

Applecroft, Maryfield, Terregles, Dumfries, DG2 9TH

Offers Over **£510,000**

C&D Rural

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- Four bedroom detached bungalow with integrated single garage
- Spacious living room with wood burning stove
- Recently renovated
- Newly installed air souce heat pump and air conditioning
- Solar panels
- 7 acres of garden, woodland and amenity land
- Extensive driveway with large detached double workshop
- Situated in an idyllic setting just outside of Dumfries

This four bedroom detached property enjoys an idyllic rural setting just outside of Dumfries, extending to approximately 7 acres of land and benefitting from a substantial detached workshop.

Council Tax band: F

Tenure: The Scottish Heritable Title

EPC Energy Efficiency Rating: A

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Applecroft presents a rare opportunity to acquire a spacious and recently renovated four bedroom detached bungalow, offering flexible and well proportioned accommodation. Set within approximately seven acres of picturesque grounds, the property enjoys a large garden, peaceful woodland with established walking paths, and an area of amenity land. The property has been enhanced with solar panels, a recently installed air source heat pump, air conditioning and triple glazing, providing modern energy efficient living. Further complementing the property are a attached single garage and a substantial double workshop, offering excellent storage, workspace, or hobby/equestrian potential.

Accommodation

Entering through the front door, you are welcomed into a bright and spacious reception hall which benefits from excellent storage. To the right is the well appointed kitchen/diner, fitted with a range of wooden wall and base units, a double oven with induction hob included in the sale, and space for a dishwasher and fridge/freezer. The kitchen leads into a practical utility room, also featuring fitted units, a sink and space for additional appliances. From here there is internal access to the attached garage, which houses the property's renewable energy systems and provides excellent storage, together with a door leading to the rear garden.



The living room enjoys a pleasant front facing aspect, with dual aspect windows allowing natural light to flood the room. A wood burning stove forms an attractive focal point, creating a warm and inviting atmosphere. An opening leads through to the dining room, a wonderful space for entertaining and family gatherings, with patio doors opening directly onto the garden and a further door returning to the main hallway.

Also on the ground floor is a generous double bedroom overlooking the rear garden. Currently utilised as a playroom, this versatile room could equally serve as a guest bedroom, home office or additional reception room depending on individual requirements. A shower room comprising a walk in mains fed shower, wash hand basin and WC completes the ground floor accommodation.

The first floor landing is spacious and benefits from a large airing cupboard together with loft access. There are three further well proportioned double bedrooms, each enjoying attractive views across the surrounding grounds and finished in neutral tones. The principal bedroom is enhanced by an additional loft conversion, currently used as a snug, offering flexibility as a dressing room, home office, hobby room or children's play area. The family bathroom comprises a bath, wash hand basin, WC and heated towel rail.

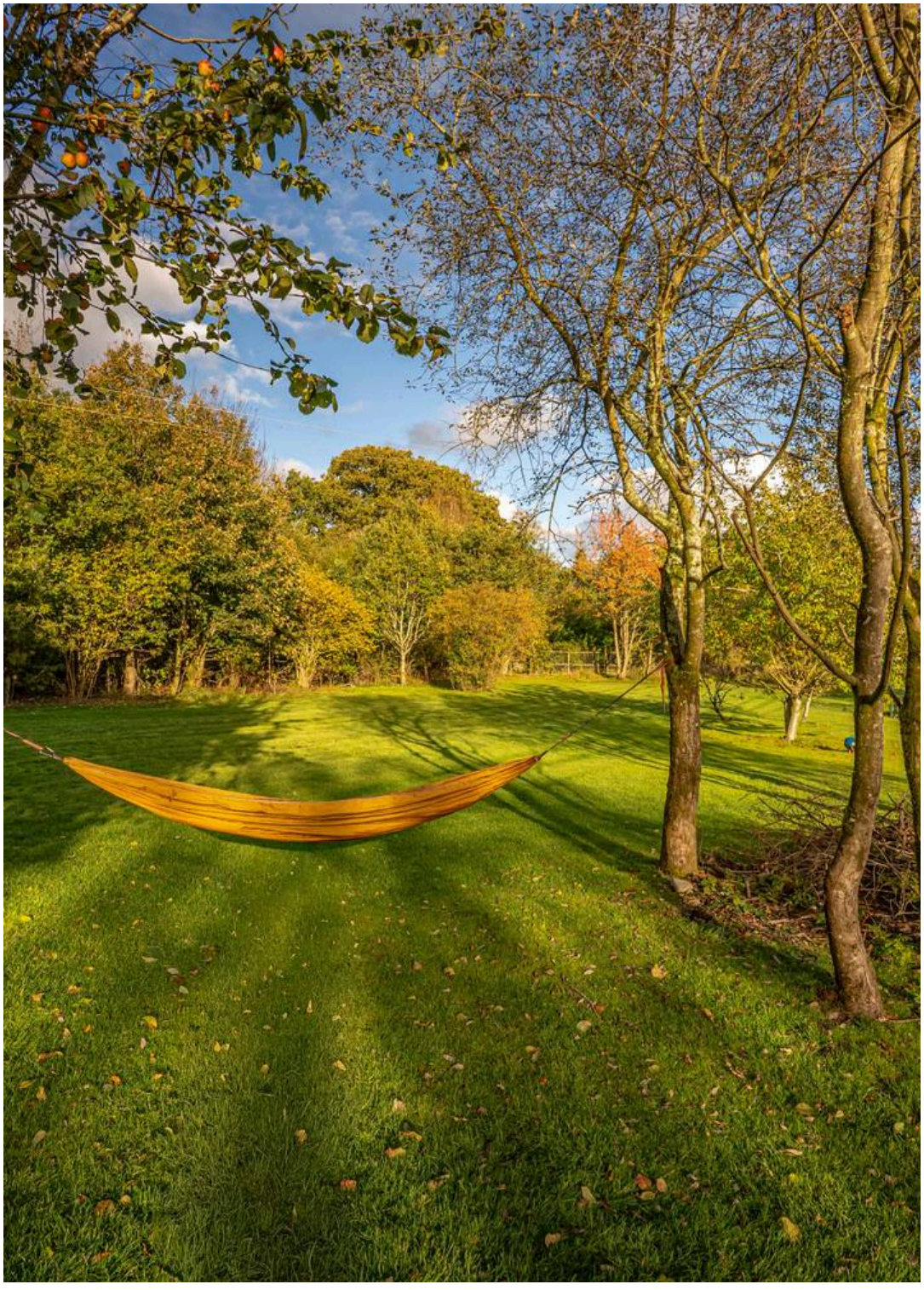
A significant advantage of the property is its impressive energy efficient specification. Triple glazing is installed throughout, while the 13.5kW solar panel system with whole house battery backup, recently installed air source heat pump and air conditioning system combine to provide comfortable, cost effective living.



Externally

Applecroft occupies approximately seven acres, offering an exceptional balance of gardens, amenity land and mature woodland. Around one acre surrounding the property has been laid mainly to lawn and includes raised vegetable beds, creating an attractive and productive outdoor space ideal for family life, entertaining and those seeking a greater connection with the outdoors. The remaining land comprises a mixture of amenity land and attractive woodland, where established pathways meander through the trees and fruit trees are dotted throughout the grounds, creating a peaceful and secluded setting abundant in wildlife. Whether purchasers are seeking space for equestrian pursuits, hobby farming, recreational use, home business opportunities or simply a peaceful rural lifestyle, the land offers significant flexibility to suit a variety of needs and interests, subject to any necessary consents.

The extensive driveway provides ample parking for numerous vehicles and leads to a substantial detached workshop. Topped with 22 solar panels, the building benefits from power, Wi-Fi and excellent versatility. The main workshop can be accessed via both a large garage door and pedestrian entrance, with additional rooms to the rear providing further storage and welfare facilities including a WC and wash hand basin. A second workshop area is currently utilised as a home gym. Combined with the surrounding land, these impressive outbuildings offer exceptional adaptability, lending themselves to a variety of uses including workshop space, vehicle storage, hobby pursuits, home working, business use or potential equestrian facilities. Altogether, Applecroft presents a rare opportunity to enjoy a highly adaptable rural lifestyle with space and flexibility to evolve alongside a purchaser's individual needs.



Location Summary

Applecroft enjoys a peaceful rural setting just outside the sought after village of Terregles, just 3 miles south west of Dumfries, offering the perfect balance of countryside living and convenient access to town amenities. Primary education is available at Laurieknowe Primary School, with secondary schooling provided by Dumfries Academy. The property is well placed for commuting, with easy access to the A75 and A76 road networks. Dumfries Railway Station provides regular services throughout the region, while Lockerbie Railway Station, approximately 18 miles away, offers direct connections on the West Coast Main Line, with journey times of around 1 hour 20 minutes to Glasgow, 1 hour 30 minutes to Edinburgh, and 4 hours to London Euston.

Dumfries offers a wide range of amenities including supermarkets, independent shops, restaurants, healthcare facilities, a leisure centre with swimming pool, the Dumfries Ice Bowl, golf courses and excellent fishing opportunities along the River Nith. Outdoor enthusiasts are also well catered for, with the scenic Solway Coast nearby and the renowned 7stanes mountain biking trails within easy reach.

What3words

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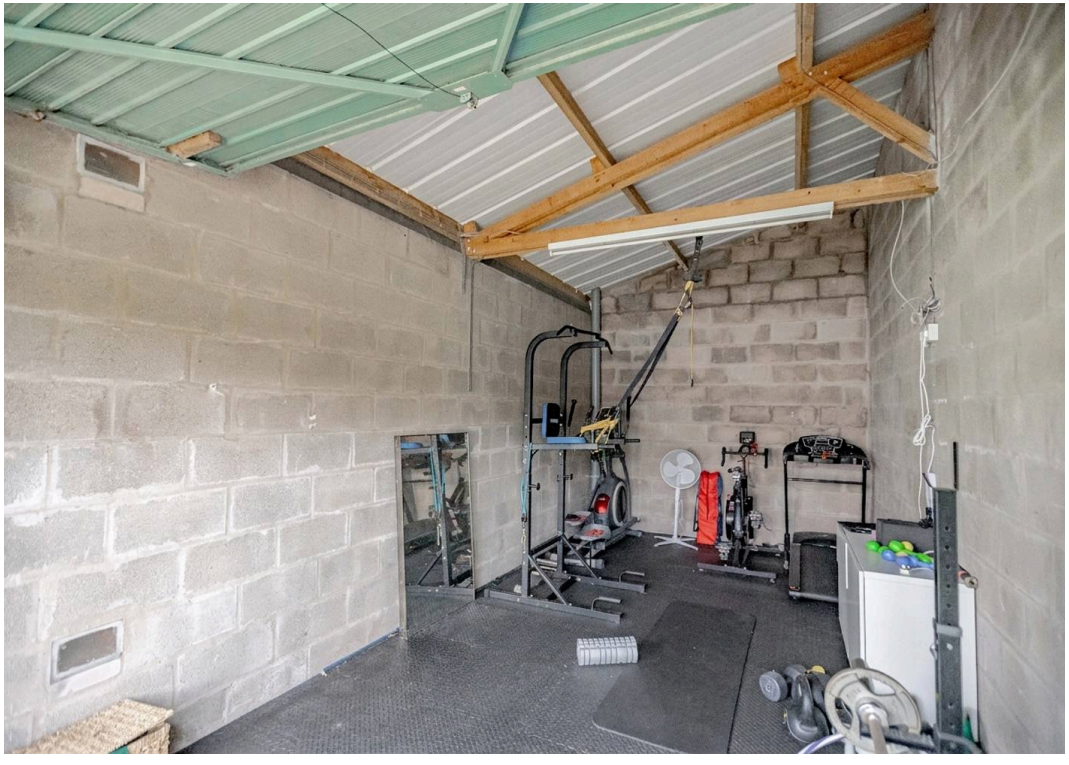










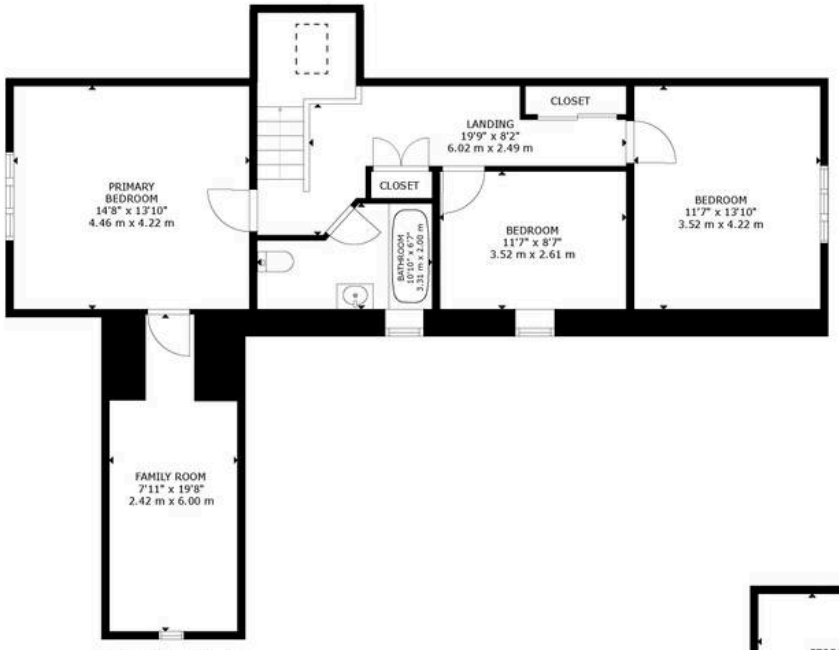




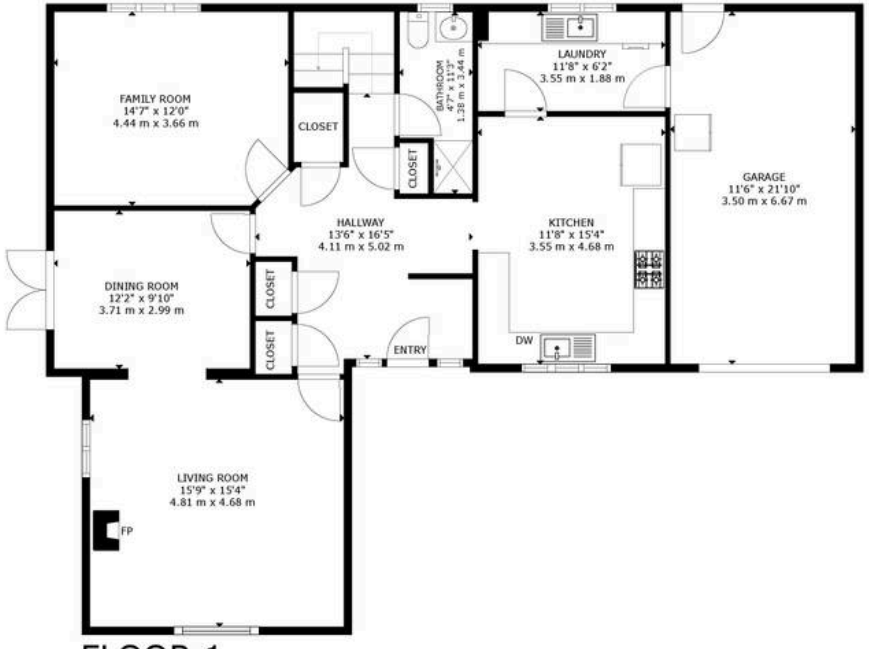




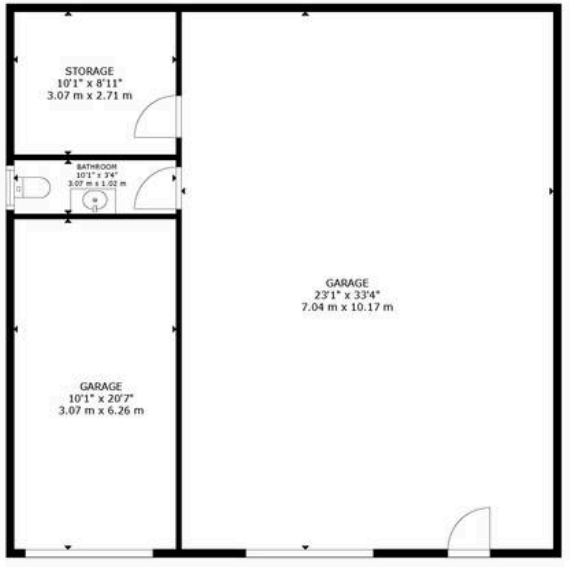




FLOOR 2



FLOOR 1



GROSS INTERNAL AREA
FLOOR 1: 1,232 sq. ft, 114 m², FLOOR 2: 852 sq. ft, 79 m²
TOTAL: 2,084 sq. ft, 193 m²
EXCLUDED AREAS: GARAGE: 1,228 sq. ft, 113 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 as well as the oven in the kitchen.

Services: The property is served by a private septic tank and 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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2. 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. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.