



STEWART HALL HOUSE

Lockerbie Road, Dumfries, DG1 3AR



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



STEWART HALL HOUSE

Lockerbie Road, Dumfries, DG1 3AR

Carlisle 33 miles, Glasgow 75 miles, Edinburgh 71 miles

A SPACIOUS TRADITIONAL SANDSTONE DWELLINGHOUSE INCORPORATING A MODERN LINKED FOUR BEDROOM ANNEX SITUATED IN A CENTRAL POSITION OF DUMFRIES

- VERY GENEROUS FOUR BEDROOM LIVING ACCOMMODATION IN THE PRINCIPAL DWELLING
- FOUR EN-SUITE HOLIDAY LET ROOMS WITHIN THE LINKED ANNEX
- GENEROUS GARDEN GROUNDS WITH AMPLE PARKING FOR SEVERAL VEHICLES TO THE FRONT
- SUITABLE FOR LARGE FAMILIES OR TOURISM PURPOSES
- ENCLOSED GARDEN GROUNDS
- WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Mr Iain Murray
JHS Law
8 Bank Street
Dumfries
DG1 2NS
Tel: 01387 739000



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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INTRODUCTION

Stewart Hall is situated within a private plot just off the Lockerbie Road in Dumfries, close to all amenities and major road networks.

Stewart Hall is a commanding detached sandstone house set over two floors offering spacious four-bedroom accommodation. Around 2011 an extension was added forming a four-bedroom annex comprising of letting rooms, all of which are en-suite. This portion of the property has its own external access and can also be accessed from the main dwelling. In recent years the annex has been utilised as a successful Airbnb, however, could have potential for extended family living or such like.

The property is approached by its own private tarmac driveway where there is ample parking for several vehicles. There are enclosed garden grounds to the side of the property which are laid to lawn and a timber outbuilding houses a former swimming pool which could be utilised for a variety of uses.

The main dwelling has been modernised in parts, but still benefits from some original features such as the ornate cornice and original staircase. Stewart Hall (the original building) would benefit from a program of remedial works to some of the ceilings, however, we are informed that the owner intends to rectify these before completion of the sale.

All services are located within walking distance of the property, with this busy market town of Dumfries boasting all essential and professional services, along with three retail parks, an ice rink, a modern sports centre and a University Campus. The property is easy reach of the Dumfries & Galloway Royal Infirmary with Dumfries High School within a short walking distance.

Communications to the area are good with the property lying in close proximity to the main A75 EuroRoute, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75 and the international airports of Prestwick and Glasgow within about an hour's drive of the property. There are mainline railway stations at both Dumfries and Lockerbie.

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 courses,

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers Stewart Hall are sought **in excess of: £550,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

DESCRIPTION

Stewart Hall is of traditional sandstone construction incorporating a more modern extension which, as mentioned earlier, is utilised as holiday accommodation.

The original traditional dwellinghouse's accommodation is accessed through a front door vestibule opening up into a central hallway with original cornice and a feature staircase off. Following through the **ground floor** accommodation there is a spacious lounge with a large bay window to the front, a **sitting room** with a picture window to the front and a **family room** which has been utilised as a gym. The **kitchen** benefits from a generous range of floor and wall units, integrated dishwasher, gas hob, electric oven and microwave. There are double aspect windows and doors off to a kitchenette and former swimming pool / leisure facility. Following through to the rear hallway where there is laundry room and WC off then a door linking through to the annex.



The **first-floor accommodation** comprises of four very generous bedrooms **three of which have modern, fully fitted ensuites** with one having a walk-in dressing room. This accommodation could well have potential for holiday letting purposes along with the annex.

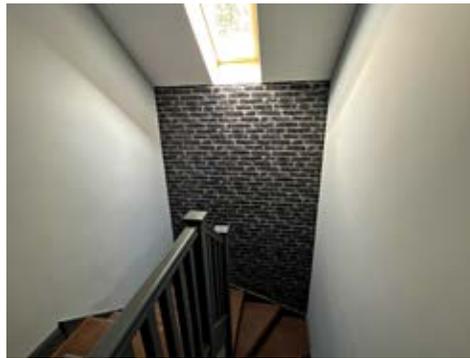
The linked Annex can be accessed from the original dwelling, however, has been planned in such a way that it has its own dedicated entrance to the front. The annex has **four well-presented en-suite bedrooms and a breakfast room**. As mentioned earlier, this is currently utilised as a very successful bed & breakfast which would provide an immediate income for any interested party wishing to continue with this.

A floor plan is contained within these particulars depicting the layout and dimensions of the living accommodation.

OUTSIDE

To the front of the property there is ample tarmac parking for several vehicles with enclosed garden grounds to the side which are mainly laid to lawns. Contained within the grounds is a building of timber construction which housed the former swimming pool. The pool could either be reinstated or the building utilised for a number of other purposes.





SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	G	D 58

HOME REPORT

A Home Report can be downloaded from Threave Rural's website.

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 Iain Murray, JHS Law** for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

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



INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. 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.



GENERALLY

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

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 November 2024

Sale Plan



FOR IDENTIFICATION PURPOSES ONLY

