



Three bedroom traditional farmhouse with large garden, driveway and shared courtyard.

Kirkland of Morton Farm, Thornhill, DG3 5DY

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## Property Details

Kirkland of Morton Farm, Thornhill, DG3 5DY

Offers over  
£220,000

### Description

Three bedroom, two reception detached traditional farmhouse with ample parking and generous garden situated in a pleasant rural hamlet near Thornhill.

### Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,  
CA6 5LY









## KEY FEATURES

- Three bedroom detached traditional farmhouse
- Two receptions rooms with open fires
- Lovely period features throughout
- Ground floor snug room or fourth bedroom
- Oil central heating
- Private cobbled yard, large graveled driveway and generous lawn
- Generous plot with countryside views
- Situated in a pleasant hamlet a short drive from Thornhill and Carronbridge



## Situation

Kirkland of Morton is situated on the edge of Carronbridge which benefits from a well equipped village hall with wider services. Thornhill provides good local services in a picturesque village, Boutique Shops, Hotels, Library, Bank, Cafes, Pubs, Foods Stores, Health Centre, small Hospital, a Pharmacy and a Golf Course can all be found here. Thornhill is served by several bus services to Ayr, Dumfries, Glasgow and Edinburgh beyond. One of the key attractions of the village to prospective residents is the Wallace Academy Primary and Secondary School which is rated as one of the best State Schools in Southern Scotland. Dumfries and Galloway is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare.





A well presented three bedroom detached farmhouse, located in a pleasant rural setting within easy reach of Thornhill and Carronbridge. The property has the benefit of a generous sized plot with nice views of the countryside including a cobbled yard, large driveway, lawn and small plot of land with it's own access from the track.

The property has been a loving holiday accommodation to date with excellent reviews and therefore there is no onward chain.

## The Accommodation

The front door opens to a spacious porch/boot room with access to the main hallway with doors off to the remainder of the house and stairs to the first floor. The ground floor is mostly laid with wood effect laminate flooring. The main living room is dual aspect, generous in size and features a traditional open fire, perfect for cosy Winter nights.





Opposite the porch there is a snug room/office with back door into the private yard. On the opposite side of the house is another decent sized reception room, with dual aspect windows, which would historically been the dining room as it lies just off the kitchen. There is a large storage cupboard with built-in shelving.

The kitchen would benefit from some upgrading but currently has solid wood wall and floor units with space underneath the worktops for white goods. There are several windows which flood the kitchen with an abundance of light and a second back door provides access to the rear yard also.

Upstairs there are three really good sized bedrooms spread across the width of the farmhouse. Each bedroom benefits from built-in storage cupboards as well as additional storage space on the main landing. The family bathroom located in the centre of the house, with partially tiled walls is complete with w.c, wash hand basin and bath with electric shower over.





Externally, the property is accessed down a private track which is assumed to have shared maintenance liability with the other users. There are two gates which provide access to the property. To the rear there is gated access to a large, cobbled yard shared with the neighbour, ideal for additional parking. The outbuildings belong to the neighbour and there is no option to purchase these. To the front, further parking is available with a large graveled driveway and there is a generous lawn. The property is rendered with pebble dash and painted a clean, crisp white. The oil tank and boiler is located to the side of the property along with a timber garden shed.



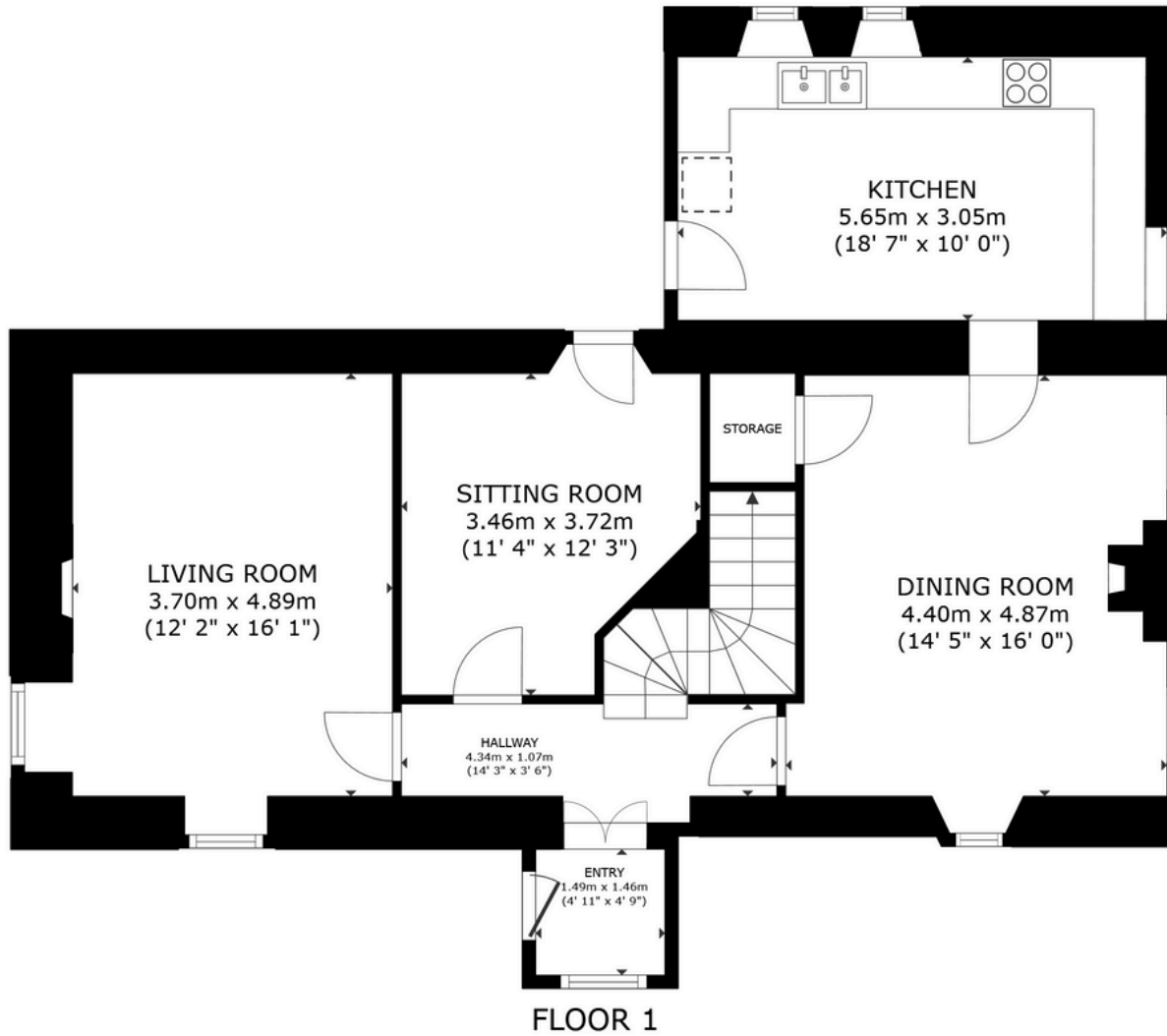








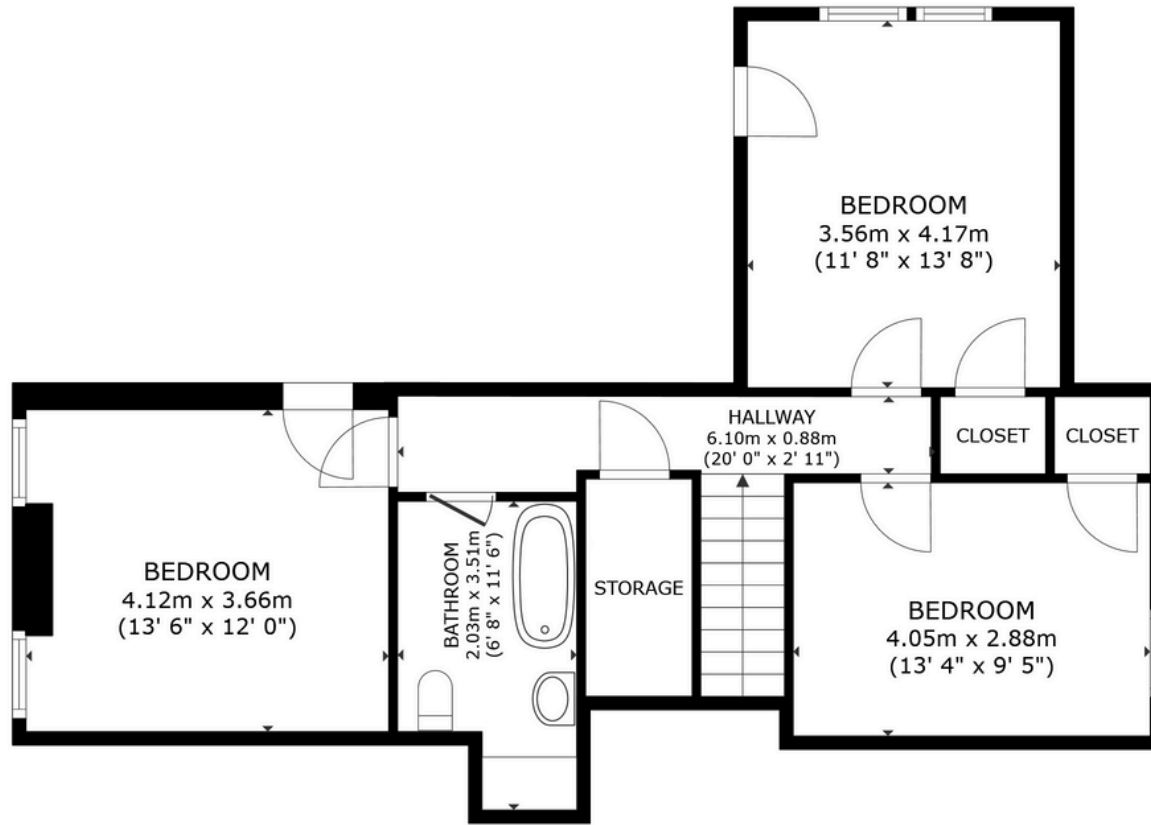




GROSS INTERNAL AREA  
 FLOOR 1 86.0 m<sup>2</sup> (925 sq.ft.) FLOOR 2 63.4 m<sup>2</sup> (682 sq.ft.)  
 TOTAL : 149.4 m<sup>2</sup> (1,608 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







## FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 86.0 m<sup>2</sup> (925 sq.ft.) FLOOR 2 63.4 m<sup>2</sup> (682 sq.ft.)  
 TOTAL : 149.4 m<sup>2</sup> (1,608 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** E

**Broadband:** Standard

**Services:** Kirkland of Morton Farm is serviced by mains water, mains electricity, mains drainage and oil fired central heating.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band F.

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates—arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.





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