



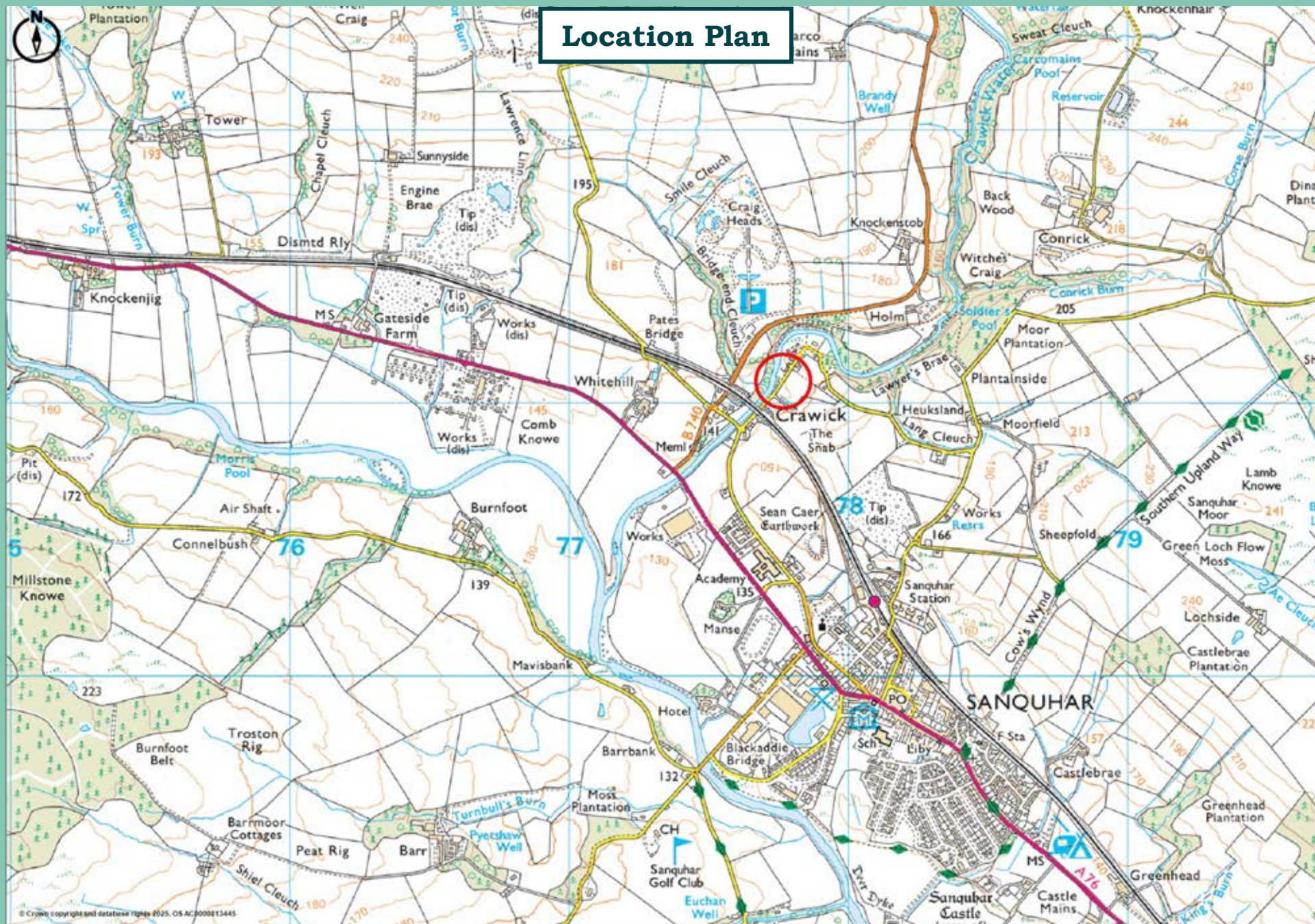
NETHERAW

Crawick, Sanquhar, Dumfries, DG4 6ET



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

NETHERAW

Crawick, Sanquhar, Dumfries, DG4 6ET

Dumfries 29 miles, Ayr 32 miles, Glasgow 52 miles, Carlisle 70 miles

A UNIQUE DETACHED HOUSE SITUATED WITHIN A HAMLET IN A BEAUTIFUL COUNTRYSIDE LOCATION ON THE PERIPHERY OF THE TOWN OF SANQUHAR

- A STRIKING BEAUTIFULLY PRESENTED DWELLINGHOUSE
- GENEROUS PLOT WITH LANDSCAPED GARDEN GROUNDS BOUND TO THE REAR BY THE CRAWICK WATER WITH FISHING RIGHTS ON THE RIVER
- WORKSHOP AND WOOD STORE SET IN A MODERN BOX PROFILE BUILDING
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- RURAL BUT ACCESSIBLE LOCATION CLOSE TO SHOPS, HEALTH CENTRE, BUS, TRAIN AND ROAD NETWORKS

VENDORS SOLICITORS

Mr Alastair Dale
Dales Solicitors
18 Wallace St
Galston
KA4 8HP



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

Netheraw is a unique, stylish, bespoke built detached dwellinghouse situated just on the periphery of the historical village of Sanquhar within Dumfries & Galloway occupying a quiet countryside location with open views.

Extended in 2020, Netheraw offers an immaculately presented dual living room two-bedroom, two bathroom and kitchen over two floors. The exterior showcases a striking combination of high quality stonework and complimented by some timber cladding. The inside is fitted out to a very high standard and demonstrates quality workmanship and materials. The property is well-insulated and benefits accordingly from solar gain making the house naturally bright and warm. Netheraw is surrounded by beautifully landscaped gardens leading down to the River Crawick where the property enjoys fishing rights.

Externally it is designed for modern living and features a large box-profile portal frame building which currently is used as workshop/storage and garage all under an insulated roof, it is serviced with electricity and water. The left bay of the building is further insulated and currently utilised for storage, the right bay is used primarily as a garage and further storage. The garage side leads to a spacious parking area for several vehicles, as well as a woodstore and a secure 8ft x 8ft storage unit. Additional outdoor amenities include two greenhouses (measuring 10ft x 6ft and 12ft x 8ft), and a large polytunnel measuring 8mx 4m, these are complimented by 3 large raised beds and a garden shed clad with larch and serviced with electricity, an ideal spot to relax while listening to the gentle sounds of the nearby river.

The nearest local services can be found less than a mile away in the village of Sanquhar. Sanquhar's high street offers convenience stores, chemist, Post Office craft shops, takeaway outlets, cafes and a selection of restaurants. It benefits from a primary school with a learning centre and secondary schooling to 6th grade. Bus, Train and Health centre are all within easy walking distance. The town also benefits from a leisure centre & swimming pool, a golf course and a bowling club. Sanquhar's main attraction is the Tolbooth Museum, a handsome Georgian town house in which the history of the village is revealed, from the mining history as well as the local weaving and hand-knitting industries. Also of interest is the town's post office which has been operating continuously since 1712, claiming to be the oldest post office in the world. A more extensive range of professional and retail services can be found either in Thornhill, Dumfries or Ayr.

Nearby, the Crawick Multiverse is a land art project funded by the Duke of Buccleuch. The piece was designed by world famous landscape artist Charles Jenks, whose work can also be found in the grounds of the Scottish National Museum of Modern Art and Jupiter Artland in Edinburgh. The Sanquhar Riding of the Marches is a much-anticipated event celebrated annually to commemorate

the town's history and features equine parades, decorated floats and free entertainment.

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 exists 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.

DIRECTIONS

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

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

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

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

Netheraw is a characterful property of mainly stone construction with timber accents, set beneath a traditional slate roof. The property offers generously proportioned and versatile accommodation arranged over two floors, briefly comprising:

GROUND FLOOR



- **Sitting Room / Sunroom**

Fitted with a modern Charnwood Tor Pico multifuel log burner, cathedral ceiling and a bespoke built-in library with an integrated office. The room benefits from panoramic garden outlooks enjoyed by large windows and sliding doors which allow for access to a large patio area. The floor is laid with Spanish marble tiles the finishes are in oak.

- **Lounge**

The sunroom and lounge are separated by a pocket door which allows access between the two via two steps, the room features a large inglenook style fire-place housing an Aga log burner. Featuring oak ceiling beams, and oak finishes.



- **Central Hallway**

It features solid oak front, and back doors and is also fitted with solid oak double storm doors leading to the garden. The central hallway includes stairs rising to the first floor. The stairs are of bespoke cantilever design with a stainless-steel balustrade, beech treads and one piece glass panels (10mm safety glass).

- **Double Bedroom 1**

With a single window overlooking the garden.



- **Shower Room**
Fully tiled wet room fitted with a large shower, sink, WC, heated towel rail, and window to the garden.
- **Kitchen**
A generously proportioned room with a U-shaped quality fitted kitchen with quartz worktops featuring sink, hob, oven extractor, microwave, integrated separate fridge and freezer and generous cupboard space, it is plumbed for white goods. A Rayburn 308K provides heat, hot water and cooking. There is a small log burner set in a feature fireplace beneath an oak beam. The floor is laid with natural French limestone which compliments the exposed stonework. Dual aspect windows overlook the surrounding grounds.



FIRST FLOOR

- **Upper Landing**
Reading area with Velux to the front.

- **Double Bedroom 2**

With pine flooring, two windows to the rear and one to the front, built-in wardrobes, and eaves storage.

- **Bathroom**

A traditional style bathroom tastefully tiled and featuring a genuine rolltop cast iron slipper bath, WC, and sink with a large copper and brass towel rail which is fed from the Rayburn. Access is gained to services and storage from within the bathroom



Floor Plan

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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SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil	B	D (57)

OUTSIDE

As mentioned earlier, Netheraw benefits from a spacious outdoor area with ample parking at either end of the property and a large box-profile shed, workshop, two greenhouses and a garden shed. The garden grounds are mainly laid to lawn, with areas of mature trees and shrubs. There is also a patio area which would be ideal for alfresco dining or family gatherings.

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, **Alastair Dale of Dales Solicitors**, 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.

WARRANTY CLAUSE

Whilst the 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.

HOME REPORT

The home report for Nethaw can be downloaded from our website.

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



FOR INDICATIVE PURPOSES ONLY

