

DOUGLAS ACRE

The Holms, Beattock, Moffat, DG10 9PG



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan

This topographic map shows the Moffat area in Scotland. The River Ure flows from the top left towards the bottom right. Major roads include the A709, A70, and A708. A red pin marks the location of Douglas Acre, situated near the A709 and A70. The map features various landmarks such as the Moffat Academy, Hunterhech Cottages, and the Moffat Nature Reserve. The area is characterized by rolling hills and numerous smaller settlements and farms.

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Moffat 3 miles, Dumfries 18.5 Miles, Carlisle 40 miles, Edinburgh 61 Miles

AN IDYLIC RURAL SMALLHOLDING NESTLED WITHIN UNDULATING HILLS WITHIN A BEAUTIFUL RURAL POSITION CLOSE TO THE HISTORIC SPA TOWN OF MOFFAT

- CHARMING DETACHED TWO BEDROOM COTTAGE WITH TWO ATTIC HOBBY ROOMS
- BLOCK BUILT GARAGE / WORKSHOP & STABLES
- GRAZING PADDOCKS EXTENDING TO ABOUT AN ACRE
- A SUPERB PACKAGE FOR SMALLSCALE AGRICULTURAL OR EQUESTRIAN PURPOSES
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- NO IMMEDIATE NEIGHBOURS
- WITHIN AN EASY DRIVING DISTANCE TO MAJOR ROAD NETWORK
- IN ALL ABOUT 1.294 ACRES

VENDORS SOLICITORS

Margaret Carnochan
Grieve Grierson Moodie & Walker
14 Castle Street
Dumfries
DG1 1DR
Tel: 01387 266250



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

Douglas Acre is a thoroughly charming rural smallholding tucked away in a beautiful area of Dumfries and Galloway close to the popular tourist destination of Moffat. Douglas Acre offers an exciting opportunity to own a superb smallholding which is perfect for smallscale equestrian / agricultural uses. The holding incorporates a well-presented two-bedroom cottage including two hobby rooms within the attic, spacious family kitchen, utility room, conservatory and a lounge. A feature of the property is the grazing paddock of about an acre, detached outbuilding and two stables. Further details of the accommodation and a floor plan can be found within these particulars of sale.

The beautiful mature garden grounds wrap around the cottage and are made up of a lawns, mature cherry blossoms, specimen trees, shrubs and raised beds created with railway sleepers. The property has wonderful open countryside views and given the location, a plethora of native wildlife can be observed on a daily basis.

The nearby Moffat is a historic spa town in the Annandale Valley, 21 miles from Dumfries, and just 3 minutes from the M74. Moffat's wide, tree-lined high street retains many of its original characteristics and the town has strong connections with both the Moffat and Johnstone clans. A sheep farming town in years gone by, this history is depicted by the Ram Statue on the high street. Moffat was a spa town until 1921 when the Hydropathic Hotel burnt to the ground.

The surrounding hills and the local section of the Southern Upland Way provide excellent walking opportunities, while the River Annan is good for fishing. In recognition of the great walking, the town was the first in Scotland to be awarded 'Walkers are Welcome' status. Moffat also takes the title of Europe's first Dark Sky Town, having adopted special street lighting to keep light pollution to a minimum in order to preserve the wonders of the night sky. There are great places to eat and many independent shops including a sweet shop renowned for its famous Moffat Toffee.

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.
What3Words: dragonfly.decide.acid

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Douglas Acre are sought **in excess of: £325,000**

VIEWING

Viewing is strictly by appointment with the sole selling agent.

Threave Rural

No' 3 Ring

New Market Street

Castle Douglas

DG7 1HY

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PARTICULARS OF SALE

DOUGLAS ACRE COTTAGE

This charming 'chocolate box' cottage is set in a rural position occupying a generous site where a hardstanding yard provides ample parking. The accommodation within briefly comprises:

- **Utility Room**

With double aspect windows and a base unit which is plumbed below for white goods.

- **Kitchen**

A lovely cottage style kitchen with a range bespoke built kitchen units. There is ample room to accommodate a family dining table, and the triple aspect windows enhance the natural light within.



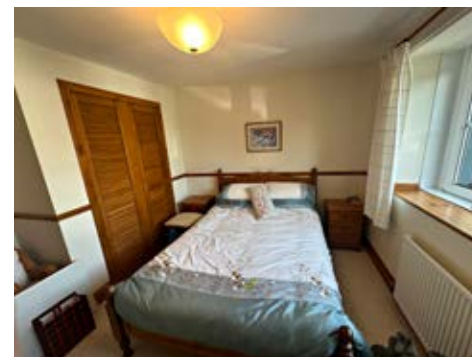
- **Lounge**
With a lovely picture window to the front overlooking the mature garden grounds. A wood burning stove is set in a brick-built inglenook type fireplace which sets the scene for those cosy winter nights.
- **Central Hallway**
Services access to the bedrooms, conservatory and family bathroom. There are fixed steps to the hobby rooms in the attic.



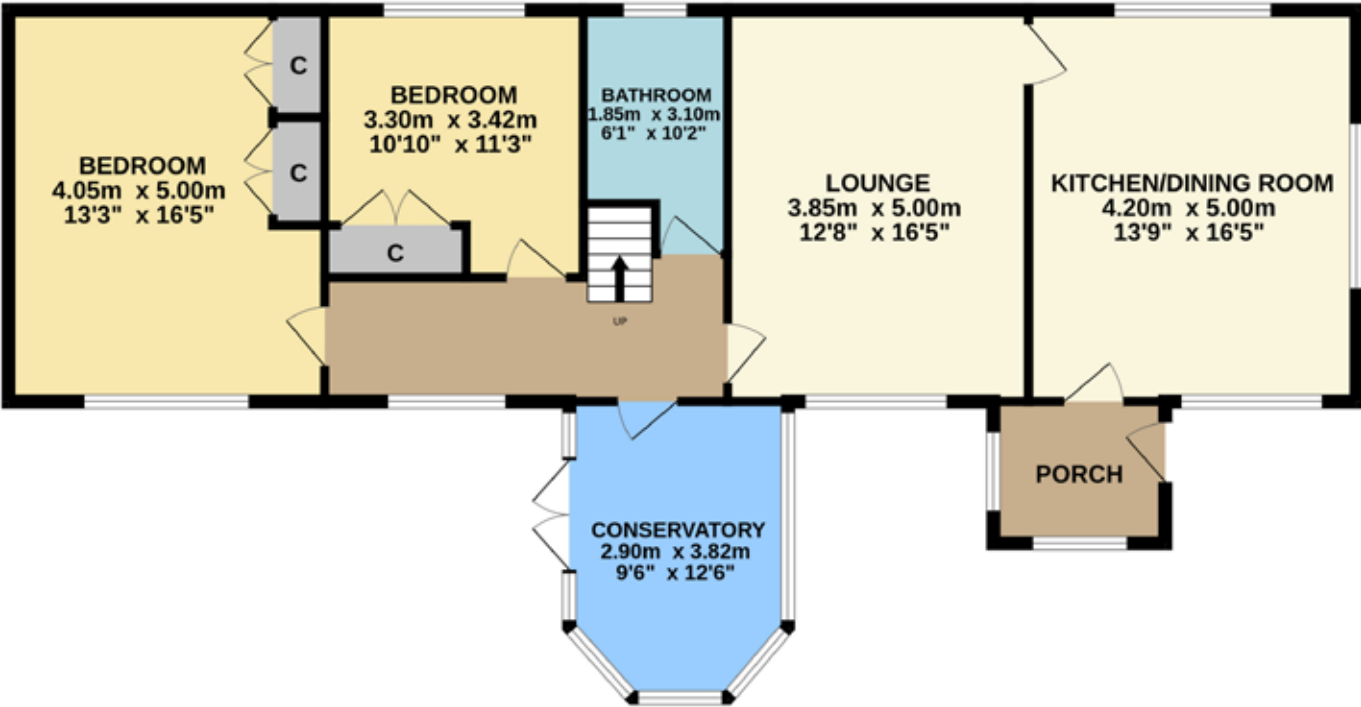
- **Conservatory**
The conservatory is of UPVC construction with glazing to all sides and sits to the front of the cottage overlooking the lovely garden grounds.
- **Family Bathroom**
With a corner shower cubicle, bath, WC & WHB a window is set to the rear.



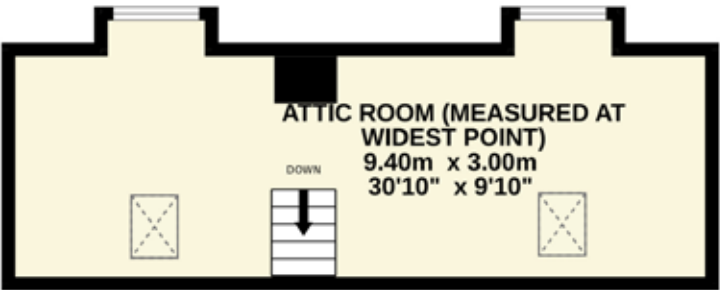
- **Double Bedroom 1**
With a window to the rear and built-in wardrobes.
- **Double Bedroom 2**
With a window to the front and built-in wardrobes.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of 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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SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired	D	E 45

OUTSIDE

As mentioned earlier this lovely cottage has wrap around mature garden grounds incorporating a paved patio which is perfect for alfresco dining or family and social entertaining. A hard standing yard is to the rear providing ample parking along with a detached block built-garage / workshop with electricity laid in and two generous sized stables. To the rear of this is a secure dog run. A feature of the property is the grazing paddock amounting to about an acre can be directly accessed from the yard and provide a superb opportunity for smallscale agriculture / horticultural or equestrian purposes.



HOME REPORT

The home report can be downloaded from our website.

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, **Margaret Carnochan, Grieve Grierson Moodie & Walker**, 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 May 2025

