



WATERHEAD COTTAGES 1 & 2 AND GRAZING LAND

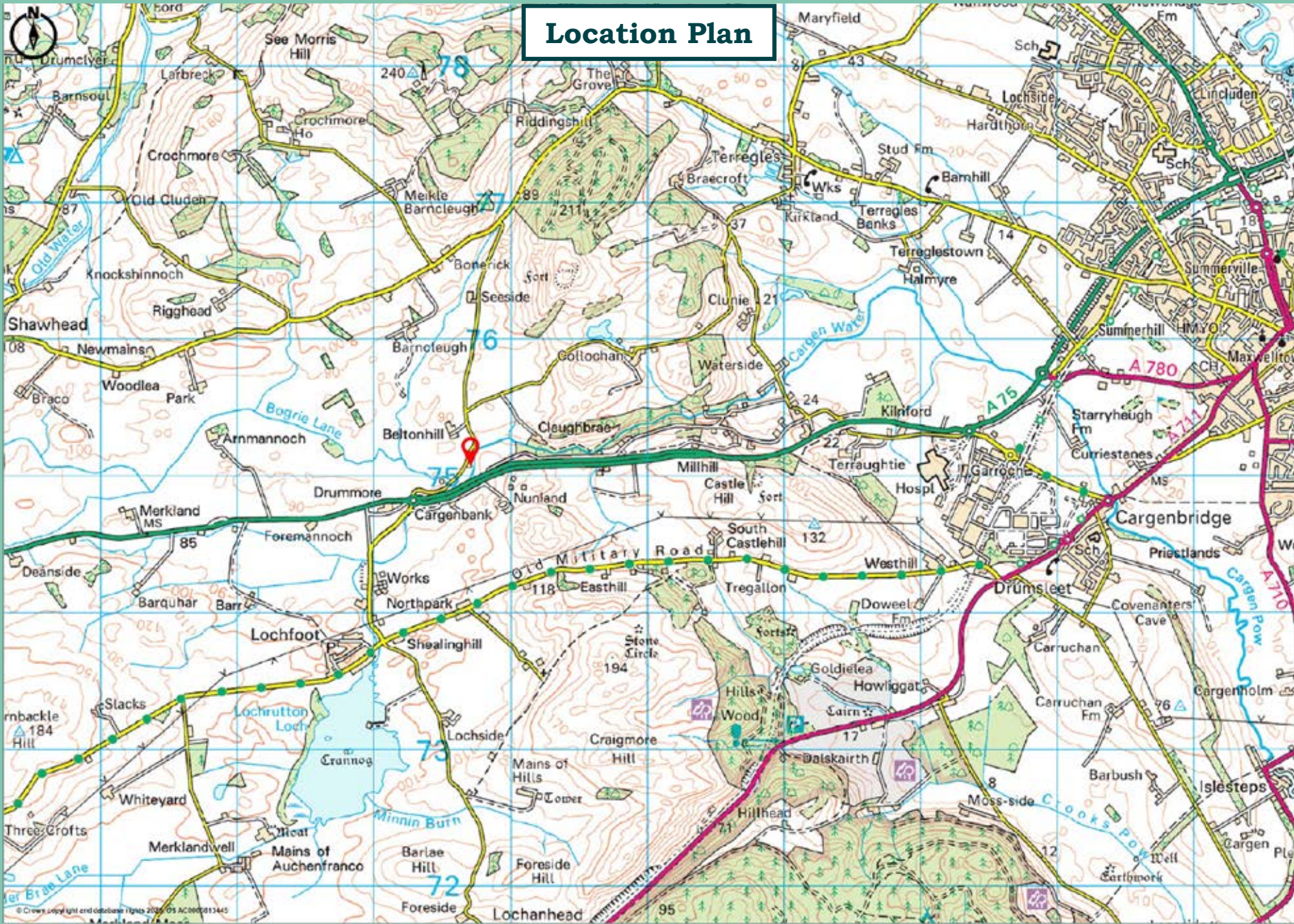
Terregles, Dumfries, DG2 9SB



THREAVE RURAL

**LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS**

Location Plan



WATERHEAD COTTAGES 1 & 2 AND GRAZING LAND

Terregles, Dumfries, DG2 9SB

Dumfries 5 miles, Carlisle 39 miles, Glasgow 74 miles, Edinburgh 77 miles

AN EXTREMELY DESIRABLE SMALLHOLDING BENEFITING FROM A BEAUTIFULLY MAINTAINED COTTAGE & ANNEX, AN EQUESTRIAN ARENA AND A RANGE OF STABLES & TRADITIONAL BUILDINGS

- WELL-PRESENTED AND GENEROUSLY PROPORTIONED TWO BEDROOM COTTAGE
- SPACIOUS FOUR BEDROOM ANNEX WITH EXCELLENT AIR BNB POTENTIAL
- RANGE OF OUTBUILDINGS AND THREE STABLES
- LOT 1: 4.285 ACRES OF GRAZING LAND, COTTAGE, ANNEX, STABLES & OUTBUILDINGS
- LOT 2: 4.031 ACRES OF GRAZING LAND WITH FIELD SHELTERS
- CONVENIENTLY LOCATED WITHIN EASY DRIVING DISTANCE OF DUMFRIES TOWN CENTRE

IN TOTAL ABOUT 8.316 ACRES

FOR SALE PRIVATELY AS A WHOLE OR IN TWO LOTS

VENDORS SOLICITORS

Braidwoods Solicitors
No' 1 Charlotte Street
Dumfries
DG1 2AG
Tel: 01387 257272



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

Waterhead offers a unique opportunity to acquire a versatile smallholding located just 5 miles from the bustling market town of Dumfries, combining a peaceful rural setting with excellent accessibility.

Set within 8.316 acres, the property comprises two cottages and an extensive range of outbuildings, including three stables, a hay barn, a tack room and an equestrian arena. The property is divided into two lots, with Lot 1 extending to 4.285 acres and Lot 2 offering a further 4.031 acres within close proximity to the main holding.

Waterhead Cottage 1 is set within peaceful garden grounds, with a river providing a stunning backdrop for alfresco dining. The cottage has been beautifully renovated throughout while retaining a wealth of original character, including former ovens that have been thoughtfully repurposed as drinks cabinets, alongside other carefully restored period features.

The adjacent annex, Waterhead Cottage 2, offers generous accommodation comprising four bedrooms and a private garden.

The grounds are perfectly suited to equestrian use, with three stables, a hay barn, a tack room and an arena already in place. The surrounding grazing land also lends itself to hobby farming or those seeking a more self-sufficient lifestyle. **The agricultural machinery will be available to purchase by separate negotiation.**

Lot 2 is easily accessible via a nearby cycle path, while a separate driving route leads through an underpass beneath the A75. Altogether, Waterhead presents an excellent opportunity for equestrian enthusiasts, small scale agriculture or buyers seeking a flexible rural property with income potential.

The nearest local services are located within the busy market town of Dumfries boasting all essential and professional services, along with three retail parks, an ice rink, variety of leisure facilities and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling, with the Crichton University Campus only a short distance from the property, offering a wide variety of further education choices.

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 exist 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.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, providing quick access from the south via the M6 and M74. The ferry terminal for Northern Ireland at Cairnryan is 73 miles away, while the international airports of Prestwick (61 miles) and Glasgow Airport (80 miles) are also within convenient driving distance. Mainline railway stations at both Dumfries (4 miles) and Lockerbie (17 miles) offer regular services north and south.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for **Lot 1** are sought **in excess of £ 575,000**

Offers for **Lot 2** are sought **in excess of £ 30,000**

AS A WHOLE offers are sought **in excess of: £ 605,000**

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

A beautifully detached cottage with a detached annex, each with their own garden grounds with the accommodation briefly comprising:

WATERHEAD COTTAGE 1

- **Rear Entrance Porch**

Accessed via steps leading to a part-glazed uPVC door, opening into a useful boot and coat area with a window to the side.



- **Utility Room**

With a range of floor and wall units and plumbed for white goods. There is also a window to the rear.

- **Kitchen**

With a range of floor and wall units, a built-in hob, oven and grill, two utility cupboards, one of which houses the air-source heat pump controls, and a window to the side.



- **Living / Dining Room**

This spacious room leads through from the kitchen into the living and dining area and has been carefully renovated to retain original features such as the fireplace and oven doors, which have been repurposed. There is a gas fire within an inglenook fireplace and dual-aspect windows, one of which is a picture window overlooking the front garden.

- **Central Hallway**

Featuring a large walk-in cupboard.



- **Bedroom 1**

Double bedroom with a large built-in wardrobe and a window to the side.

- **Family Bathroom**

Comprising a bath, separate shower, WC, wash hand basin, built-in cupboards and a window to the side.

- **Sunroom**

With a glazed uPVC door leading outside.

- **Bedroom 2**

Large double bedroom with a large built-in wardrobe and a picture window to the front and small one to the side.

- **Sauna**

Leading from bedroom 2 is a sauna.



WATERHEAD COTTAGE 2

- **Entrance Porch**

Accessed via a part glazed door with a built-in storage cupboard.

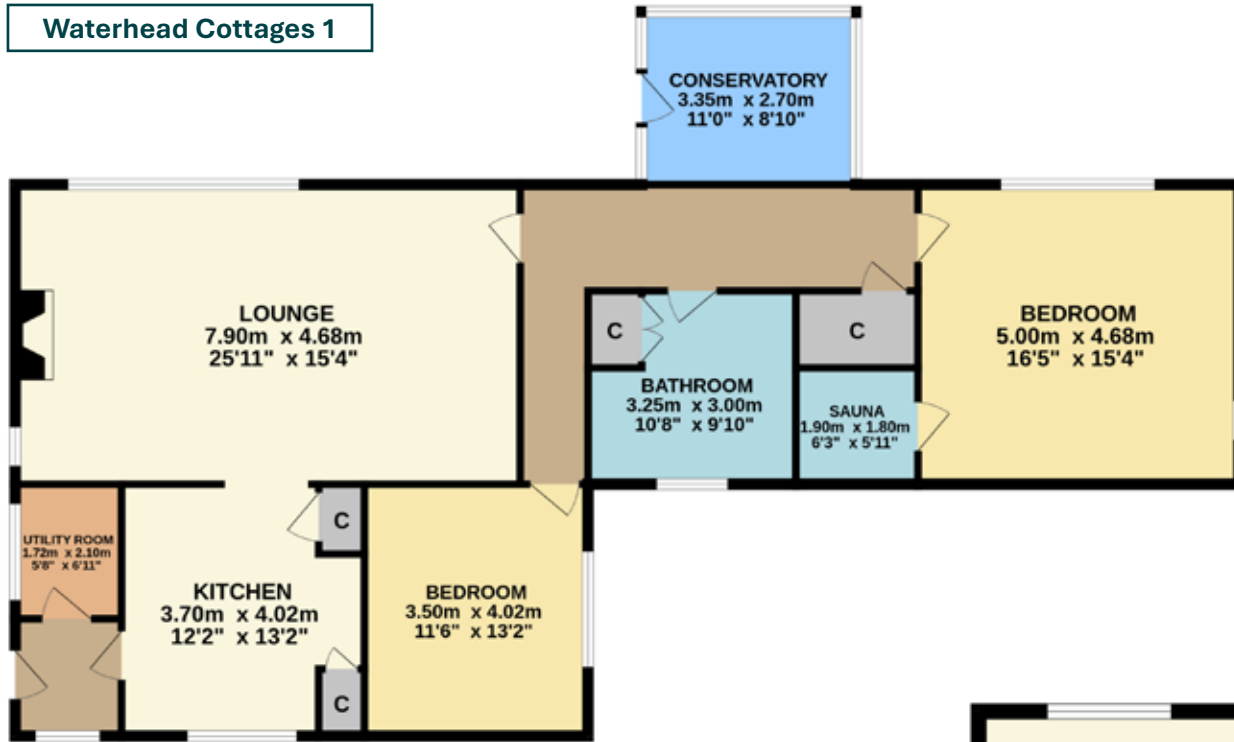
- **Kitchen/ Dining Room**

With floor and wall units, plumbing for white goods and two windows to the front.

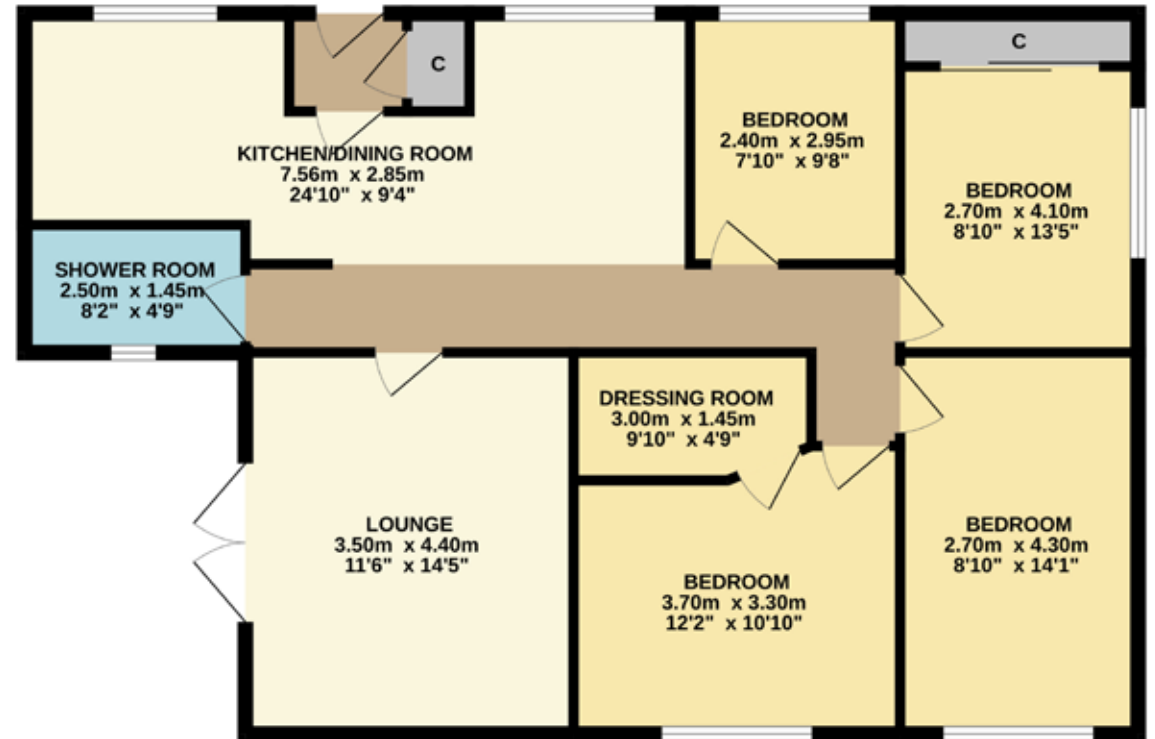
- **Shower Room**

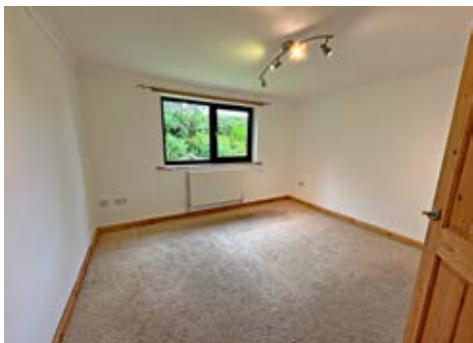
Fitted with a shower, WC, wash hand basin and a window to the rear.

Waterhead Cottages 1



Waterhead Cottages 2





- **Lounge**
A spacious room with a window to the rear and glazed French doors leading out to the decked patio and garden.
- **Bedroom 1**
With a window to the front.
- **Bedroom 2**
With built in windows and a window to the side.

- **Bedroom 3**
With a window to the rear.
- **Bedroom 4**
With a walk-in dressing room and a window to the rear.



SERVICES

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Waterhead Cottage 1	Mains	Private	Mains	Air source heat pump	F	C (74)
Waterhead Cottage 2	Mains	Private	Mains	Oil		C (71)

OUTSIDE

LOT 1

Garden Grounds

Waterhead Cottage 1 is set within attractive garden grounds, enjoying a peaceful position alongside the river, creating an idyllic setting for outdoor

dining and relaxation. A timber deck overlooks the river, where otters have been spotted playing in the pool below, providing a delightful vantage point from which to observe the surrounding wildlife. The gardens are principally laid to lawn and feature a variety of mature trees and established shrubs, providing colour and interest throughout the seasons. Additional outbuildings include a timber garden shed, a garage and a brick-built workshop measuring approximately 40ft x 15ft.



Waterhead Cottage 2 benefits from its own private garden, which is predominantly laid to lawn and features a timber deck accessed directly from the lounge, providing an ideal space for outdoor seating and entertaining, separate from the other house.



COURTYARD AND STABLES

Positioned between the two cottages is a traditional courtyard, providing a practical parking and turning area together with access to the equestrian facilities. The courtyard comprises two traditionally constructed stables, each measuring approximately 12ft x 10ft, together with a hay store and tack room. A separate timber-framed stable measuring approximately 12ft x 12ft is situated adjacent to the other stables. The arrangement of the buildings around the courtyard creates an attractive focal point while offering excellent functionality for equestrian and smallholding use. There is a holding area in the centre.



LAND

LOT 1

Lot 1 extends to approximately 4.285 acres and comprises predominantly grazing land, divided into paddocks. The land is well suited to equestrian use, hobby farming or those seeking a lifestyle property. An equestrian arena measuring approximately 40m x 20m (size of arena) with a sand rubber & carpet surface provides an excellent facility for schooling and exercising horses throughout the year.



LOT 2

Lot 2 extends to approximately 4.031 acres and is situated a short distance from the main holding. The land can be accessed via a cycle path or by vehicle through an underpass beneath the A75. Divided into five paddocks, the land offers excellent additional grazing and is well suited to a variety of agricultural, equestrian or amenity uses.



HOME REPORT

There is no requirement for a home report given that the property is utilised for equestrian / agricultural purposes and therefore seen as mixed use.

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, **Braidwoods Solicitors**, 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.



ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

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 AntiMoney 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 July 2026

Sale Plan

LOT 1
Area: 1.734 ha (4.285 acres)

LOT 2
Area: 1.631 ha (4.031 acres)

FOR IDENTIFICATION PURPOSES ONLY