

CRAIGRUIE

Twiglees, Boreland, Lockerbie, DG11 2LU



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan

The map shows the Boreland area in Scotland, with a red circle highlighting the location of Castle O' Wolfe. The map includes contour lines, a grid, and various place names such as Boreland, Boreland of Dryfe, and Boreland of Dryfe. The map also shows the River Boreland and the River Boreland of Dryfe.

CRAIGRUIE

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Boreland 4 miles, Eskdalemuir 3 Miles, Lockerbie 11 miles, Carlisle 40 miles, Edinburgh 75 Miles

A CHARMING RURAL SMALLHOLDING NESTLED WITHIN UNDULATING HILLS IN A BEAUTIFUL RURAL POSITION WITHIN DUMFRIES & GALLOWAY

- DETACHED THREE BEDROOM FAMILY BUNGALOW
- MODERN STEEL PORTAL AGRICULTURAL SHED
- PICTURESQUE RURAL LOCATION WITH OPEN VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- GRAZING PADDOCKS EXTENDING TO ABOUT 28.35 ACRES
- PLANNING CONSENT FOR A FURTHER TWO AGRICULTURAL BUILDINGS
- A SUPERB PACKAGE FOR SMALLSCALE AGRICULTURE OR EQUESTRIAN PURPOSES
- WITHIN AN EASY DRIVING DISTANCE TO MAJOR ROAD NETWORKS

IN ALL ABOUT 29.36 ACRES (11.88 HECTARES)

VENDORS SOLICITORS

Hann & Co
Bridgend, High St
Annan
DG12 6AG
Tel: 01461 203836



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

Craigruie is a thoroughly charming rural smallholding tucked away in beautiful area of Dumfries and Galloway close to the village of Boreland. The village of Boreland presents an extraordinary fusion of historical importance and natural beauty. About 7 miles north of Lockerbie, Boreland is a small but lovely community rich in history going back many centuries. Renowned for its natural beauty, Boreland boasts undulating hills, rich farmland, and proximity to the River Dryfe. Hiking, bird viewing, and cycling are among many outdoor pursuits.

Craigruie offers an exciting opportunity to own a superb smallholding which is perfect for any equestrian, or smallscale agricultural uses. The holding incorporates a well-presented three-bedroom bungalow with an attached garage, a new agricultural building with planning approved for another and about 28.35 acres of grazing land.

The nearest local services can be found within the village of Boreland, which has all the amenities associated with a small village such as a Post Office, shop and Village Hall. Boreland is 11 miles north of Lockerbie and is ideally located for access to the M74 north and south. Carlisle, some 40 miles distant, operates the fast train to London Euston only taking 3.5 hours. Edinburgh Airport are just over an hour's drive from the property. This area of the Dumfries & Galloway attracts tourism taking you off the beaten tracks up through the hills and valleys where hidden gems such as the Samye Ling Tibetan Buddhist Monastery can be found.

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 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.

DIRECTION

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

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Craigruie are sought in excess of: **£445,000**

VIEWING

Viewing is strictly by appointment with the sole selling agent.



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PARTICULARS OF SALE

CRAIGRUIE BUNGALOW

The bungalow is of more modern construction and has been vastly improved under the current ownership, the accommodation within briefly comprises:

- **Kitchen**
With a generous range of cottage style floor and wall units and ample room to accommodate a family dining. There are two windows to the front of the property enhancing the natural light within.
- **Utility Room**
Plumbed for white goods, window and UPVC part glazed door to the front.
- **Lounge**
With double aspect windows affording lovely open views across the surrounding countryside and grazing paddocks. A multi-fuel stove is set in an inglenook fireplace setting the scene for those cosy winter nights.



- **Central Hallway**
With built-in storage cupboards.
- **Double Bedroom 1**
With a window to the rear affording lovely open views.

- **Family Bathroom**

With a large shower cubicle, WC, WHB, heated towel rail and a window is to the front.

- **Double Bedroom 2**

With a window to the rear.

- **Double Bedroom 3**

With a window to the front.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic tank	Mains	Oil fired	D	D (57)

OUTSIDE

The bungalow benefits from generous wrap around garden grounds which are mostly laid to lawns with specimen trees and shrubs. The **grazing paddocks** amounting to about 28.35 acres can be directly accessed from the dwelling and provide a superb opportunity for smallscale agriculture or equestrian purposes.

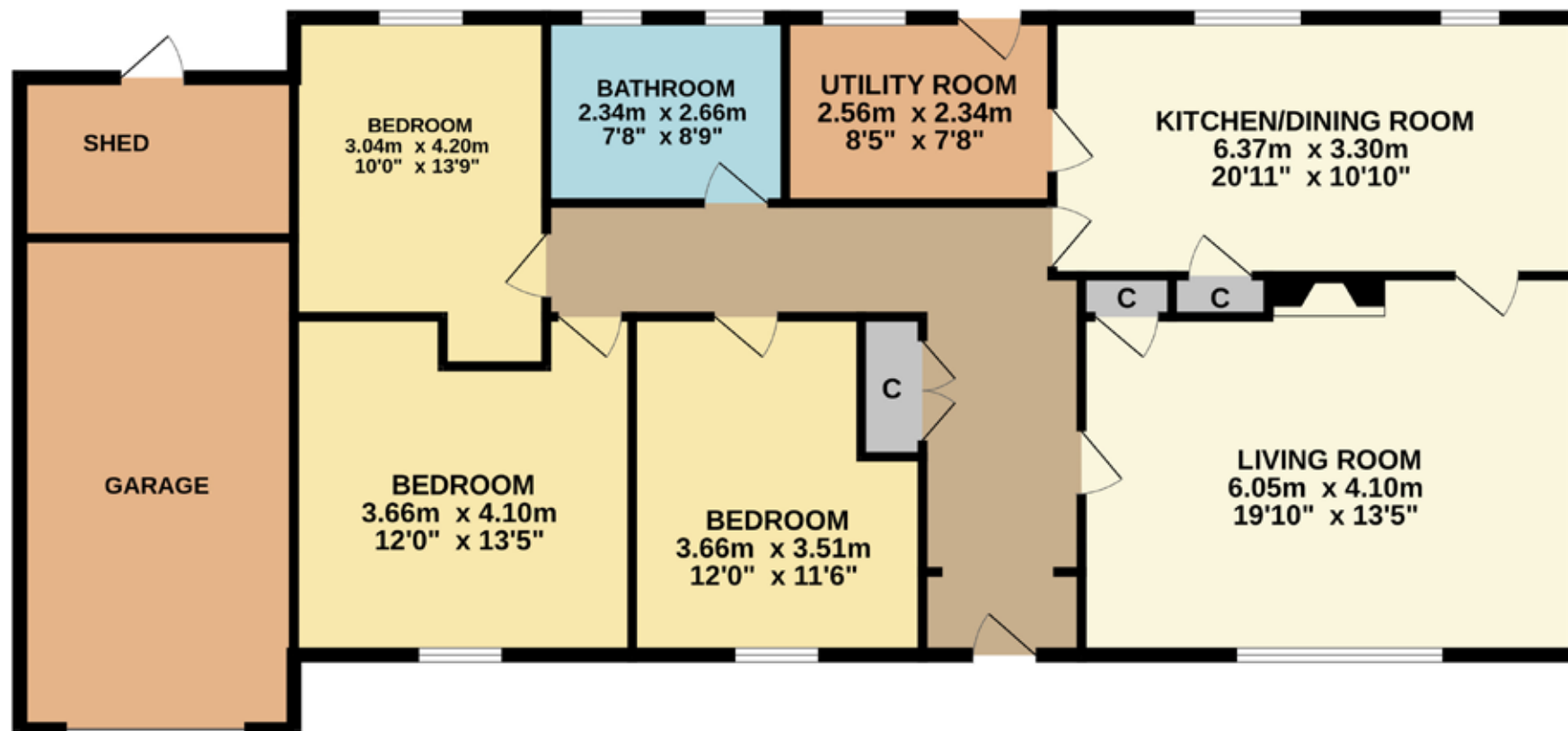
A feature of the property is the **newly constructed agricultural building** which is of steel portal construction with 2m high concrete panels and box profile cladding to the eaves (304m2 or thereabouts). The building benefits from mains electricity and mains water. **In addition**, planning has been approved two other agricultural buildings of the same specifications. The planning permissions can be found via Dumfries & Galloway Council's Planning Department www.dumgal.gov.uk/planning using the references:

- 22/0023/DPA
- 24/2635/DPA



Floor Plan

GROUND 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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HOME REPORT

Craigruie is home report exempt due to the property being of mixed use and currently utilised for agricultural purposes.

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). Purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Hann & Co** for a definitive list of burdens subject to which the property is sold.

INGOING

There are no ingoing claims affecting the property.



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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.



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 March 2025

