



KNOCKWALLOCH COTTAGE

Kirkpatrick Durham, Castle Douglas, DG7 3HP



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

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Springholm 1 Mile, Castle Douglas 6 Miles, Dumfries 13 Miles, Carlisle 47 Miles, Glasgow 87 Miles

AN CHARMING RURAL SMALLHOLDING SITUATED JUST ON THE PERIPHERY OF THE PRETTY VILLAGE OF KIRKPATRICK DURHAM IN DUMFRIES & GALLOWAY

- DETACHED THREE BEDROOM COTTAGE SET OVER A SINGLE FLOOR
- GENEROUS MATURE GARDEN GROUNDS
- ABOUT 3.194 ACRES OF GRAZING LAND
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- COUNTRYSIDE PURSUITS AVAILABLE STRAIGHT FROM THE DOORSTEP
- WITHIN EASY COMMUTING DISTANCE OF THE HOSPITAL & MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Peter Matthews
A B & A Matthews
37 Albert Street
Newton Stewart
DG8 6EG
Tel: 01671 404100



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





INTRODUCTION

Knockwalloch is a charming smallholding incorporating a three-bedroom cottage and about 3.194 acres of grazing land situated just on the periphery of the Galloway village of Kirkpatrick Durham. Knockwalloch Cottage offers the type of rural lifestyle which many are seeking at this time.

Knockwalloch Cottage is surrounded by its own mature garden grounds which are planted with a variety of specimen trees, shrubs, annual perennials and some areas of lawns. Albeit the grounds do require some maintenance at present, we are informed that during the summer months they provide a plethora of scent and colour. The location of Knockwalloch is such that a variety of native wildlife can be enjoyed on a daily basis with outdoor pursuits available straight from the doorstep.

A feature of the property is the grazing land amounting to about 3.194 acres and can be accessed directly from the garden grounds with another gated access on the roadside. The land provides the opportunity for smallscale agriculture, equestrian or horticultural purposes.

The nearest local services can be found at Springholm where there is a local shop, nursery and primary school. A wider range of local services are conveniently located within Castle Douglas (The Food Town), which forms the heart of the Stewartry area. Castle Douglas offers all essential services with a comprehensive range of leisure facilities, a modern health service, wide range of professional services as well as two national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops, delicatessens, craft beer & wine outlets, butchers, grocers and craft shops offering a selection of goods from local artists, etc. Primary & Secondary education is available within the town with the catchment area for primary schooling at Springholm.

This area of Southwest Scotland is a varied and picturesque part of Southern Scotland, ranging from the moorland of the Southern Upland hills to the bays and sandy beaches of the Solway Coast. It is an historic and distinctly rural county where agriculture and tourism form the backbone of the local economy.

Given the diverse landscape and proximity to the Solway Coast the area offers unique walks, equestrian hacking, cycling, sailing and for the keen golfer, Dumfries & Galloway boasts no fewer than twenty-nine 18-hole courses. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

Communications and arterial links are very good with the A75 in close proximity and the M6 and M74 at Lockerbie, less than half an hour's drive, with the international airports of Glasgow and Edinburgh within easy commuting distance.

METHOD OF SALE

Knockwalloch is offered for sale by private treaty.

DIRECTIONS

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

GUIDE PRICE

Offers for Knockwalloch are sought in **excess of: £320,000**

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

The cottage at Knockwalloch is of traditional construction rendered under a tiled roof providing comfortable family accommodation over a single floor, very briefly comprising:

- **Utility Room**
Base unit with a sink set in, plumbed for white goods, built-in cupboards and a window to the side.
- **Shower Room**
With a WC, WHB & shower, a window is to the rear.
- **Kitchen**
With a range of floor and wall units, breakfast bar, walk-in pantry and double aspect windows.
- **Central Hallway**
With a built-in storage cupboard.



- **Lounge**
With double aspect windows, built-in storage cupboard and a Dowling stove setting the scene for those cosy winter nights.



- **Double Bedroom 1**
With a window to the front.
- **Double bedroom 2**
With a window to the front.
- **Double bedroom 3**
With a window to the rear.
- **Shower Room**
With a WC, WHB & shower, a window is to the rear.



- **Conservatory**

With a sliding door giving access to the garden grounds.



OUTSIDE

As mentioned earlier Knockwalloch benefits from mature garden grounds which are a mixture of lawns, mature trees and shrubs, flowering borders, etc.

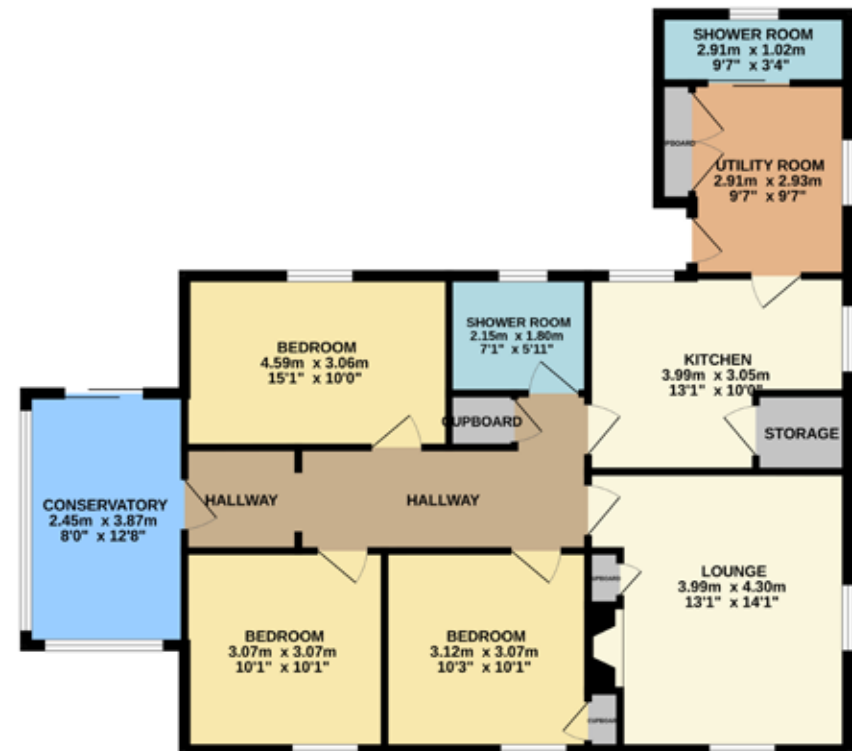
THE GRAZING PADDOCKS

The grazing paddocks amounting to about 3.194 acres can be directly accessed from the garden grounds or via a gate on the roadside. These paddocks present a fantastic opportunity for smallscale agriculture, equestrian or horticultural purposes.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Dowing Stove & Electric Heating	E	E 48

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Metreage 12/12/25

HOME REPORT

The home report can be downloaded from our website www.threaverural.co.uk/ property

WARRANTY CLAUSE

Whilst the central heating system and 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.



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, **Peter Matthews, A B & A Matthews** for a definitive list of burdens subject to which the property is sold. However, it should be noted that



ENTRY & VACANT POSSESSION

Immediately upon completion.

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 January 2025



