



Dardarroch
Dunscore | Dumfries | Dumfriesshire | DG2 0TF

DARDARROCH







KEY FEATURES

- A fine, detached family home
- Extensive range of outbuildings including stabling
- Approximately 10 acres of grazing land (12.22 ac in all)
- 0.68 acre of amenity woodland
- Well presented accommodation throughout
- 2 bedroom first floor annexe
- Idyllic rural setting, yet only 10 miles from Dumfries
- Close to the thriving community of Dunscore
- Within easy reach of amenities, road and rail networks

Dardarroch is a fine country home, set in an elevated and private position with superb views over the surrounding countryside beyond. The property offers an excellent range of outbuildings and approximately 13 acres in total, and would be fantastic for equestrians, perhaps to be run as a livery, or for small scale livestock production.

Dardarroch started as a smaller farmhouse built in the 1700s, and was extended to the front in 1890, creating the impressive façade you see today. Internally, original Victorian features include the wrought iron staircase, fireplaces in the drawing room and sitting room and ornate ceiling cornices. It is worth noting that the property is double glazed throughout with a southerly aspect to the front, and it has oil fired central heating, with a new boiler also having been installed in 2024.

The accommodation in the house is laid out over four floors and includes a generous cellar and a self-contained two-bedroom annexe to the rear of the house.

Accommodation

The property is approached via a private access road from the B729 that leads to the pillared entrance and turning circle in front of the house, while a secondary driveway peels off to give access to the farmyard behind.

Sandstone steps with wrought iron railings lead up to the solid timber front door, which opens into the vestibule, where a glazed inner door leads into the reception hall. The hall features a tiled floor and impressive staircase, and direct access is given to the reception rooms, kitchen and utility room from here. There are three principal reception rooms on the ground floor. The drawing room is extremely striking and filled with natural light from the bay window. There is an open fire set within a marble surround and an arch leads through to the dining area, which features another open fire and French doors that open out to the patio and walled garden.

The sitting room also boasts a southerly aspect and a bay window to the front elevation, as well as a superb multi-fuel stove set within an ornate timber surround. The third reception room is presently used as an office and is very generous in size but could equally make an ideal playroom or ground floor bedroom, if required.

The inner hall leads past a modern, fully tiled wet room, to the family kitchen. The kitchen is fitted with an excellent range of solid wood bespoke cabinetry, with granite worksurfaces, undermount sink and built-in larder cupboard. There is a large gas hob with separate electric oven and grill, and ample room for dining furniture. Adjacent to the kitchen is what is known as the Keeper's Room, which is a cosy nook linking the kitchen to the utility room and to the ancillary rooms to the rear of the house. If required, the kitchen could be extended into this space to easily connect to the walled garden, subject to the necessary planning consents.

A door from the Keeper's Room opens into the generous rear lobby/boot room. From here access is given via external doors to the farmyard and to the garden. There is also a larder store and a coal/wood store. There is a generously sized flexible use room with attractive flagged stone floor and built-in shelving, which would make the ideal office or games room perhaps.

Also accessed from the rear lobby is the self-contained annexe. An internal door and carpeted stairs rise to an open plan kitchen/sitting room, with two double bedrooms and a shower room. This would be the ideal Airbnb, long term rental or space for extended family perhaps.

The cellar comprises of four large rooms, one of which houses the boiler and hot water tank. It is worth noting that the cellar has been tanked throughout.



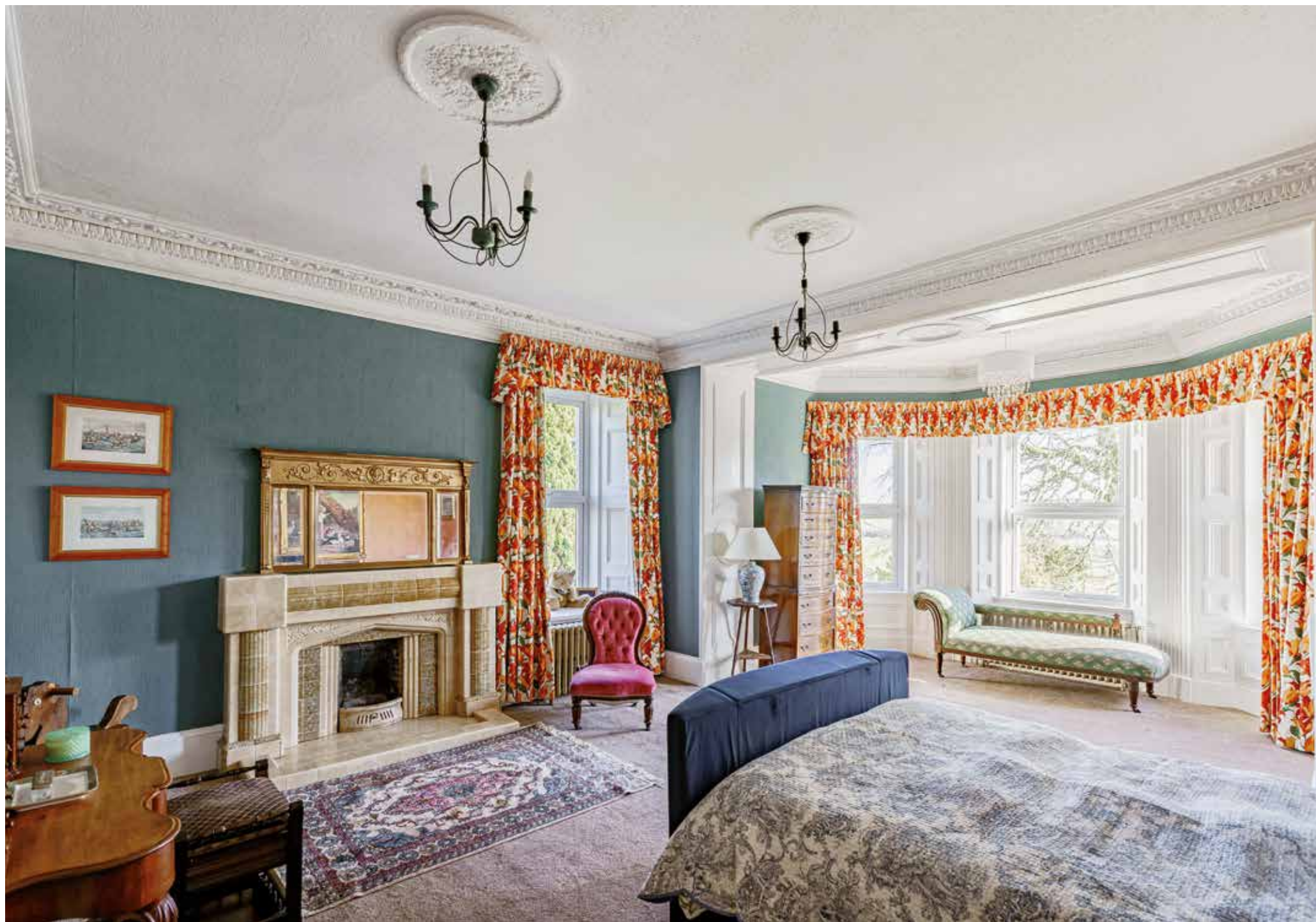














First Floor

The fine staircase rises to a light and spacious first floor landing with modern shower room accessed off a half landing. There are three large bedrooms on this floor. The principal bedroom is a very impressive room with superb views via a large bay window and an additional window to the side. There is an open fireplace in a tiled surround and a dressing area (with built in wardrobes and shoe storage) leads through to the ensuite bathroom. The ensuite comprises a large, deep bath, WC, wash hand basin set in a vanity unit and a corner shower cubicle with jets, lights and radio. The second bedroom also enjoys views to the front with a southerly aspect and has an ensuite bathroom, comprising bath with plumbing for a shower over, WC and wash hand basin set in a vanity unit.

The staircase continues to the top floor where two charming double bedrooms and a shower room can be found. Both bedrooms have little nooks/dens off them, which is a lovely feature, and this level of the house could make an ideal children's 'wing'.

In summary, this is an excellent family home with generous, flexible accommodation throughout, and must be viewed to be fully appreciated.







Outside

Garden

The driveway to the front of the house has a turning circle and is flanked by lawn, mature trees and bushes. There is a sunny and quite sheltered walled garden to the side of the house, which is the ideal space for a family. Predominantly laid to lawn, there are flowering borders, apple trees, and a built-in pizza oven and barbecue. The former greenhouse lends itself to being the ideal covered area for alfresco entertaining.

Farmyard

To the rear of the house, accessed by a separate driveway, are a range of outbuildings suitable for small scale livestock production or an ideal opportunity for an equestrian enthusiast looking to run a livery, especially with one of the sheds already having three large internal stables. The buildings comprise a mix of semi-modern and traditional buildings built of stone under slate or tin roofs, with a tin clad steel portal frame building, perfect for feed storage.

There is opportunity to convert some of the former byres and barns to residential accommodation if desired, subject to the necessary planning consents.

Land

The land extends to approximately 10 acres of grazing pasture. The land is largely stockproof and benefits from a natural water supply. The fields are accessed either directly from the rear of the property or from a gate by the pillared entrance to the house. Adjacent to the house is a small 0.68 acre amenity woodland with a substantial clearing in the centre.

BPS: The land is registered with Scottish Rural Payments however no entitlements are held.





Local Area

The property is located close to the small village of Dunscore, between Dumfries and Moniaive. This thriving community offers a range of amenities, including a community pub, GP practice, church, primary school and a nursery. Dardarroch is in the catchment area for Wallace Hall Academy, and the school bus stops in Dunscore.

The property lies approximately 10 miles from Dumfries town centre on the B729. A wide range of amenities can be found in Dumfries or nearby Thornhill and are easily accessed via bus. There are also various close transport links, including Dumfries train station, which provides links to Carlisle and Glasgow. The M6 and M74 networks are accessible at Moffat, Gretna, and Lockerbie.

The region is renowned for its outdoor pursuits, beaches, leisure facilities, social events, festivals, and history.

Directions

From Dumfries take the B729 off the A76 and follow this road through Dunscore. Approximately a mile after passing through Dunscore, the entrance to Dardarroch will be found on your right hand side.

What3words: ///carver.unstable.unlimited



INFORMATION



Services:

Mains electricity, mains water supply, oil fired central heating, drainage to septic tank (registered with SEPA). Broadband supplied by BT, with fibre broadband to the premises. Interlinked fire alarms.

Note: Please be advised that a new boiler was installed in 2024. The house and attached barn were reroofed in 2012, and all electrics were tested and upgraded where necessary, in 2024.

Additional note: The chandelier in the sitting room is not included in the sale.

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

EPC: E

Home Report: N/A on this occasion.

Viewings: Strictly by appointment with the sole selling agents, 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

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on facebook.com/fineandcountrysouthscotland and Instagram on [@fineandcountrysouthscotland](https://instagram.com/@fineandcountrysouthscotland).

Referrals: Fine & Country work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



CELLAR



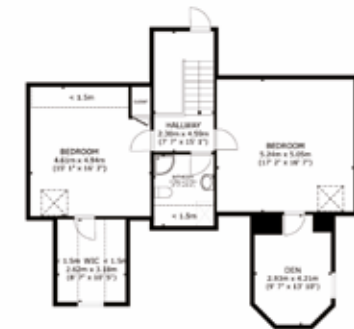
GROUND



FIRST FLOOR ANNEXE



FIRST FLOOR



SECOND FLOOR

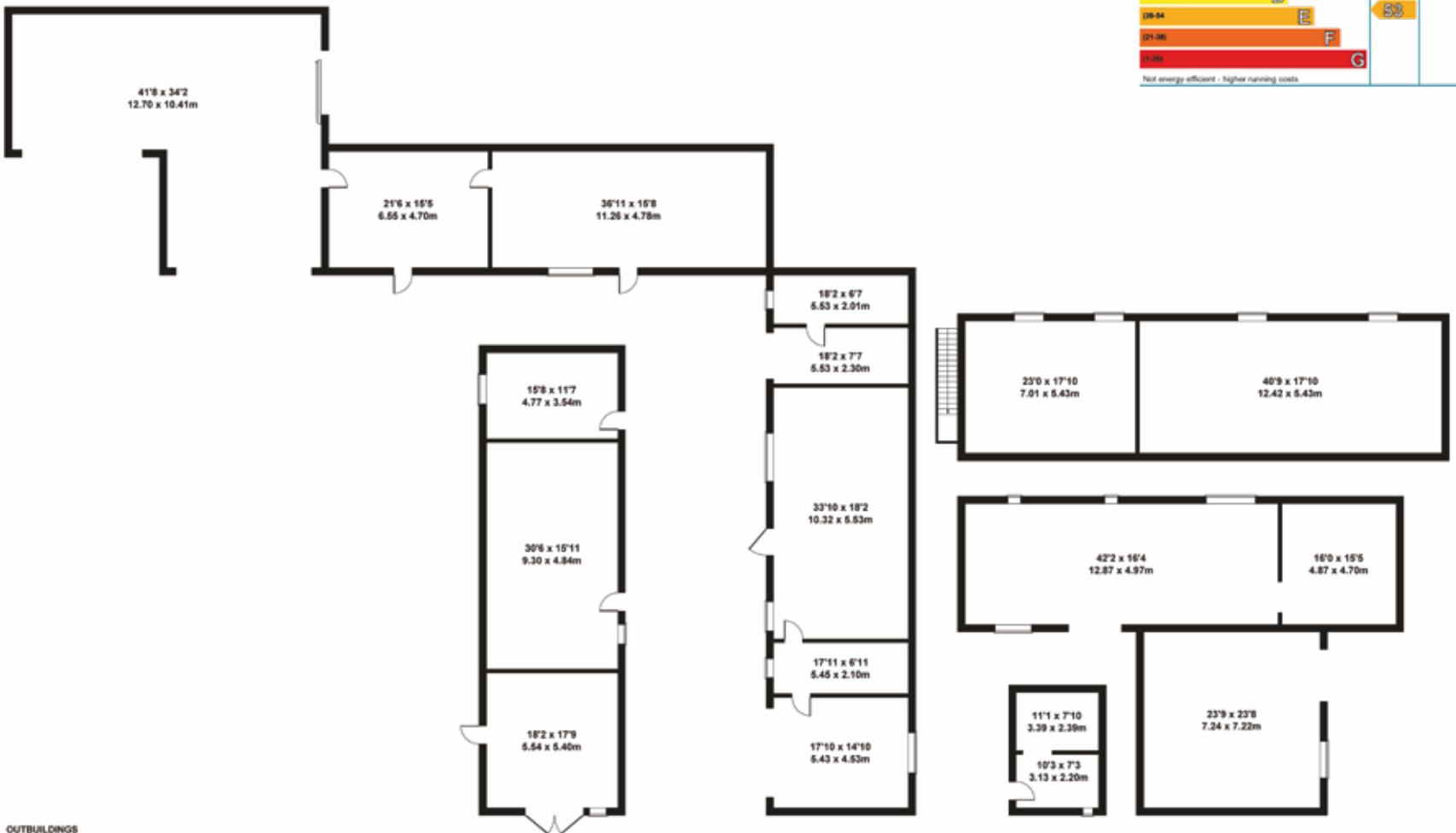
GROSS INTERNAL AREA
FLOOR 1 98.8 m² (1,064 sq.ft.) FLOOR 2 225.2 m² (2,424 sq.ft.) FLOOR 3 83.1 m² (894 sq.ft.)
FLOOR 4 135.6 m² (1,460 sq.ft.) FLOOR 5 80.1 m² (863 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 7.8 m² (83 sq.ft.)
TOTAL : 622.9 m² (6,704 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Dardarroch

Approximate Gross Internal Area
7266 sq ft - 675 sq m



OUTBUILDINGS

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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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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.

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