorious grounds, with impressive open views over the River Nith to the Keir hills to the west.

With river frontage and a mix of land including formal gardens, an ancient woodland glen, cascading ponds, a walled garden and former tennis court, the house is set within its own 'micro-estate'.

Dating back to the 1790's, Nithbank was built with the same characteristic pink sandstone as nearby Drumlanrig Castle, and was the private residence of Thomas Yorstoun, the Chamberlain to the 4th Duke of Queensberry. An inscription of "TY 1809" is seen above the entrance relating to when Dr Yorstoun passed away. His wife and family remained at Nithbank for over 100 years.

Nithbank House has been thoughtfully updated by the present owners and enjoys a private, elevated position with river frontage and tremendous views. The present owners have also developed the garden, opening it up and introducing new and attractive features as well as acquiring an additional field and woodland, to bring it back to what was there when the house was originally built.

The main house provides flexible and substantial accommodation over three floors, with scope for continued use of the successful 5 star Gold B&B business, or equally to be a generous family home. The detached one-bedroom cottage is in the former walled garden and would make an ideal holiday let or permanent residence. There are a range of outbuildings to provide general storage and garaging and a newly constructed oak frame barn that houses a smart home office and separate area for the biomass boiler and wood pellet store.

## **Nithbank House**

The property is approached via a gated and pillared entrance and a long, sweeping tarmac driveway that culminates in a generous gravelled turning and parking area to the front of the building.

Double doors open into the vestibule, where glazed inner doors lead into the hall. Off the hall is a stylish cloakroom/bootroom, with fitted storage, cloaks area and vanity unit. There is a laundry room and WC off.

The kitchen/morning room is located in the East wing of the house and the room runs the full depth of the house. The kitchen area is fitted with an excellent range of modern shaker style units with complementary worksurfaces, stainless steel sink including hot tap and integrated dishwasher. There is a central island with solid wood surfaces and a breakfast bar, and a door leads to the side porch and entrance. The morning room area is presently used as an office space featuring a beautiful curved wall, and has a multifuel stove set in an ornate surround.

There are three reception rooms on the ground floor. The dining room is another lovely bow-ended room, with parquet floor, a sandstone fireplace and a glazed door leading out to the terrace and garden. This room leads through to the drawing room, which is a bright and spacious room with bay window and additional large window to the side elevation, giving impressive views down to the river and beyond. There is a parquet floor and an open fire set in a stone surround. A door from the drawing room leads through to the billiard room, which is a flexible use room with windows to the front and side, and built-in window seat.

A storage room, housing the hot water tanks, completes the ground floor accommodation.

As you ascend the stairs there is a cosy reading nook at half landing level, with built-in bookshelves. On the first floor, six double bedrooms can be found (two with ensuite bathrooms), along with the family shower room. The two principal suites boast fabulous views either over the lawn, field and Lowther hills, or over the River Nith to Tynron Doon and the Nithsdale Valley beyond, and they feature superb, contemporary ensuite bathrooms with freestanding baths, large walk-in shower with rainhead attachments and high quality sanitaryware. Two of the rooms feature lovely bow-ended walls with far reaching views and the remaining two bedrooms offer views over the front lawns and field. The shower room is modern yet traditional, in keeping with the history of the building, and comprises a large walk-in shower with rainhead shower attachment, WC and wash hand basin.

As you climb the stairs again, a modern shower room is found at half landing level. The second floor then offers a selection of multifunctional spaces. There are four well-proportioned rooms at this level, two of which are currently being used as a double bedroom with adjacent dressing room. This floor would make an ideal self-contained teenage 'wing' or equally could be suitable owner's accommodation should the property be run as a business again in the future. A box room, used for storage, completes the accommodation.

In all, the property extends to just under 7000 square feet.























### Nithbank Cottage

This charming detached single storey cottage sits in the former walled garden close to the entrance to Nithbank House and boasts its own private gated entrance and driveway. Renovated to an extremely high standard by the present owners, it offers bright and modern double-glazed accommodation with high quality fixtures and fittings.

The property can be accessed via the front door or via the French doors to the conservatory. The hallway gives direct access to the bedroom, shower room and kitchen/living room and also has a cupboard housing the washing machine and controls for its air-source heating system. The kitchen area comprises an excellent range of modern fitted units with sink, integrated slimline dishwasher and integrated fridge/freezer. There is also an electric range cooker. Windows look out to the garden, and there is a modern multifuel stove to the living area. A glazed door leads through to the dining conservatory, which is glazed on three elevations and has direct garden access. The double bedroom is generous in size and there is a modern shower room, with large walk-in shower, WC and a wash hand basin set into a vanity unit.









### Outside

The property is accessed via a gated and pillared entrance from the road (B732), with a tree lined driveway that culminates in a gravelled turning and parking area to the front of the house.

Nithbank House is set in just over 5 acres of beautifully tended garden grounds, boasting open views over the river to Tynron Doon and the Nithsdale Valley, and river frontage. The grounds include expansive lawned areas, paved terraces, cascading ponds, mature shrubs and established borders and trees, a former walled garden with orchard, raised vegetable beds, fruit bushes and a potting shed, and an ancient woodland glen. There is direct access to the paddocks, which extend to approximately 5 acres. Approximately 10.38 acres in all.

### Old Stables

This building offers a unique entertaining space on the upper level, with timber floor, woodburning stove, exposed stone walls, storage units and power/light. To the lower level are various stores, now in need of some repair. This building has lapsed planning permission for conversion to residential use, which could be reinstated subject to consents.

### Coach house

An attractive stone building under a slate roof, with former byre and garaging. Again, this could be suitable for conversion, subject to the necessary planning consents.

### Oak framed barn

A newly constructed, timber clad oak frame barn with Burlington slate roof. This delightful building offers an insulated home office space with French doors to the courtyard, and houses the biomass boiler and a wood pellet store.

### Local Area

Nithbank enjoys a private and rural position in the heart of the Dumfriesshire countryside yet is still within walking distance from the thriving village of Thornhill. Various amenities can be found in Thornhill including a wide variety of retail units to include clothes shops, a pharmacy, hairdressers, gift shops, cafes, food stores and pubs/hotels. There is also a garage, petrol station and a small cottage hospital. Wallace Hall Academy in Thornhill incorporates secondary, primary and nursery education.

Dumfries (approximately 15 miles south) offers a full range of facilities and amenities including a university campus and an excellent hospital.

The area is well known for salmon and trout fishing in the River Nith and its tributaries, also for its hill walking opportunities. There is also fantastic horse riding, hiking and mountain biking available on the doorstep. The spectacular Drumlanrig Castle, home of the Duke of Buccleuch and Queensberry is close by with extensive grounds, gardens and frequent guided tours of its historic buildings as well as annual events such as the Galloway Country Show.

There are other close transport links with Junction 15 of the M74 a short drive away and Edinburgh and Glasgow are easily reached. The M6 and M74 networks are also accessible at Moffat, Gretna and Lockerbie.



# INFORMATION



What3words: /// track.outgoing.romantics

## Services

House: Mains electricity, mains water supply, radiators heated by water from biomass boiler, private drainage to septic tank registered with SEPA. Fibre broadband (800MB).

Cottage: Mains electricity, mains water supply, air source heating with electric wet radiator system. Private drainage to septic tank registered with SEPA. Fibre broadband (500MB).

## Fixtures and fittings

Certain items may be available by separate negotiation; an inventory can be provided.

## Local Authority

Dumfries & Galloway Council – Council Tax Band H (House). The cottage is rated Council Tax Band B.

## Home Report

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

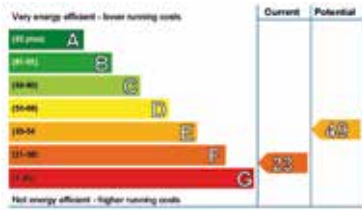
## Offers

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

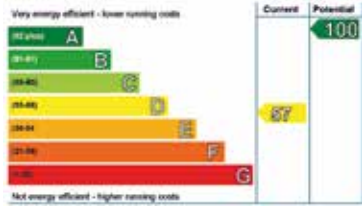
Strictly by appointment with the sole selling agents, Fine & Country South Scotland.

Main house

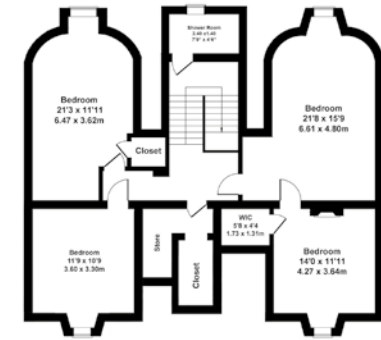


**Nithbank**  
 Approximate Gross Internal Area  
 6953 sq ft - 646 sq m

Cottage



COTTAGE



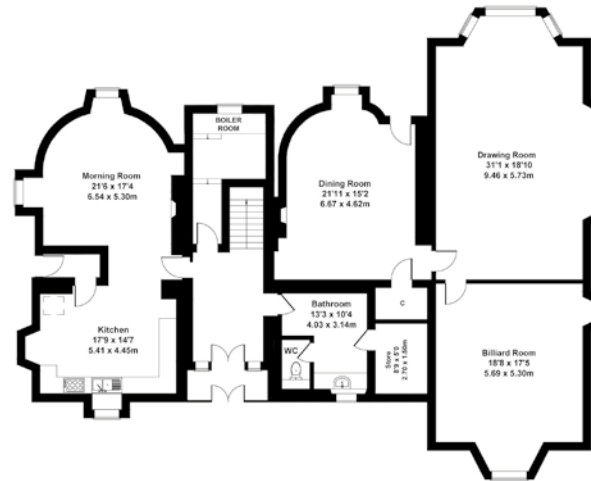
SECOND FLOOR



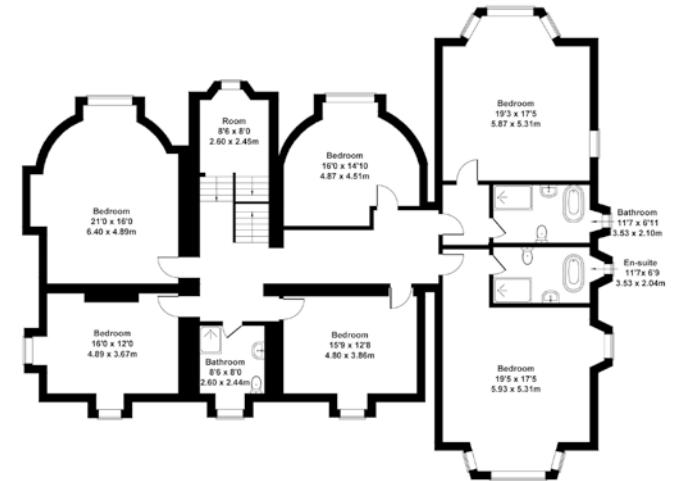
NEW BARN

OLD BARN

COACH HOUSE



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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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 13.05.2024





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