



ARDEN HOUSE

Kirkcudbright, Dumfries & Galloway, DG6 4UU



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



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Kirkcudbright 1 mile, Castle Douglas 10 miles, Dumfries 27 miles, Carlisle 64 miles

A CHARACTERFUL COUNTRY HOUSE HOTEL SET WITHIN EXTENSIVE MATURE GARDEN GROUNDS SITUATED ON THE PERIPHERY OF THE ARTISTS' TOWN OF KIRKCUDBRIGHT

- NINE WELL-PRESENTED EN-SUITE GUEST ROOMS & FIVE BEDROOM SELF-CONTAINED APARTMENT
- DETACHED FUNCTION ROOM
- EXTENSIVE MATURE LANDSCAPED GARDEN GROUNDS
- CONVENIENTLY LOCATED TO MAJOR ROAD NETWORKS
- OPTIONAL DETACHED FOUR BEDROOM BUNGALOW (1 EN-SUITE)
- ARDEN HOUSE EPC – G (166)
- FUNCTION ROOM EPC – G (170)
- OPTIONAL BUNGALOW – C (74)

IN ALL ABOUT 3.466 ACRES (1.403 HA)

VENDORS SOLICITORS

Mr David Hall
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk





INTRODUCTION

The Arden House Hotel is located just on the periphery of the Artists' town of Kirkcudbright situated on a private elevated site overlooking the River Dee and surrounding countryside. The property also benefits from a detached function room and an optional detached modern four-bedroom bungalow, which can be made available to any party interested in the property as a whole.

ARDEN HOUSE & DETACHED FUNCTION SUITE

This historic property was thought to have been built around 1797 and during the current ownership has been greatly improved now benefiting from nine well-presented en-suite rooms, two generous dining rooms with bars, one of which has a conservatory off. Arden House has been sympathetically modernised to an extremely high standard, including exceptional décor throughout. The Arden House is currently a successful boutique style hotel with regular bookings throughout the year, however, the property could appeal to a variety of buyers given its location within Kirkcudbright. Included within the footprint of the hotel with internal and external access is a **five-bedroom apartment** which in the past has been utilised for family and staff accommodation. The property is situated in a sought-after semi-rural location, yet within easy driving distance of major road networks.

In addition, there is a detached function room licensed for 180 along with an **optional four-bedroom bungalow** (Dalmore), which can be made available to any party interested in the property as a whole.

It should be noted that the accounts will be made available to **seriously interested parties only**.

All essential services are found in the busy harbour town of Kirkcudbright, which is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists. As well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town, with both being highly regarded.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine 18 hole courses, the closest being at Kirkcudbright. The Solway Firth is a popular yachting destination and Scotland's only 'Blue Flag' marina is located adjacent to Kirkcudbright Harbour.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICES

LOT 1 - ARDEN HOUSE & DETACHED FUNCTION SUITE

Offers for Arden House & detached function suite are sought **in excess of: £700,000**

LOT 2 - DALMORE BUNGALOW

As mentioned earlier, Dalmore Bungalow is only available by separate negotiation to **any party interested in the property as a whole**.

Offers for Dalmore Bungalow are sought **in excess of: £260,000**

AS A WHOLE

Offers for the property as a whole are **sought in excess of: £960,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE



ARDEN HOUSE

Upon entering the Arden House, you are greeted with a large reception hallway with traditional sweeping staircase off to the first floor. The **ground floor accommodation** is made up of two dining rooms, each with their own bars and one of which has a conservatory off. A separate games room houses a pool table with a door leading to the self-contained flat. The usual hotel facilities such as a kitchen and laundry are located to the rear. **The first-floor accommodation** contains nine well-presented en-suite guest rooms ranging from single rooms to family accommodation. An **attached five-bedroom apartment** formerly utilised for family and staff accommodation makes up the footprint of the property. A floor plan is contained within these particulars showing the entire accommodation along with the dimensions.

The Arden House is surrounded by its own mature garden grounds with ample car parking space. In all the property sits in about 3.466 acres to include the areas occupied by the function suite & detached bungalow.





DETACHED FUNCTION SUITE

Located to the side and rear of the Arden House is a detached function suite contained over a single floor which has been utilised for many different occasions. The function suite can accommodate up to 180 guests and benefits from a kitchen and the usual public facilities.



DALMORE BUNGALOW (Optional – Hatched yellow on the sale plan)

The bungalow sits away from the Arden House in its own generous private plot surrounded by mature garden grounds. The bungalow is set over a single floor offering spacious, well-presented four-bedroom accommodation, also benefitting from a detached double garage. A floor plan is contained within these particulars showing the entire accommodation along with the dimensions. **For the avoidance of doubt, the bungalow will not be offered for sale separately unless the purchaser of the hotel does not exercise the option to buy.**

SERVICES

- Mains water and electricity
- Private drainage
- Oil fired central heating (Arden House)
- LPG gas central heating (Function suite & Optional bungalow)
- The telephone line is installed subject to the normal BT regulations.

OUTSIDE

Arden House and function suite are surrounded by their extensive mature garden grounds, mainly laid down to lawns with mature trees and shrubs. The property provides ample parking for several vehicles.

CELLAR

GROUND FLOOR

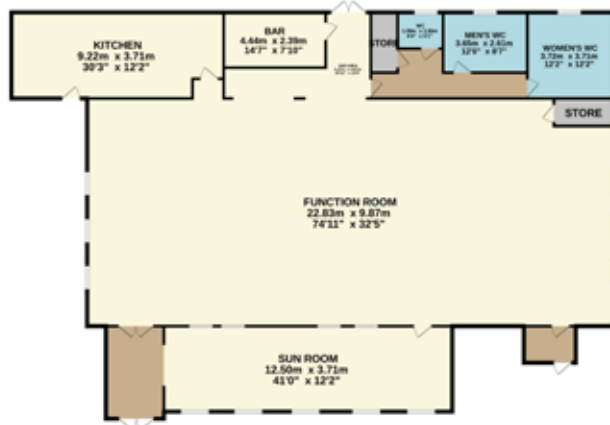
ARDEN HOUSE HOTEL

FIRST FLOOR



FUNCTION SUITE

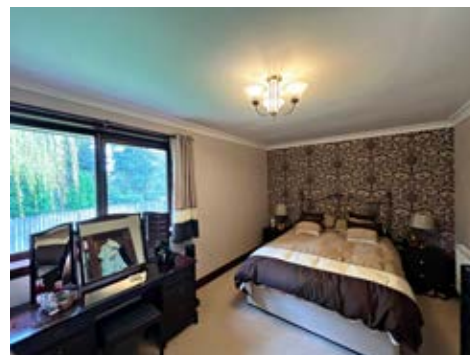
GROUND FLOOR



OPTIONAL PROPERTY - DALMORE BUNGALOW

GROUND FLOOR





GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Mr David Hall** for a definitive list of burdens subject to which the property is sold. However, we would draw your attention to:

1. A servitude right of access from both entrances will be reserved in favour of Dalmore Bungalow, along with all necessary wayleaves etc. for utilities.
2. A servitude right of access exists over the bell mouth adjacent to the main road for access to Belmont, which is located to the southwest of Arden House.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

RATEABLE VALUE & COUNCIL TAX

Rateable Value - Arden house: £11,250 effective from 01-APR-23

Council Tax - Dalmore Bungalow: F

HOME REPORT

There is no requirement for a home report as the property is of mixed use and therefore exempt. EPC's can be made available upon request.



ENTRY & VACANT POSSESSION

Immediately upon completion.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.



IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared April 2023



Sale Plan

