



Oakbank
Shawhead | Dumfries | Dumfriesshire | DG2 9UQ

OAKBANK







KEY FEATURES

- Highly impressive former farm steading
- Comprising 3-4 bedroom house and an additional 3 bedroom cottage
- High quality fixtures and fittings throughout, with many bespoke features
- Beautiful grounds extending to approximately 4.39 acres
- Grounds include formal gardens, orchard, woodland and a stretch of the Old Water
- Garage, studio and additional outbuildings
- Idyllic rural setting, close to Dumfries

Oakbank is a beautifully situated property set in well-tended garden grounds, with lovely views over the surrounding countryside.

This former farm steading is located just outside the popular village of Shawhead, close to Dumfries. It was completely rebuilt by the present owners between 2000 and 2002, and now offers two impressive, detached properties, a studio, garaging and a byre. Due to the layout and set up of the space on offer there is an excellent business/lifestyle opportunity here, or equally ample space for dependant relatives.

Oakbank has been meticulously designed and built, with superb features to include solid oak cabinetry, curved doors, skirtings and balustrade, wood burning stoves, bespoke ceramic tiles by potter Jason Shackleton and ornate wooden carvings.

Set back from the road, the property is accessed via a gated tarmac driveway, culminating in a charming, paved courtyard with ample parking and turning, and a separate parking area adjacent to The Mill.







Oakbank

Accessed via a few steps, the front door opens into a welcoming entrance vestibule, with tiled floor, window to the side elevation and direct access to a cloakroom/WC and fitted utility room. A door then leads into the lovely kitchen/family room, which is the heart of the home. The bespoke solid oak kitchen was designed by Tommy Hiddleston and features granite worksurfaces, integrated appliances, an Aga, a central island, and a shelved pantry. Also within this room is a relaxed living and breakfasting area with open fire and there is direct access to the main hall and garden room.

The garden room is a delightful space, with a double height ceiling, tiled floor and glazing on three elevations. Three sets of double doors lead directly out to the garden and this room also features bespoke windowsill tiles made by Jason Shackleton (also evident in other areas within the house). Double, internal doors give access to the sitting room, which can also be accessed from the main hall.

The sitting room is well proportioned and boasts a dual aspect as well as a multifuel stove. There are presently two generous offices on the ground floor, both of which have wood burning stoves, solid oak bookshelves and lovely views over the garden. One or more of these rooms could easily lend itself to being a bedroom if required.

As you ascend the stairs to the first floor you come to a bright and spacious first floor landing, featuring bespoke wood carved panels to the walls. There are three generous double bedrooms on the first floor, all of which have fitted wardrobes, bay windows and attractive views over the garden and surrounding countryside.

The principal bedroom boasts a deep walk-in wardrobe as well as an additional wall of fitted wardrobes. It also has a charming ensuite bathroom, with bespoke heritage style fittings, steps that lead up to a free-standing bath with handheld shower attachment, and tiles by Jason Shackleton adorn the walls. The family bathroom, comprising bath with handheld shower attachment, separate shower cubicle and bespoke tiling to the walls, completes the internal accommodation.











The Mill

The Mill is a superb, detached cottage located within the courtyard, boasting its own parking area and private garden space. Presently used for visiting family and friends, it would make the ideal holiday rental or a permanent home for multi-generational living and is in extremely good order throughout.

Internally, the hallway leads into a charming sitting room that enjoys a dual aspect and an open fire. Adjacent to the sitting room is a spacious kitchen/dining room, with shaker style units by Jonathan Avery, granite worksurfaces, island and exposed beams to the ceiling, as well as French doors that open into the courtyard. There is also a useful utility room with access to the garden, and a cloakroom/WC. A bright double bedroom, with built-in storage and an en-suite bathroom, completes the ground floor accommodation.

Upstairs, two further double bedrooms and a family bathroom can be found.

Externally, The Mill enjoys a sunny and fully enclosed paved terrace, ideal for al fresco entertaining.





OUTBUILDINGS

The Studio

This stone-built building is accessed from the courtyard and offers an ideal home office or artist's studio space. This double height room features built in storage and a sink, doors that open to the garden, and a mezzanine level.

Attached to the studio is a double garage, with external steps to a storeroom above, with built-in shelving.

The Byre

A further traditional stone building with three sets of doors to the courtyard. The byre is used for storage and has power and light, a log store and a potting shed.





OUTSIDE

Stunning landscaped gardens wrap around the properties, and they enjoy the sun for the majority of the day. The garden is fully enclosed with a combination of stone walls and hedging, so ideal for children and/or pets. The present owners are keen gardeners and they have created a wonderful outdoor space.

The garden around Oakbank has been lovingly designed and laid out, and it enjoys a southerly aspect. It comprises areas of lawn, gravelled pathways, terraces, an orchard, a vegetable garden with greenhouse, terraces and an array of mature shrubs and bushes, and deep flowering borders. A burn gently trickles through the garden and there is a pond that attracts an abundance of wildlife.

The grounds extend to 4.39 acres and include a generous area of woodland, carefully curated and tended to by the present owners. The Old Water runs through here, and there are many areas from which to sit and enjoy the peaceful surroundings.









Local Area

South West Scotland is well known for its mild climate, attractive unspoilt countryside and a wide range of outdoor pursuits.

The nearby village of Shawhead has its own small primary school. The nearest pre-school nursery is in Cargenbridge on the edge of Dumfries with the nearest secondary education available in Dumfries, with school transport available. Shawhead is situated just under 8 miles from Dumfries and is on a direct local bus route.

Oakbank is within 10 miles of Castle Douglas, with its array of specialist food shops, and 30-40 minutes drive from Kirkcudbright, 'Scotland's artists' town'. It is also only 20 minutes from Loch Arthur, with its BBC Food & Farming Award winning farm shop.

The surrounding area offers a wide range of country pursuits including sailing, horse riding, mountain biking, fishing, bird watching, shooting and numerous coastal and woodland walks. Oakbank is close to the Glenkiln Reservoir which offers excellent access to walking and cycling.

The A75 can be easily accessed by car within a few minutes' drive, and provides good links to the motorway both north and southbound.



INFORMATION

Oakbank

Mains electricity, mains water supply, oil fired central heating and underfloor heating to the ground floor, private drainage to septic tank (registered with SEPA). Broadband currently supplied by BT; fibre to the premises.

The Mill

Mains electricity, mains water supply, electric heating, private drainage to septic tank (registered with SEPA). Broadband currently supplied by BT; fibre to the premises.

We advise anyone wishing to check the broadband speed to use the following website:
<https://checker.ofcom.org.uk/>

CCTV, intruder alarm system, and external sensor-activated lights to the properties.

Fixtures and fittings

Certain contents may be available by separate negotiation.

Local Authority

Dumfries & Galloway Council

Council Tax Band

E (Council Tax n/a on The Mill at present)

EPC

D

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

Viewings

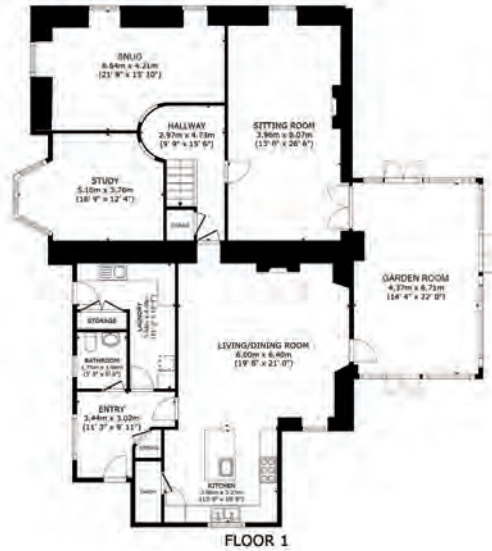
Strictly by appointment with the sole selling agents, Fine & Country South Scotland.

Rights of Access

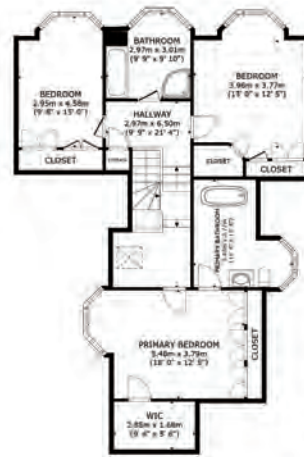
There is a traditional path (former church road), with pedestrian access only, located between The Mill and The Old Water (shown in grey on the boundary plan)



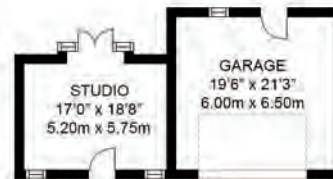
Oakbank



GROSS INTERNAL AREA
FLOOR 1 139.7 m² (2,130 sq ft.) FLOOR 2 99.2 m² (1,068 sq ft.)
TOTAL: 238.9 m² (2,518 sq ft.)



FLOOR 2



STUDIO
15'2" x 8'3"
4.34m x 2.53m



GARAGE FIRST FLOOR



TOTAL AREA GROUND FLOOR: 157 m², 1689 sq ft
TOTAL AREA FIRST FLOOR: 40 m², 430 sq ft

The Mill



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 85.9 m² (926 sq ft.) FLOOR 2 43.8 m² (471 sq ft.)
TOTAL: 133.7 m² (1,437 sq ft.)



FINE & COUNTRY

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.

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THE FINE & COUNTRY
FOUNDATION

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