



HUNTER'S LODGE

Moniaive, Dumfries, DG3 4EE



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



HUNTER'S LODGE

Moniaive, Dumfries, DG3 4EE

Moniaive 2.5 miles, Thornhill 9.5 miles, Dumfries 19 miles, Carlisle 54 miles, Glasgow 70 miles, Edinburgh 73 miles

A CHARMING DETACHED FAMILY HOME BENEFITTING FROM GRAZING LAND SITUATED IN A BEAUTIFUL COUNTRYSIDE LOCATION NOT FAR FROM THE PRETTY VILLAGE OF MONIAIVE

- TRADITIONALLY BUILT TWO STOREY FOUR BEDROOM FAMILY HOME
- GENEROUS MATURE GARDEN GROUNDS & PRIVATE DRIVEWAY
- GRAZING LAND OF ABOUT 6 ACRES
- RANGE OF USEFUL TRADITIONAL OUTBUILDINGS (DEVELOPMENT POTENTIAL)
- PRIVATE PLOT WITH NO IMMEDIATE NEIGHBOURS
- COUNTRYSIDE LOCATION YET CLOSE TO MAJOR ROAD NETWORKS

IN ALL ABOUT 6.418 ACRES

FOR SALE PRIVATELY

VENDORS SOLICITORS

GGMW
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

Hunter's Lodge occupies a rural but accessible location within a private enclosed plot with no immediate neighbours. This charming two storey dwellinghouse which has been in the same ownership since 1972 is testament to this wonderful family home. The property is of traditional construction benefitting from spacious four-bedroom family accommodation and although requires some modernisation, provides a superb blank canvas for any potential buyers.

The property is approached by its own private gated driveway where there is ample parking and enclosed within very generous, mature garden grounds where there is direct access to the grazing land amounting to about 6 acres. The inclusion of this land offers great potential for any smallscale agricultural, equestrian or horticultural purposes. Attached to the property there are a range of stone-built outbuildings which are superb for storage or indeed there could be some development potential for conversion.

Moniaive, just over two miles away from Hunter's Lodge, is a small historic village dating back to the 10th century. The name Moniaive means the 'Hill of Streams' and comes from the Gaelic monadh-abh. The village today has a choice of places to eat, hotels and self-catering accommodation. There is also a primary school (2 miles) and several historic trails, which are popular with visitors keen to learn more about the village history. The village is popular with many artists and musicians, and the premier weekend event of the year is the annual Folk Festival in May. This has been running since 2001 and attracts over 1000 visitors. In addition, the Moniaive Gala is held on the 3rd weekend of July every year which is a free, fun traditional family event. The nearest comprehensive range of retail and professional services are located at Thornhill, about 9 miles distant where there is also primary and secondary schooling.

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 is 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.
What3words: overjoyed.arriving.pulp

METHOD OF SALE

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

GUIDE PRICE

Offers for Hunter's Lodge 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

Hunter's Lodge provides diverse, bright and generously proportioned family living over two floors with the accommodation very briefly comprises:

GROUND FLOOR

- **Rear Entrance Hallway**
To the immediate right a hallway has two storerooms off and a room which is currently set up as a snug / office. This area offers a great place to take a break from any relax from any outdoor activities such as gardening or attending to farm animals. This part of the house has huge potential for creating further living space.
- **Inner Hallway**
With doors providing access to:
- **Shower Room**
With a shower, WC & WHB.

- **Utility Room**
Plumbed for white goods, WHB set in a base unit, Built-in cupboards and a window to the side.
- **Walk-in Pantry**
With built-in shelving, some of which are the original sandstone slabs, there are also built-in cupboards.
- **Kitchen**
A traditional farmhouse style kitchen which has a large AGA Range, base units and double aspect windows. There is ample room for a family dining table.
- **Sitting Room**
With an open fire set in a traditional fireplace.
- **Bedroom 1**
With triple aspect windows with stunning views

FIRST FLOOR

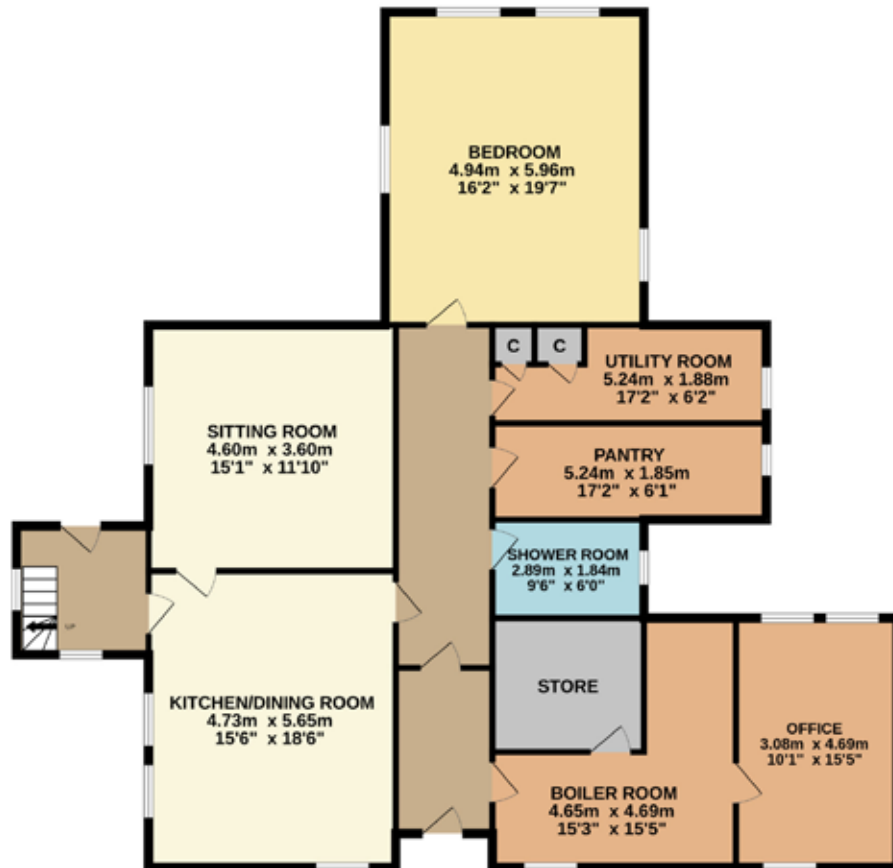
- **Writing Room**
A spacious family living space with a window to the front and a WC off.





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.
Made with Metropix ©2025

- **Double Bedroom 2**
With triple aspect windows providing open views across the surrounding countryside and enhancing the natural light within.
- **Central Hallway**
With a range of built-in storage cupboards.
- **Sitting Room**
With double aspect windows and an open fire.
- **Double Bedroom 3**
With a window to the side.
- **Family Bathroom**
With a bath which has a shower over, WC & WHB.
- **Double Bedroom 4**
With two windows to the front, built-in cupboards and there is a small room off which could be a dressing room or an en-suite.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired	F	F (26)

OUTSIDE

Hunter's Lodge is approached by its own private driveway where there is ample parking. The generous mature garden grounds are made up of lawns, mature trees, flowering borders incorporating a pretty summerhouse.

Attached to the dwellinghouse are a range of traditional barns which are currently utilised for storage. These buildings have huge potential for either extending the footprint of the property or indeed, developing into and annex or such like.

There are about **6 acres of grazing land** divided into two main paddocks offering huge potential for equestrian or smallscale agricultural purposes. There are some beautiful mature trees within the grounds. The grazing land has direct access from the garden grounds. The land is registered with the AFRC-RPID with a main location code.



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, **GGMW** 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.



HOME REPORT

The property is home report exempt due to benefitting from an agricultural holding number (333/0111) and therefore exempt. This holding number has no restrictions on occupancy.

ENTRY & VACANT POSSESSION

Immediately upon completion.



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 vendor 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 Vendor 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' Solicitor.
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

IN ALL ABOUT : 2.597 ha (6.418 acres)

Dismantled Railway

Hunter's Lodge

94.6m

100.6m

Dismantled Railway

**SALE PLAN
FOR IDENTIFICATION ONLY**

0m 30m 60m 90m

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Plotted Scale - 1:2000. Paper Size - A4

