



SWEETBIT FARM

Thornhill, Dumfries DG3 4AJ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

SWEETBIT FARM

Thornhill, Dumfries DG3 4AJ

Thornhill 7 miles, Sanquhar 8 miles, Dumfries 27 miles, Ayr 40 miles, Glasgow 59 miles

A CHARMING RURAL SMALLHOLDING NESTLED IN A PEACEFUL RURAL SETTING ON AN ELEVATED SITE WITH SPECTACULAR VIEWS OVER THE LOWTHER HILLS

- TRADITIONAL NEWLY RENOVATED TWO STOREY FARMHOUSE
- RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS
- ABOUT 9 ACRES OF WELL-FENCED GRAZING LAND
- HUGE POTENTIAL FOR SMALL SCALE AGRICULTURAL/ EQUESTRIAN PURPOSES
- PRIVATE PLOT WITH NO IMMEDIATE NEIGHBOURS
- COUNTRYSIDE LOCATION YET CLOSE TO MAJOR ROAD NETWORKS

In all about 11.29 acres (4.57Ha)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Pollock & McLean
1 W Morton St
Thornhill
DG3 5NE
Tel: 01848 330207



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

Sweetbit Farm presents a great opportunity to purchase a beautifully presented smallholding overlooking the undulating Lowther hills. The smallholding incorporates a lovely traditional farmhouse, modern and traditional farm buildings and approximately 9 acres of grazing land the entire subjects equate to about 11.29 acres.

The farmhouse was recently renovated throughout and offers spacious family accommodation across two floors and comprises five bedrooms, a kitchen/dining area, living room, two bathrooms and a useful utility room with a WC. Further details of the accommodation can be found within these particulars of sale, along with a floorplan showing the dimensions and layout.

Sweetbit Farm is approached by its own well-maintained single-track road and has a courtyard area where there is ample parking for several vehicles. There is a mix of traditional barns and modern buildings, and two new modern sheds. The property has good grazing land making it perfect for small scale agriculture

The farmhouse has beautiful mature garden grounds to the front which are mainly laid to lawn with raised beds, and a patio area overlooking the hills, providing the perfect place to enjoy alfresco dining or family and social entertaining. Given the location of Sweetbit Farm, a bounty of native wildlife can be enjoyed on a daily basis.

The nearest local services can be found at Thornhill which offers a wide range of essential services, including two small supermarkets, chemist, butchers, bakers, two hairdressers, and an authentic Scottish/Italian café/fish & chip shop founded in 1929, high quality gift and fancy goods shops (one of which stages frequent art exhibitions), coffee shops and café/restaurants, a beautician, a chocolatier, as well as various hotels, pubs, Library, a garage and petrol station, dentist, podiatrist, community hospital, and health centre. Both primary & secondary schooling are available at the highly regarded Wallace Hall Primary & Wallace Hall Academy in Thornhill. Also nearby, Sanquhar offers convenience stores, chemist, Post Office, craft shops, takeaway outlets, cafes and a selection of restaurants.

A further range of professional and retail services are available in the busy market town of Dumfries, which boasts three retail parks, an ice rink, a modern sports centre, a University Campus and is within easy reach of the new hospital.

Communications to the area are good with the M74 providing access to the north to Glasgow and south to Carlisle and the M6. The ferry links to Northern Ireland run from Cairnryan in the west of Galloway. The international and European flights of Prestwick (43 miles), Glasgow International (65 miles) and Edinburgh (61 miles) are all within an accessible reach. Dumfries railway station provides regular rail links, both north and south.

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.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Sweetbit Farm are sought **in excess of: £550,000**



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

Sweetbit Farm is of traditional construction set under a slated roof. The property is heated via a back boiler using solid fuels, with underfloor heating on the ground floor and radiators upstairs. The dwelling offers comfortable family accommodation over two floors, very briefly comprising:

GROUND FLOOR

- **Hallway**
Accessed via a large wooden door, the hallway provides entry to the utility room, bedroom 2/office, and the central hallway.
- **Utility Room**
With a door to the outside leading directly to the courtyard. Plumbed for white goods and fitted with a sink, it also offers excellent storage for coats and wellies. A Velux window brings in natural light, and there is a useful WC.
- **Kitchen**
A bright and well-presented family kitchen with three deep windows framing spectacular views over the Lowther Hills. Fitted with a range of wall and floor units, it includes a Rangemaster cooker and extractor fan.
- **Central Hallway**
Gives access to the downstairs rooms, front porch, and staircase to the upper floor.
- **Bathroom**
Fitted with a bath, shower, wash hand basin, and WC.



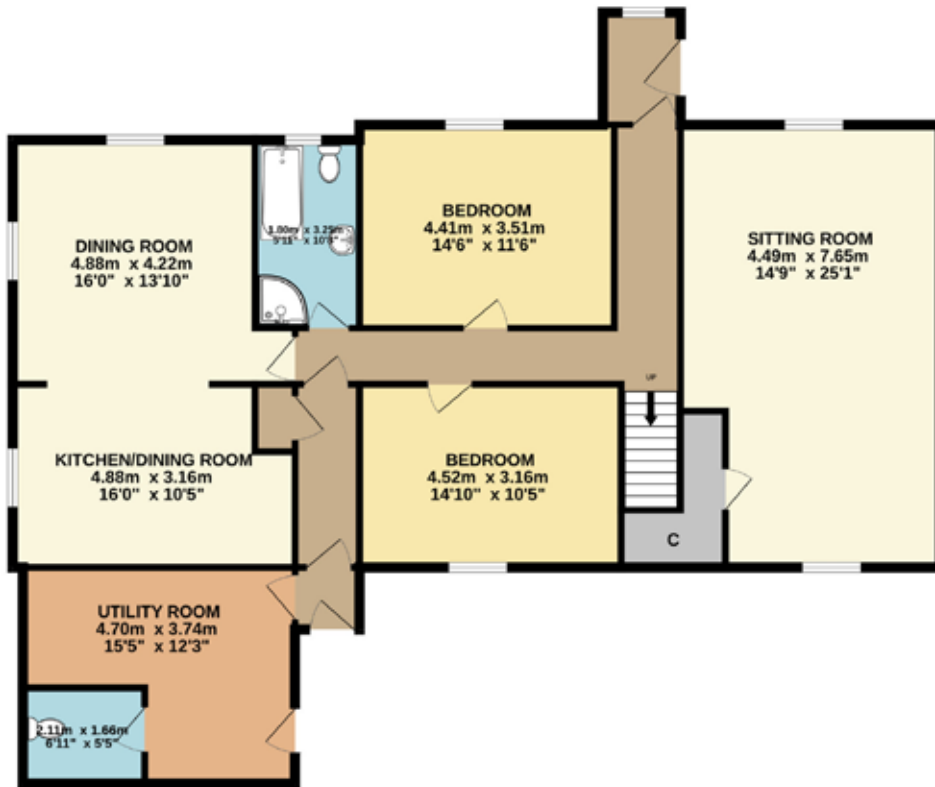
- **Double Bedroom 1**
A well-proportioned bedroom with a window to the front.
- **Double Bedroom 2 / Office**
Currently used as an office space, with a window overlooking the courtyard. This room has two doors leading to both the rear hallway and the central hallway.
- **Front Porch**
Double doors open to the outside, with a part-glazed internal door leading into the hallway.
- **Living Room**
A generous living space featuring a sandstone fireplace with a wood burner and triple-aspect windows. There is also a large under-stairs storage cupboard.

FIRST FLOOR

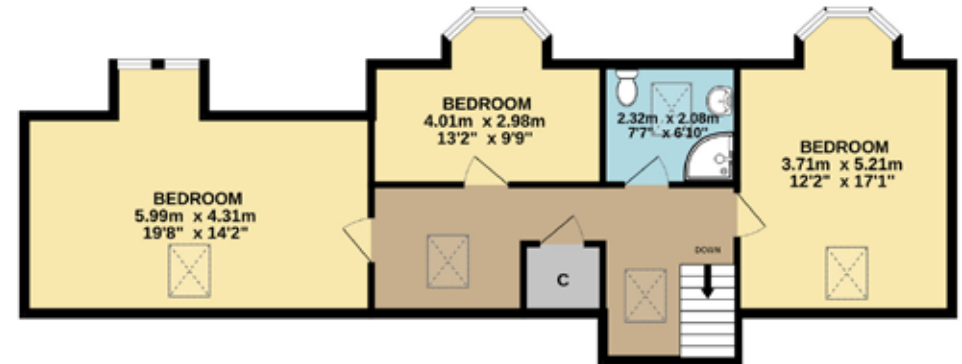
- **Upper Landing**
With a Velux window allowing natural light into the landing and a useful storage cupboard.
- **Double Bedroom 3**
A bright bedroom with a bay window overlooking the hills, complemented by an additional Velux window.

Floor Plan

GROUND FLOOR

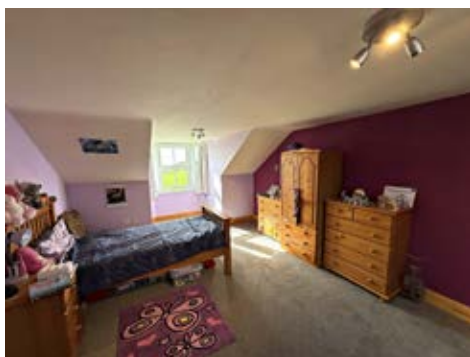


1ST FLOOR



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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- **Shower Room**
Fitted with a shower, wash hand basin, WC, and a Velux window for ventilation.
- **Double Bedroom 4**
A double bedroom with a window overlooking the surrounding views.
- **Double Bedroom 5**
The largest of the bedrooms, with both a Velux and a double window framing stunning views across the countryside.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Private	Mains	Solid Fuel (back boiler)	E	C (72)

OUTSIDE

As mentioned earlier, Sweetbit Farmhouse has beautiful mature garden grounds to the front of the property mainly laid to lawn with raised beds, there is also a patio area with spectacular views

THE FARM BUILDINGS

Sweetbit Farm benefits from both traditional and modern farm buildings. The traditional buildings form a courtyard area to the rear of the farmhouse and are suitable for a variety of uses, currently used as storage for wood.

To the rear of the traditional steading there is a range of more modern farm buildings, including a steel portal shed with 60 cow cubicles on slats and an outside feed passage on slats, a slurry store and a silage pit. There are two new sheds, a steel portal shed with an overhang and a box-profile shed with concrete panel walls also incorporated in the yard is a silage clamp and a slurry ring, the steading can accommodate a large number of livestock and it is noted that the farm was commercially run in conjunction with seasonally taken additional land.

A supply of wood is also available by separate negotiation.





THE GRAZING LAND

The land amounts to about 9 acres of well fenced grazing land. The land is perfect for equestrian or any small-scale agricultural uses. The land is located to the front of the property and at present is down to grass for livestock grazing.

HOME REPORT

Sweetbit Farm is home report exempt due to having an agricultural holding number (75/332/0041) and therefore seen as mixed use.

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, **Pollock & McLean**, 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

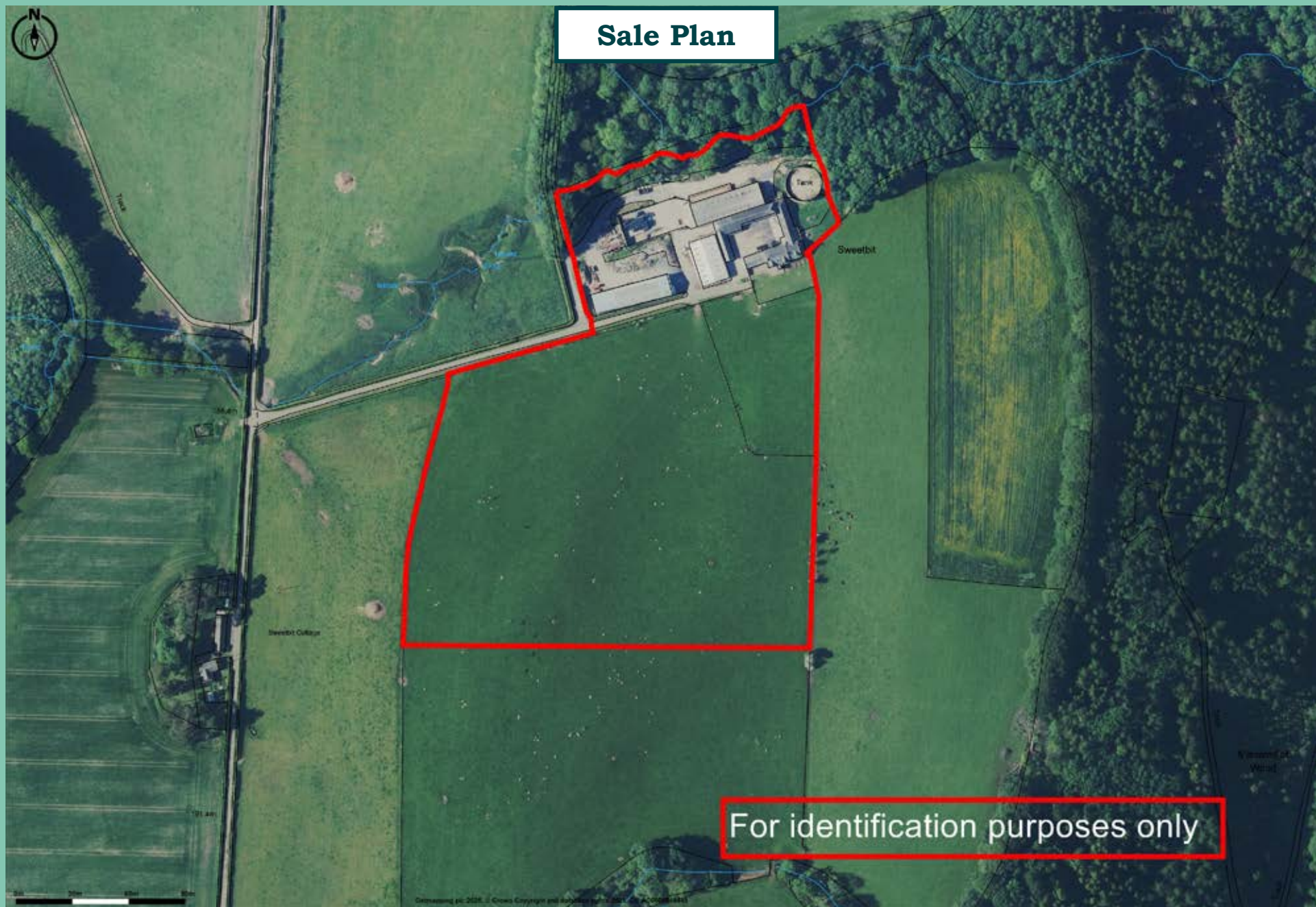
Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

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 September 2025



Sale Plan

For identification purposes only

