



KNAPPING KNOWES

Roundfell, Dalbeattie, DG5 4PQ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



KNAPPING KNOWES

Roundfell, Dalbeattie, DG5 4PQ

Dalbeattie 7 Miles, Castle Douglas 12 Miles, Dumfries 14 Miles, Carlisle 50 Miles, Glasgow 91 Miles

A TRADITIONAL GRANITE COTTAGE, COMPLETELY OFF-GRID, NESTLED WITHIN THE BEAUTIFUL GALLOWAY COUNTRYSIDE NOT FAR FROM COASTAL VILLAGES ALONG THE SPECTACULAR SOLWAY COAST

- TRADITIONAL ONE BEDROOM COTTAGE (UNFINISHED PROJECT)
- COMPLETELY OFF-GRID WITH NO IMMEDIATE NEIGHBOURS
- FOR THOSE LOOKING TO CONNECT TO THE OUTSIDE WORLD, FIBRE OPTIC CABLE IS LAID TO THE SIDE OF THE COTTAGE. A PHONE MAST HAS ALSO BEEN INSTALLED IN AN ADJACENT FIELD PROVIDING A SUPERB MOBILE SIGNAL AS WELL AS ROAMING DATA
- DEVELOPMENT POTENTIAL
- GARDEN GROUNDS SURROUND THE PROPERTY
- ACCESS ACROSS THE SURROUNDING FARMLAND (TRACK REQUIRES UPGRADING)
- WITHIN AN EASY DRIVING DISTANCE TO THE BEAUTIFUL SOLWAY COAST

VENDORS SOLICITORS

Mr Stephen McLean
Brazenall & Orr
104 Irish Street
Dumfries
DG1 2PB

Tel: 01387 255695

Email: stephen@brazenallandorr.co.uk



THREAVE RURAL
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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

This traditional granite cottage is nestled within the Galloway countryside and up until recent times Knapping Knowes was used as a family holiday retreat. A refurbishment of the cottage was started in around 2022 with stripping out the bedroom to bare floors and ceiling and is now an incomplete refurbishment project.

Knapping Knowes is a completely off-grid property with a small generator for lighting and power tools, if required. For those looking to connect to the outside world, we are informed that there has been a phone mast installed in adjacent field so mobile signal is superb as well as roaming data. BT have also installed a fibre optic cable all the way up the track to directly beside the cottage, so an internet connection is very much possible.

The cottage has been enjoyed over the years for its simplicity along with the peaceful location. The square footage of the property amounts to about 1400 square feet and is made up of a sitting room / kitchen / diner, double bedroom (currently stripped out for refurbishment) & a WC. **It should also be noted that the track leading to the cottage does require upgrading and care should be taken when approaching.**

This charming cottage is surrounded by its own garden grounds, which do require some management, bound by traditional dry-stone dykes. A useful stone-built store attached to the rear of the cottage offers dry storage and could indeed have some development potential, however, any interested party wishing to pursue this would need to make their own enquiries with Dumfries & Galloway Council.

Knapping Knowes is located close to the Southwick coast, which is a popular tourist destination lying within close proximity to the communities of Colvend Sandyhills, Rockcliffe and Kippford. There are many artists and crafts people within the area with the well-known artist town of Kirkcudbright within easy driving distance. Kippford, affectionately known as 'The Scottish Riviera', is a popular tourist destination and particularly popular with yachtsmen utilising its safe anchorage at the marina.

Countryside pursuits are available straight from the doorstep with beach and coastal walks only a short drive from Knapping Knowes. 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 exist the ability to take both shooting and fishing locally. Dalbeattie Forest benefits from one of the 7stanes world-class mountain biking trails, making it the ideal location for enthusiastic mountain bikers. In addition, there are golf courses at Sandyhills, Kippford and Dalbeattie, the championship course at Southernness is only 7 miles along the coast.

A range of local services can be found in the nearby town of Dalbeattie, with a new school providing education from nursery to secondary. The town also boasts a wide range of retail and professional services, along with a new medical centre and leisure facilities. The regional centre of Dumfries is only a 20-minute drive from Knapping Knowes.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan at Stranraer with the international airports of Prestwick and Glasgow just over an hour and a half's drive from the property.

DIRECTIONS

As indicated on the Location Plan which forms part of these particulars.

PLEASE NOTE: The property is approached by a gated farm track; therefore, caution should be taken when travelling to the property.

METHOD OF SALE

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



GUIDE PRICE

Offers for Knapping Knowes are sought in **the region of: £85,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

The Rockcliffe Suite

The Old Exchange

Castle Douglas, DG7 1TJ

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

KNAPPING KNOWES

A traditional granite-built cottage under a slated roof set within its own garden grounds. The property does **require full refurbishment**, however, has great development potential.

The intimate accommodation comprises of an open plan living space with a woodburning stove set-in feature fireplace with two windows to the front. The kitchen area has a base unit with a sink and drainer along with an antique Jones and Campbell Ltd Jack Horner stove situated in the kitchen. A door leads to the hallway giving access to the WC and the bedroom, which has been stripped to bare floors with exposed rafters. This charming wee cottage does have great potential to create a lovely holiday home, weekend escape or such like.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax
Pumped from a spring	Private	Via a generator	Wood burning stoves	A





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 **Mr Stephen McLean, Brazenall & Orr** for a definitive list of burdens subject to which the property is sold.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

WARRANTY CLAUSE

Whilst the wood burning stove, cooker & gas fire 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

Given that the property does not have a fully functioning bathroom with very limited fixtures within the kitchen, there is no requirement for the sellers to produce a Home Report.

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 May 2026

