

Flat 3 Gribton House, Gribton Estate, Dumfries, DG2 0YJ

C&D Rural

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- Category B Listed Georgian residence
- Designed by renowned architect Walter Newall
- Impressive accommodation extending over three floors
- Three bedrooms including versatile studio space
- Spacious kitchen and dining room
- Elegant period features and character throughout
- Situated within the prestigious Gribton Estate
- Designated private parking space
- Beautiful rural setting with shared garden grounds

A generous and characterful home offering flexible accommodation and excellent versatility, enjoying a peaceful countryside setting while remaining conveniently located just five miles from Dumfries.

Council Tax band: D

Tenure - The Scottish Heritable Title

EPC Energy Efficiency Rating: F

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Built around 1820 and designed by renowned Scottish architect Walter Newall, best known locally for his work on Moat Brae in Dumfries, this impressive Category B Listed Georgian residence forms part of the prestigious Gribton Estate. Originally one substantial property, the building has since been thoughtfully divided into five residences, comprising one house and four flats. Set within an idyllic rural setting with access to scenic walks on the doorstep, the property offers flexible accommodation arranged over three floors, including a spacious kitchen/dining room, living room, utility room, three bedrooms including a versatile studio space, and two bathrooms. The property also benefits from a designated parking space and access to a garden area shared with neighbouring residents. Combining architectural significance, character and versatile living space, this is a rare opportunity to enjoy peaceful country living just five miles from Dumfries.

Accommodation

Accessed via a private front door, the property opens into an entrance vestibule with useful storage cupboards before leading through a glazed door into the reception hall. A striking staircase rises to the first floor, where a large sash window illuminates the landing and staircase, while a substantial storage cupboard is conveniently positioned at half landing level.

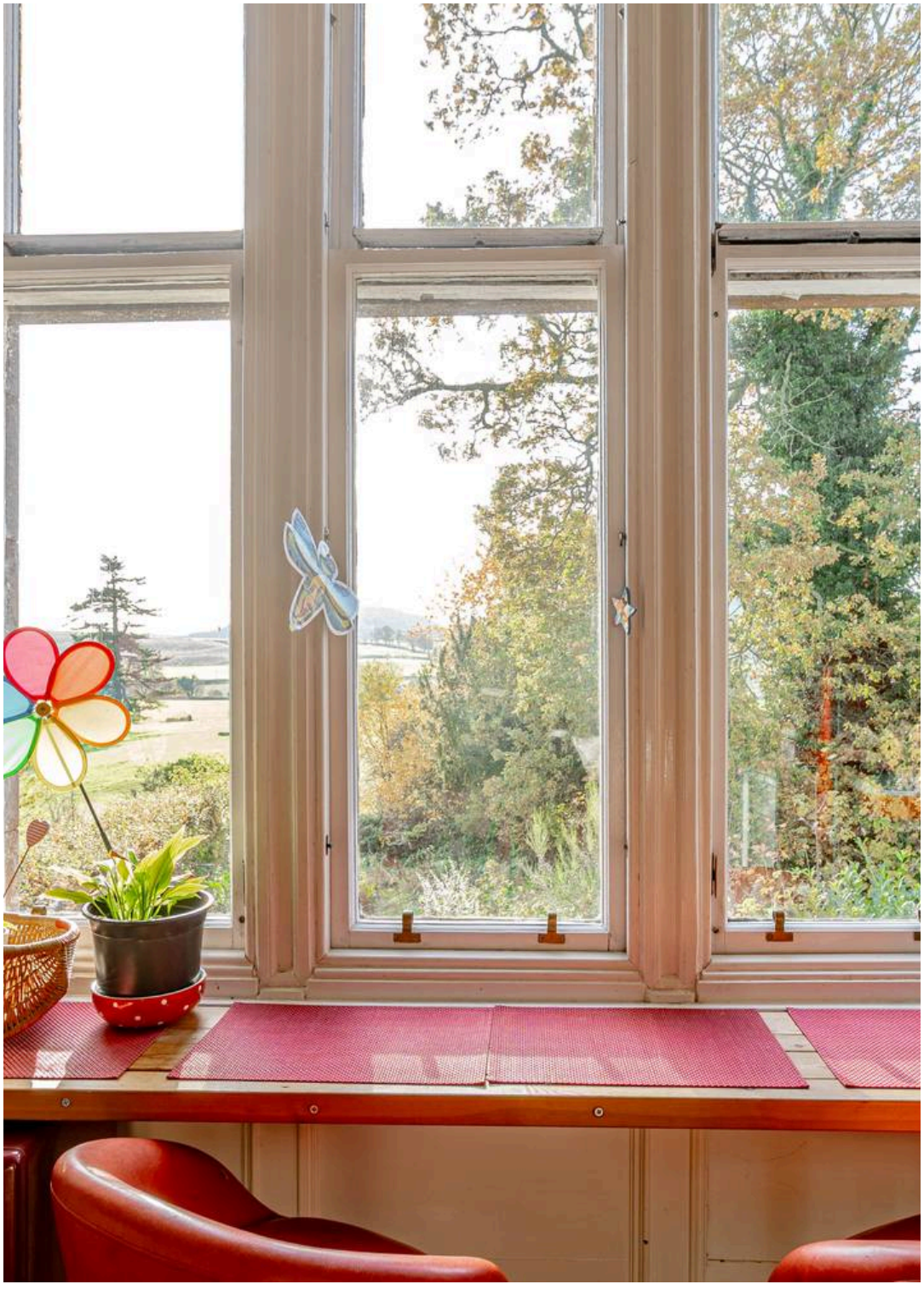


The first of three bedrooms is located off the principal landing and is a bright and generously proportioned room, benefiting from original shutters, high ceilings and a walk in wardrobe.

The principal first floor hallway is a particularly characterful space, featuring cast iron balustrades, a former light shaft and a series of large built in storage cupboards. A useful scullery/utility room is located just outside the kitchen and is fitted with wooden base units, a sink, space for white goods and a practical linen cupboard. Beyond, the impressive kitchen/dining room and living room enjoy an elevated position with breathtaking far reaching views across the surrounding countryside. Both rooms beautifully showcase the property's Georgian heritage, with heigh ceilings and impressive sash windows creating a remarkable sense of space and grandeur. The generously proportioned kitchen is fitted with a range of wooden base units and a central island, whilst offering ample space for a substantial dining table, making it an ideal setting for everyday family life and entertaining. A magnificent triple sash window with a built in seating area creates a stunning focal point, offering an exceptional vantage point from which to enjoy the surrounding landscape.

Flowing seamlessly from the kitchen, the elegant living room is equally impressive in scale and character. Floor to ceiling triple sash windows frame the surrounding countryside and enhance the room's impressive proportions. . A beautiful original marble fireplace, complete with an attractive oxblood red wood burning stove, forms a striking focal point and enhances the room's warm and inviting atmosphere. Together, these remarkable reception spaces offer an exceptional balance of grandeur and comfort, equally suited to entertaining guests, hosting family gatherings or simply unwinding whilst enjoying the peace and beauty of the surrounding landscape.

Completing this level is a well appointed bathroom comprising a WC, wash hand basin and large shower enclosure, together with useful understairs storage.



A further staircase with cast iron balustrades and timber handrail rises to the upper floor, where a large rooflight floods the landing with natural light. A smaller window within the hallway provides access to the roof space for maintenance purposes if required. The second bathroom is fitted with a bath, WC and wash hand basin, whilst an original fireplace provides an attractive period feature. A discreet opening within the wall gives access to a carpeted loft space, which houses the hot water tank and offers useful additional storage.

There are two further double bedrooms on this floor, both of generous proportions and enjoying an attractive open outlook. One benefits from dual aspect windows, including a Velux roof window, together with a boarded fireplace complete with original surround. The second bedroom also features a boarded fireplace and surround, offering potential for reinstatement if desired. Completing the accommodation is a versatile studio room, currently utilised as a sound treated recording studio, but equally suited as a home office, hobby room or nursery. The property is heated by electric heaters and further benefits from a wood burning stove within the living room.

Externally**,** the property is accessed via a shared pathway leading to its private front door and benefits from a designated parking space located to the front. There is also an allocated area of shared garden grounds for the enjoyment of residents just a short walk from the property, including a private garden shed and log store. Situated within the picturesque Gribton Estate, the property enjoys a tranquil setting with an abundance of scenic walks to explore throughout the estate grounds and surrounding countryside. Offering a peaceful rural lifestyle, the property combines the natural beauty of its surroundings with convenient access to nearby amenities.



Location Summary

Flat 3 Gribton House enjoys a peaceful rural position on the A76, set between the villages of Holywood and Moniaive, approximately five miles north-west of Dumfries. The property combines the tranquility of country living with convenient access to the wide range of amenities available within Dumfries, including high street and retail park shopping, supermarkets, cafés and restaurants, the DG One leisure complex with swimming pool, the Dumfries Ice Bowl, and several excellent golf courses. The property falls within the catchment area for Holywood Primary School, with secondary education available at Dumfries High School.

For commuters, Dumfries Railway Station provides regular services throughout the region, while Lockerbie Railway Station, situated on the West Coast Main Line, offers direct rail links to major cities including Glasgow (approximately 1 hour), Edinburgh (approximately 1 hour 20 minutes), Newcastle (approximately 1 hour 30 minutes) and London Euston (approximately 3 hours 45 minutes).

The area is renowned for its outstanding outdoor pursuits, with excellent salmon and trout fishing available on nearby rivers, world-class mountain biking at the 7stanes trail centre's, and easy access to the beautiful Solway Coast, offering miles of scenic coastline, beaches and walking opportunities. Surrounded by rolling countryside and peaceful estate grounds, Gribton provides an ideal balance of rural seclusion and accessibility.

What3words

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every day
may not be
GOOD
but there is
something
GOOD
in
EVERY DAY





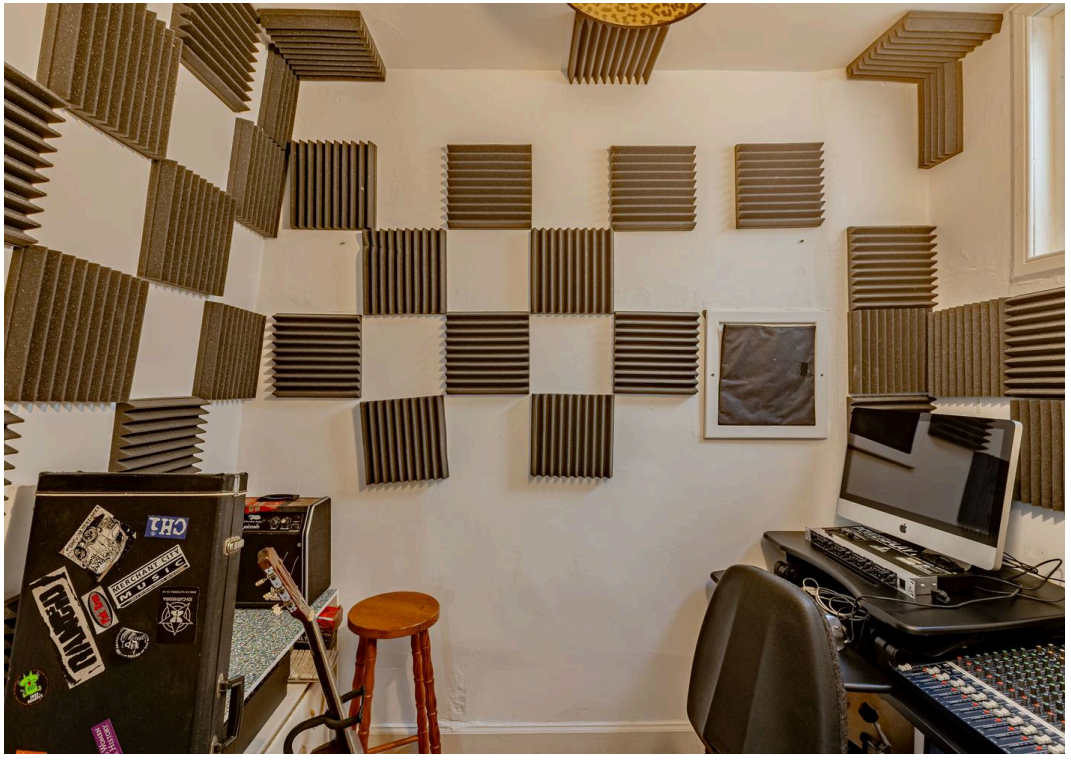











CH1

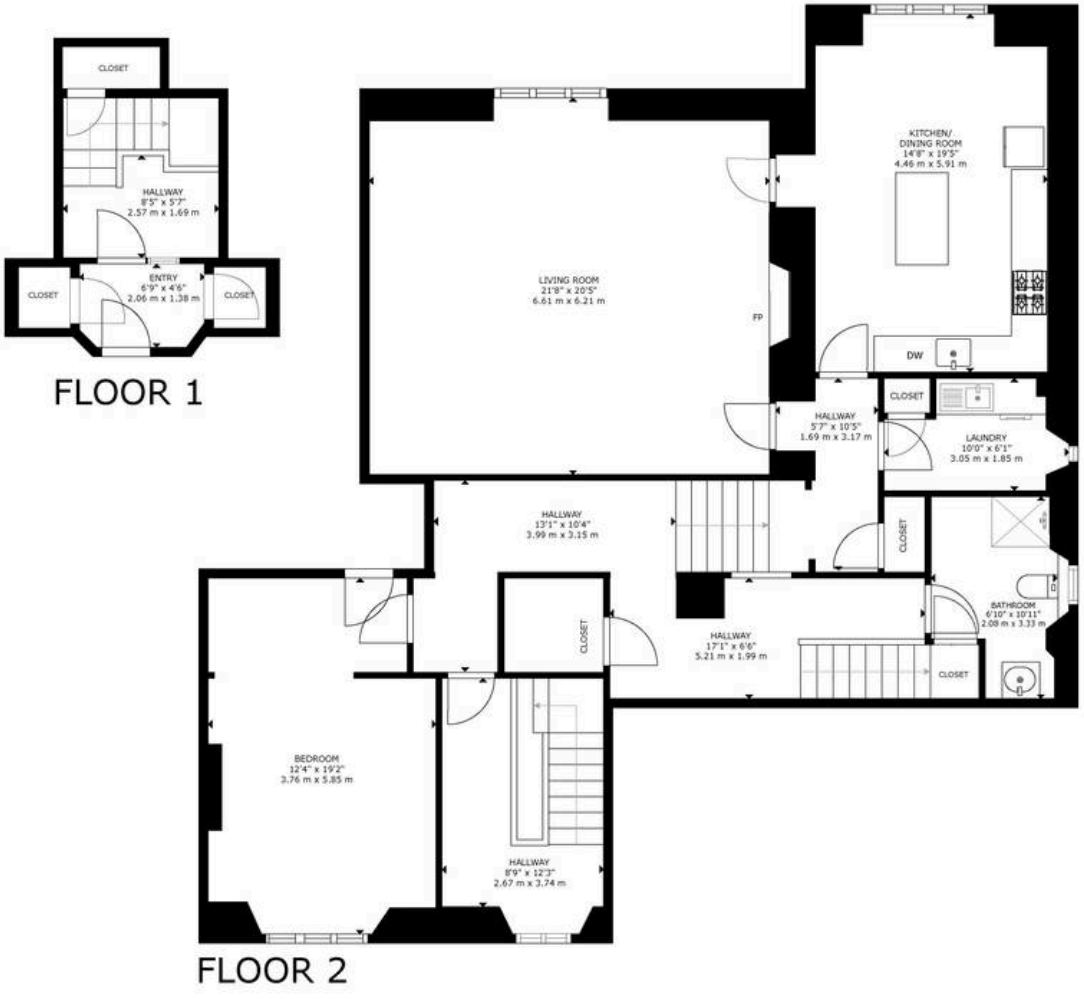

POWERPLAY

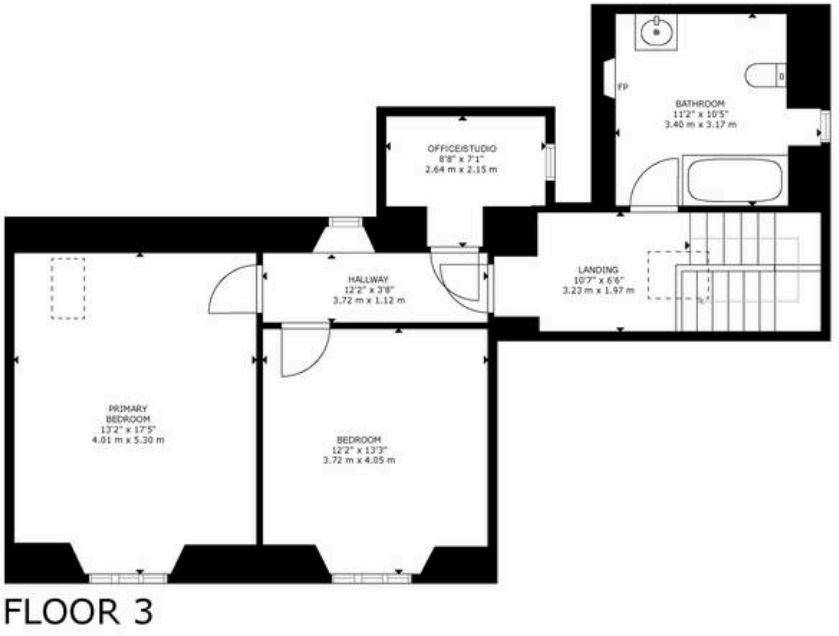












GROSS INTERNAL AREA
FLOOR 1: 105 sq. ft, 9 m², FLOOR 2: 1,583 sq. ft, 147 m²
FLOOR 3: 750 sq. ft, 69 m², TOTAL: 2,438 sq. ft, 225 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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General Remarks & Stipulations

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.

Services: The property is served by a shared private septic tank along with mains water and electric.

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: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

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. For updates and the latest properties like us on facebook.com/cdrural and Instagram on @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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