



WOODGROVE

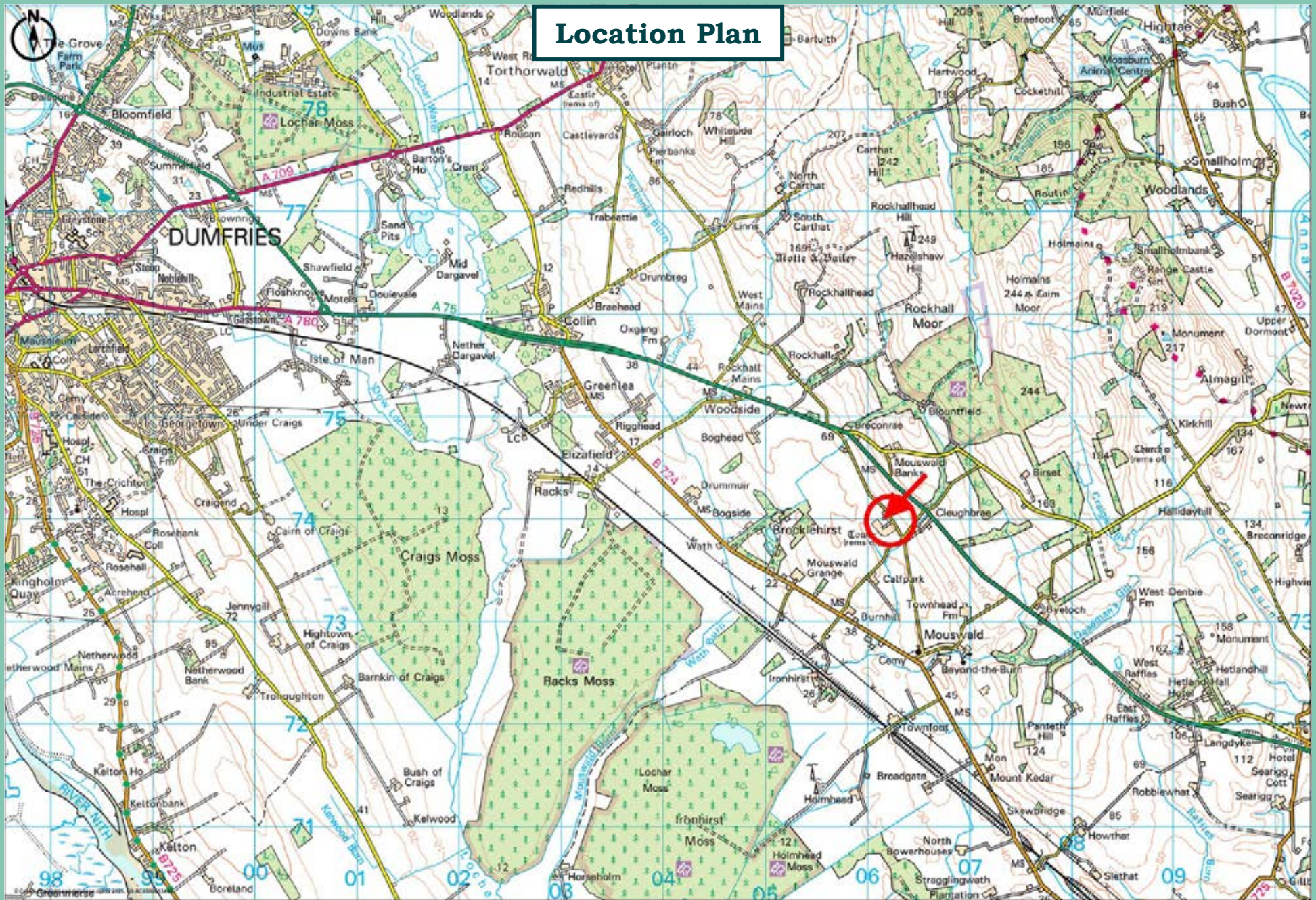
Mouswald, Dumfries, DG1 4JS



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



WOODGROVE

Mouswald, Dumfries, DG1 4JS

Dumfries 6 miles, Annan 10 miles, Carlisle 27 miles, Glasgow 81 miles, Edinburgh 76 Miles

AN IMMACULATE SOUTHWEST FACING HOME SET ON AN ELEVATED SITE WITH FAR REACHING VIEWS AND EXPANSIVE GARDEN GROUNDS IN A PEACEFUL SETTING CLOSE TO THE MARKET TOWN OF DUMFRIES

- GENEROUSLY PROPORTIONED THREE BEDROOM FAMILY ACCOMMODATION
- BEAUTIFULLY LANDSCAPED GARDEN GROUNDS INCORPORATING A WILDLIFE POND
- LARGE AGRICULTURAL BUILDING, TWO WOOD STORES & SUMMER HOUSE
- SPACIOUS TRIPLE GARAGE/WORKSHOP WITH POTENTIAL RESIDENTIAL CONVERSION
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- GENEROUS PLOT SIZE OF APPROXIMATELY 1 ACRE

VENDORS SOLICITORS

John Lawson
Primrose and Gordon
1 Newall Terrace
Dumfries
DG1 1LN



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

Woodgrove is a charming family home, occupying a peaceful and elevated position within its own generous grounds, enjoying lovely south-facing views across the garden and open countryside beyond. Constructed in 1998, this well-proportioned house offers spacious and flexible accommodation across two floors.

The property is situated approx. 1 mile from Mouswald Village and is easily accessed via a single-track road off the A75 or the B724, and benefits from a gated entrance opening onto a large gravel drive with parking space for multiple vehicles. The surrounding garden grounds are a particular feature of Woodgrove, extending to approximately an acre and offering an attractive mix of landscaped areas, open lawn, woodland, and a lower paddock area. To the front of the house, a substantial garage presents potential for conversion into additional accommodation (subject to necessary consents). The garage measures approximately 39ft x 22ft. The outdoor space also includes a large ornamental pond, a patio area ideal for outdoor entertaining, a summerhouse, two wood stores, a greenhouse, and a sizeable agricultural shed/workshop.

The nearby town of Dumfries is just a short drive away and offers a comprehensive range of services and amenities, including three retail parks, a university campus, a modern sports centre, an ice rink, and Dumfries and Galloway Royal Infirmary, which opened in 2018. Education is well-served, with a variety of both primary and secondary schools, and further education options available at the University of the West of Scotland, based at the Crichton Campus.

Rich in history and culture, Dumfries is famously associated with Robert Burns, Scotland's national poet, whose legacy is celebrated across the town. The wider area is equally appealing, with local landmarks such as Caerlaverock Castle and Nature Reserve, Criffel Hill, and Mabie Forest offering a range of walking, cycling, and wildlife experiences.

Southwest Scotland is renowned for its unspoiled and scenic landscape, ranging from the rugged moorlands of the Southern Uplands to the sandy shores of the Solway Coast. This varied terrain offers endless opportunities for outdoor enthusiasts, with walking, cycling, sailing, fishing, and equestrian pursuits all readily available. The region is also home to an impressive selection of golf courses, with twenty-nine to choose from locally.

Transport links are excellent, with regular train services to Glasgow and Carlisle, and easy access to the A75, connecting to the M6 and M74 - making it ideal for commuting or wider travel across southern Scotland and northern England.



DIRECTIONS

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

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Woodgrove are sought **in excess of: £480,000**

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 accommodation at Woodgrove is an individually architect designed home built on two levels to blend in with the surrounding landscape, with the front door leading into the first floor, briefly comprising:

FIRST FLOOR

- **Front Door Porch**

A generously sized and sheltered front porch accessed via a part glazed front door.

- **Central Hallway**

A bright and spacious hallway offering access to three double bedrooms, a family bathroom, built-in storage cupboard/cloakroom, and the open-plan kitchen/dining area. A staircase leads down to the lower level.

- **Family Bathroom**

A well-appointed bathroom featuring a large jacuzzi-style bathtub with steps up and a wall-mounted waterfall shower. There is a modern wash hand basin with fitted vanity unit and WC, complemented by a double window to the front providing excellent natural light.

- **Double Bedroom 1**

A well-proportioned double bedroom with built-in wardrobe and a window to the front.

- **Double Bedroom 2**

A spacious double bedroom with built-in wardrobe and a window to the side elevation.

- **Double Bedroom 3**

A spacious double bedroom enjoying countryside views through a side-facing window, with a built-in wardrobe.

- **Open-Plan Kitchen/ Dining**

A superb open-plan space ideal for family life and entertaining. The kitchen area has a range of modern gloss floor and wall units. The glass wall units have internal and under-unit lighting. There is a range style cooker with a ceramic halogen 5-ring hob with hot plate, built-in double oven, grill, and a stainless-steel cooker hood/extractor. The kitchen includes a fully integrated fridge and dishwasher. There is also a large walk-in pantry with a fridge freezer. A Juliet balcony off the dining area provides stunning views over the rear garden and surrounding countryside.

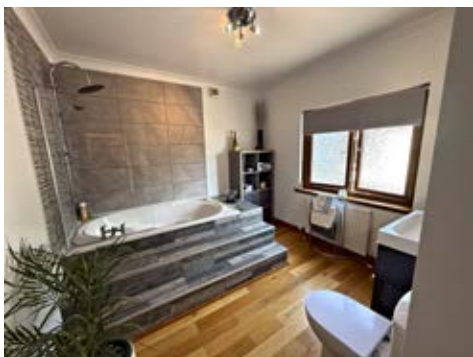
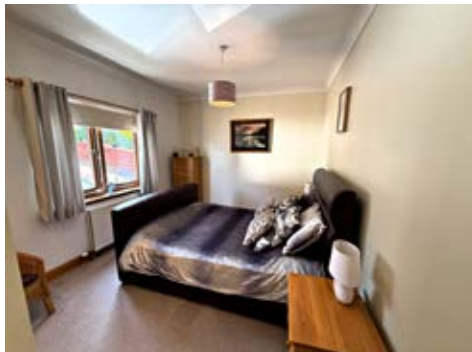






LOWER GROUND FLOOR

- Games Room**
 A fantastic entertainment space featuring a bespoke stone-built bar with a polished wooden countertop and a pool table.
- Study/ Snug**
 A versatile room which could serve as a home office, reading room, or an additional downstairs bedroom. This room has doors through to the games room and to the conservatory.
- Conservatory**
 A bright and inviting room with glazed windows on three sides, laid with attractive York stone flooring - perfect for enjoying garden views year-round. There are French doors leading out to the patio area.
- Lounge**
 A superb family living area featuring a wood-burning stove which is plumbed into the central heating and hot water system. This works in conjunction with the oil-fired boiler to provide a dual heating solution. The room offers patio doors opening to the rear patio, along with doors leading into the conservatory.



• **Shower Room**

Fitted with a large walk-in shower, WC, and wash hand basin with fitted vanity unit - conveniently located for easy access from the garden or outdoor areas.

• **Rear vestibule / Boot Room**

A spacious rear entrance area providing a practical space for shoes, jackets, and outdoor wear. The boot room opens into the utility room.

• **Utility Room**

With a range of built-in floor and wall units, a sink, and ample worktop space. This area houses the boiler, is plumbed for a washing machine and has a space for a tumble dryer.



FIRST FLOOR

GROUND FLOOR



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired/Wood	F	D 66

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 for any prospective purchase. The services, options and appliances shown here are not been noted and no guarantee as to their operability or efficiency can be given.
Made with Hoxagon 11/2015

OUTSIDE

The property enjoys extensive and well-established south-west facing garden grounds, offering beautiful countryside views and stunning sunsets. The grounds have been thoughtfully landscaped and feature neat lawns, mature trees, a variety of shrubs, and a tranquil pond with goldfish. The patio area provides the ideal setting for outdoor dining and entertaining during the warmer months.

The garden also offers excellent potential for self-sufficient living, with space for growing produce.

A range of outbuildings includes a large agricultural shed (approximately 39ft x 26ft), two wood stores, a greenhouse, and a charming summerhouse. The agricultural shed and the summer house both have power and lighting. There are three outdoor taps conveniently placed around the garden, as well as an additional lower paddock/grassed area.

At the front of the property, there is a three-vehicle garage/workshop with a double electric roller door, a single up and over door, and a side pedestrian door leading to the workshop area which has 2 windows. The garage has electric power and water supplies.

The property also benefits from a 6kW solar array with a hybrid inverter, and a 6.6kW battery storage system, contributing to improved energy efficiency and potential energy independence.





HOME REPORT

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

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, **John Lawson at Primrose and Gordon** 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 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.

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 June 2025

