



Blackaddie House Hotel
Sanquhar | Dumfriesshire | DG4 6JJ

FINE & COUNTRY

BLACKADDIE HOUSE HOTEL





Blackaddie House was originally built in 1540 as the Rectory to St Bride's Church and has been a much-loved family home before being transformed into a hotel some 60 years ago. The property is still run as a successful 4-star hotel, but the present owners have just obtained planning permission for change of use to a residential property, so it would equally suit becoming a family home once again if so desired. Since the business was acquired by the present owners in 2021, the property has undergone extensive refurbishment.

The accommodation on offer consists of the main hotel building with 6/7 letting bedrooms, 2 reception areas, a restaurant, various ancillary rooms and a sizeable 1 bedroom annexe attached. In addition, the adjacent L-shaped single storey barn conversion offers a high quality two-bedroom home, presently used as the owner's accommodation. There are three charming, attached cottages to the rear of the site, with ample parking, garden area and views down to the River Nith.

The grounds have been very well maintained and offer expanses of lawn, mature trees and shrubs and a productive fruit and vegetable garden, with raised beds, greenhouse and fruit cages.

Please note: The property is available as a whole or in up to five lots. For the avoidance of doubt the owner's accommodation (Lot 2) and the three cottages (Lots 3-5), will not be sold before the outcome of the sale of the Lot 1 is known.

Lot 1 - Main Hotel

Off the welcoming reception hall are two principal reception rooms. There is a formal dining room with space for approximately 40 covers, and a superb bar/lounge with open fire and contemporary fitted bar, and an adjacent garden room providing extra covers and direct access to the garden.

A fully equipped kitchen, laundry room, stores, office and small function room, complete the ground floor accommodation.

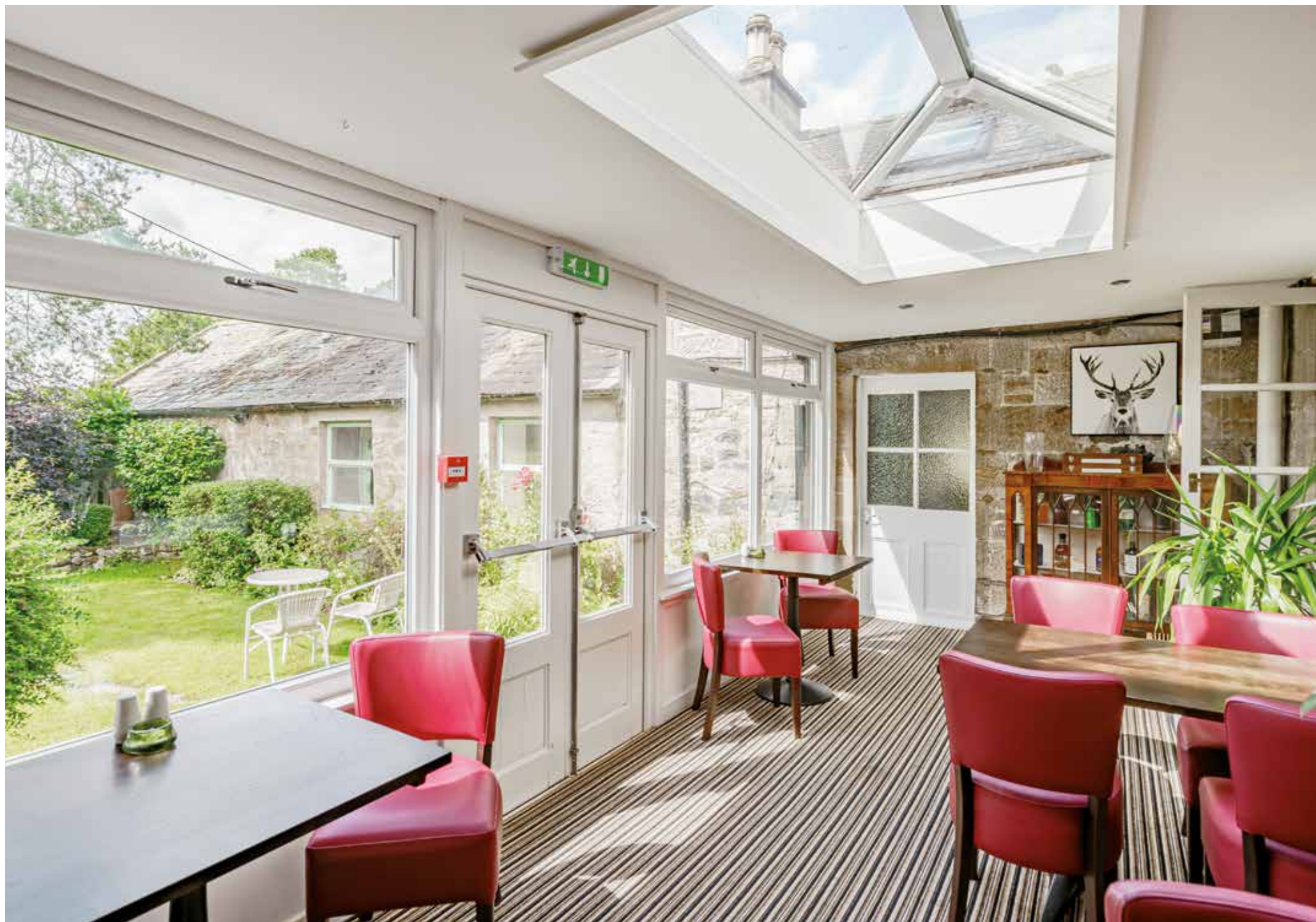
Upstairs there are six luxurious en-suite double bedrooms, four of which boast a jacuzzi bath and a separate walk-in shower.

There is also staff accommodation within the main building which offers private external and internal access, a generous sitting room, dining kitchen, double bedroom, dressing area and shower room.

Outside, there is a private driveway culminating in parking and turning areas, a generous garden laid to lawn and with mature trees, shrubs and direct access down to the river.



















Lot 2 - Owner's Accommodation

Comprising a stone built single storey barn conversion, which is attached to the hotel at one gable end, but offers full privacy. The property is finished to a high standard internally, offering a generous kitchen/dining room with exposed beams, shaker style units, central island, integrated appliances and double doors that open to its private garden. There is a large sitting room, again with direct access to the garden and a vaulted ceiling. There are two well-proportioned double bedrooms, both with fitted wardrobes and an impressive contemporary bathroom, which is fully tiled and lit by a large skylight above. The bathroom comprises a modern free-standing bath, large walk-in shower and circular sink within a vanity unit. While it is currently a two bedroom property, there is potential to make it a 3 bedroom cottage, incorporating the adjacent storage room.

The property enjoys a sunny private garden with area of lawn and fruit cages, and a private parking area for two vehicles.

The three stone-built cottages provide additional letting accommodation and comprise of two bedrooms each, all with garden area, views over the River Nith and a generous shared parking area.







Lot 3 – Minister’s Pool Lodge

Attached to the main hotel building but offering full privacy, this charming end terraced cottage enjoys an elevated position above the river, with the most impressive river and countryside views of the three cottages. There is a utility area, open plan kitchen/dining/sitting room with French doors to a private terrace overlooking the river, two bedrooms and a shower room comprising large walk-in shower, WC and wash hand basin.

Lot 4 – Crawickfoot Lodge

A sweet end-terraced cottage, with private lawned garden to the front, and river views. There is a utility area, large open plan kitchen/dining/sitting room with electric fire and French doors to the front elevation, two generous double bedrooms and a large bathroom comprising corner bath and level access shower.

Lot 5 – John Kerr’s Lodge

Deceptively spacious mid-terraced cottage, with private garden area and partial river views. There is a utility area, large open plan kitchen/dining/sitting room with French doors to the front elevation, two double bedrooms and a modern shower room comprising generous shower, WC and wash hand basin.







Outside

The property is accessed via a private road (giving access to one neighbour and to the local farmer), and then the driveway splits to parking at the front of the hotel and additional parking to the rear and behind the cottages.

The grounds extend to approximately 2.5 acres, with generous lawned areas, mature trees and direct access down to the River Nith. There are ample areas for alfresco entertaining overlooking the river. There is a productive and well-tended fruit and vegetable garden, with raised beds, greenhouse and fruit cages.

Local Area

Blackaddie House and Sanquhar sit in the valley of the River Nith, which is one of Scotland's well known salmon rivers, attracting a lot of fishing enthusiasts to the area.

The town offers a range of amenities, a swimming pool, post office, various pubs, primary and secondary schooling, doctor's surgery, dentist, a 9 hole golf course and the railway station connects to Dumfries, Glasgow and points in between. A broader range of facilities and schooling are available in nearby Thornhill (7.5 miles) and Dumfries (24 miles)

Sanquhar offers excellent road and rail links to the Central Belt. The M74 is under half an hour's drive away, there are airports at Prestwick, Glasgow and Edinburgh and mainline railway stations are in Glasgow, Lockerbie, Dumfries and Carlisle, all of which have connections to/from Sanquhar.

The area offers an abundance of wildlife, cycling routes, walking, with attractive rolling countryside all around.





INFORMATION

Services: Mains electricity, mains water, LPG gas central heating to the cottages, oil fired central heating to the hotel and owner's accommodation, double glazing to some rooms. Open fire to bar/lounge. Private drainage to septic tanks (registered with SEPA; one for the hotel and another tank servicing the cottages and owner's accommodation). Fibre broadband to premises -supplied by Byphone. CCTV system. The cottages and owner's accommodation have their own boilers and electricity meters.

Local Authority: Dumfries & Galloway Council

Business Rates: The Rateable Value for the Hotel as at 1 April 2023 is £13,500

The Rateable Value for the two-bedroom cottages (Crawick Foot Lodge and John Kerr's Lodge) as at 1 April 2023 is £2,100

The Rateable Value for the one-bedroom cottage (Minister's Pool Lodge) as at 1 April 2023 is £1,050

Trading Information: Full accounts will be made available after a formal viewing.

Fixtures and Fittings: Most of the fixtures and fittings are included within the sale however a full trade inventory will be available as part of a due diligence process.

EPCs:

Hotel – G
John Kerr's Lodge – E
Minister's Pool Lodge – E
Crawickfoot Lodge - E

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

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country Scotland by email to scotland@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.

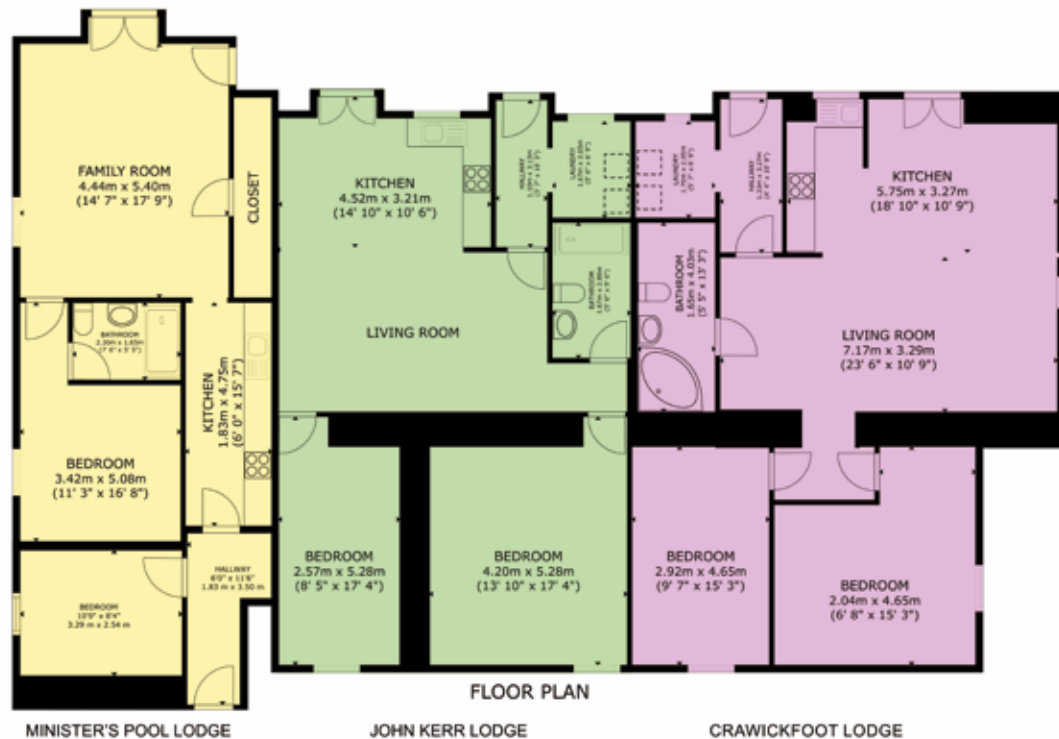
Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on facebook.com/fineandcountrysouthscotland and Instagram on [@fineandcountrysouthscotland](https://instagram.com/fineandcountrysouthscotland).

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.

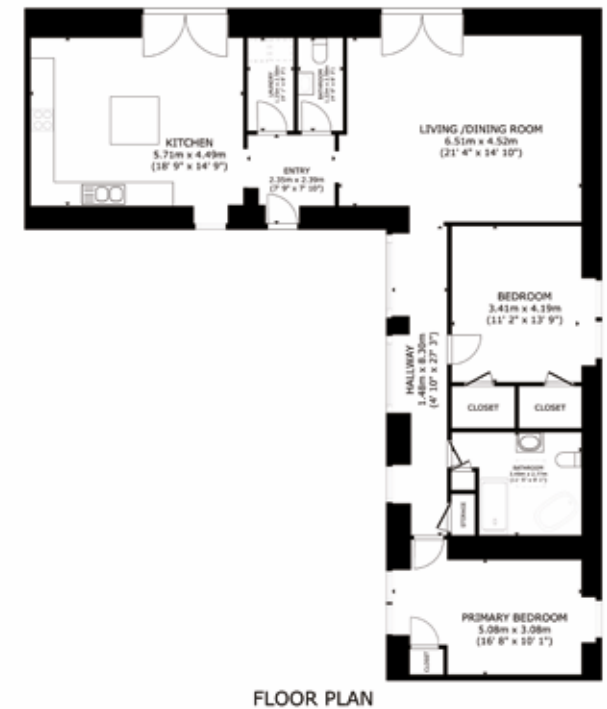


GROSS INTERNAL AREA
 FLOOR 1: 4359 sq.ft. 405m², FLOOR 2: 2653 sq.ft. 246m²
 TOTAL: 7007 sq.ft. 651m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





GROSS INTERNAL AREA
TOTAL : 256.4 m² (2759sq ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA
FLOOR PLAN 151.1 m² (1,627 sq.ft.)
TOTAL : 151.1 m² (1,627 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

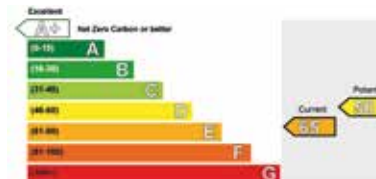
Crawickfoot Lodge



John Kerr's Lodge



Minister's Pool Lodge



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 12.06.2025





FINE & COUNTRY

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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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