



Drumburn  
Colvend | Dalbeattie | DG5 4PY

# DRUMBURN

*Offering approximately 5.5 acres in all, with stabling, modern agricultural buildings and lovely gardens, this property offers a very versatile and exciting opportunity for a prospective purchaser.*



## KEY FEATURES

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Drumburn is a beautifully situated detached single storey home set in well-tended garden grounds and grazing land, in a lovely location on the edge of Sandyhills on the Solway Coast, adjacent to Colvend Golf Course.

This stone-built property was originally built in the 1750s and has been extended and modernised over the years, incorporating the attached former barn, to provide a bright and generous home offering five bedrooms and three reception rooms, and is in turnkey condition throughout. High quality fixtures and fittings include flooring, a recently installed kitchen and modern bath/shower rooms. New double-glazed windows have been installed, as has a new boiler (2024). There is underfloor heating in the kitchen and adjacent dining/family room, and fibre broadband to the property.

Set back from the road the property is accessed via a gravelled driveway, offering ample parking and turning, and culminating at the sheds to the rear of the house.



# ACCOMMODATION

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The entrance door opens into the hall, with cloakroom/WC off. Just off the hall is a cosy snug/study.

The kitchen/breakfast room is the heart of the home and has been recently upgraded, comprising an excellent range of modern Shaker units with granite worksurfaces, oil fired Aga, central island and integrated appliances. The kitchen enjoys views over the rear courtyard/patio and to the side, via charming, curved windows, and the attached vestibule gives direct access to the exterior. Immediately adjacent to the kitchen is the superb dining/family room, with vaulted ceiling, solid wood floor and French doors that lead out to the sheltered patio. Internal double doors open from this room into the large sitting room, which boasts two south facing windows to the front and a wood burning stove. There is an excellent flow to these rooms, and they offer ideal entertaining spaces.

A door from the dining/family room leads to the inner hall and bedroom 'wing'.

The accommodation is presently laid out as five double bedrooms, but they are versatile rooms and could be used for a variety of purposes, all enjoying views over the garden and the neighbouring farmland. There is a contemporary wet room and a separate modern bathroom, comprising shower over bath. An external door from the inner hall/corridor leads to the sheltered patio at the rear. The inner hall also offers useful fitted storage cupboards.



























# OUTSIDE

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The garden to the front of Drumburn is south facing and generous in size. It wraps around the L-shaped house and is predominantly laid to lawn, with mature flowering borders, rose beds, shrubs and trees.

There is a lovely, sheltered patio directly to the rear of the house, easily accessed from the family/dining room and bedroom wing, and which offers an ideal space for alfresco entertaining.

The driveway offers generous parking areas and has room for caravan/horsebox storage if necessary.

The paddocks extend to 3.83 acres and are presently laid out as three paddocks (1.76 ac, 1.15 ac and 0.91 ac) and are fully stock proof with water troughs. There are three indoor stables and three outdoor stables.

# OUTBUILDINGS

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Shed 1 - 20ft x 60ft

Comprising concrete floor, sink and plumbing for white goods, three internal stables (measuring each), store room.

Shed 2 - 20ft x 40ft

Concrete floor, power and light, tack room/storage room

N.B Also located within the grounds is a modern, well-presented 3-bedroom static caravan. This is included in the sale and will remain on site upon completion.





# LOCAL AREA

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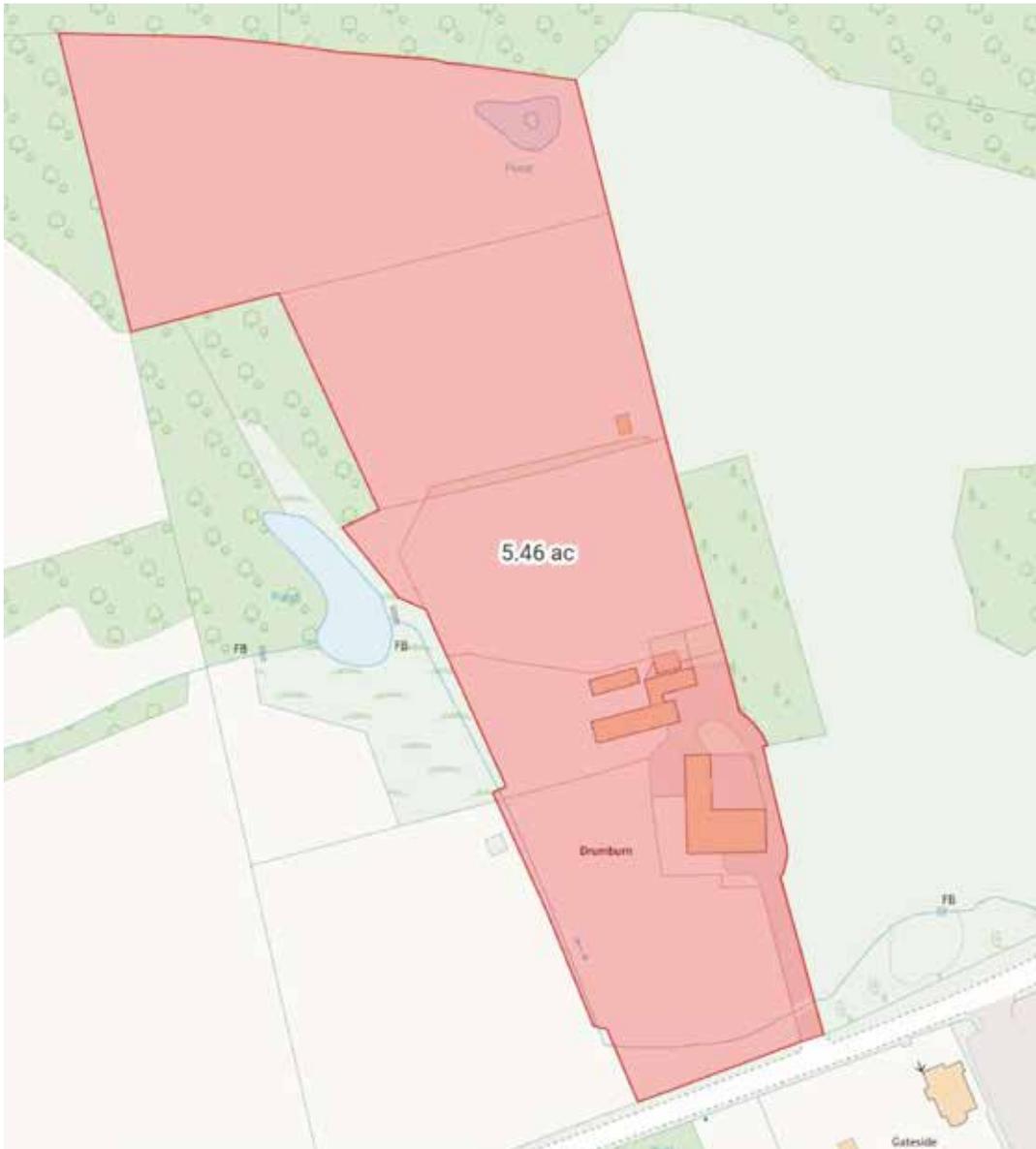
Drumburn is on the edge of Colvend within close proximity of Rockcliffe and the Solway Coast in South West Scotland, yet is still within easy reach of facilities in the nearby sailing village of Kippford, Dalbeattie, Castle Douglas and Dumfries. The coastal footpath to Kippford can easily be accessed from Sandyhills, Portling or Rockcliffe, all about a mile away, while Colvend's stunning 18 hole Golf course is literally on the doorstep.

Colvend is a charming village that offers an excellent village shop/delicatessen and public hall (with a Producer's Market each month), and access to the footpath to the Lochs and Dalbeattie Forest. A visiting Post Office service is available in the village three days a week. Local residents can also pay for the use of nearby Barend Holiday Park swimming pool. Colvend School supports the local community and the nearby town of Dalbeattie offers a number of amenities including secondary schooling, shops and cafes. From Dalbeattie, Dumfries is some 13 miles away, and offers a large range of facilities including a very good hospital and a university campus.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and a wide range of outdoor pursuits. The Solway Coast is popular with sailors and nearby Kippford has safe moorings.

Transport links to the area are very good. The property is on the bus route to Dumfries and Dalbeattie, and you are able to catch the bus from the bottom of the driveway. There is a main line railway station in Dumfries, and there are regular flights to the rest of the UK, Ireland and Europe from Prestwick Airport, which is about 1 ½ hour's drive to the north. Edinburgh and Glasgow can be reached in around two hours.





### Services

Mains electricity, mains water supply, oil fired central heating, and wood burning stove to the sitting room. Underfloor heating to the kitchen and dining/family room. Private drainage to septic tank (registered with SEPA). Double glazed throughout. The Aga is regularly serviced and a new oil boiler was installed in 2024, with a new oil tank also installed in 2025. Burglar alarm.

Fibre broadband is currently supplied by EE.

### Local Authority

Dumfries & Galloway Council –Council Tax Band F

EPC Rating: D

### Home Report

A copy of the Home Report is available on request from Fine & Country Scotland.

### Offers

All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country Scotland by email to [scotland@fineandcountry.com](mailto:scotland@fineandcountry.com)

### Money Laundering Obligations

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have an offer accepted on a property you wish to buy. The cost of these checks is £60(incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of formal acceptance of your offer, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

### Viewings

Strictly by appointment with the sole selling agents, Fine & Country Scotland.





# FINE & COUNTRY

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