



## Lower Howthat Cottages

Ruthwell, Dumfries, DG1 4LZ

Offers Over £165,000



- Two-bedroom end-terraced cottage with additional dormer-style double bedroom
- Well-proportioned kitchen/dining room with integrated appliances
- Flexible ground floor room ideal as bedroom, nursery or home office
- Large front garden with exceptional panoramic views towards coastline and surrounding hills
- Useful outbuilding with power and lighting, garden shed and additional wood store
- Spacious and bright lounge with multi-fuel stove and dual aspect windows
- Ground floor bathroom with three-piece suite and electric shower over bath
- Dormer-style double bedroom with Velux windows and stunning countryside views
- Ample parking to front and additional parking to rear of the property
- EPC – E | Council Tax Band – B

# Lower Howthat Cottages

Ruthwell, Dumfries, DG1 4LZ

Offers Over £165,000



Hunters Dumfries are proud to present for sale this charming two-bedroom end-terraced cottage, with additional dormer-style loft bedroom, set within an exceptional rural location in Mouswald, offering breathtaking panoramic views across open countryside towards the Solway coastline.

Viewings strictly by appointment only.

This delightful cottage offers a unique opportunity to acquire a home where the true standout feature is the setting. Positioned to take full advantage of its elevated outlook, the property enjoys uninterrupted views across rolling farmland, stretching towards the southwest Scotland coastline and capturing the distinctive peak of Criffel. The ever-changing landscape provides a stunning backdrop throughout the seasons, creating a peaceful and highly desirable environment for those seeking a quieter pace of life.

Internally, the property offers a well-balanced and versatile layout. The lounge is a bright and welcoming space, centred around a multi-fuel stove, while the kitchen/dining room provides a practical and sociable area with integrated appliances and direct access to the rear. The ground floor also benefits from a generously sized bathroom and a flexible additional room, ideal for use as a bedroom, nursery or home office.

Upstairs, the dormer-style bedroom offers a cosy yet characterful space, with Velux windows framing the outstanding views to the front, further enhancing the connection between the property and its surroundings.

Externally, the property continues to impress, with a substantial garden to the front, perfectly positioned to enjoy the panoramic outlook. To the rear, there is a useful outbuilding with power and lighting, along with a garden shed and additional wood store. A shared drying green serves the small number of neighbouring properties, while ample parking is available to both the front and rear.

The property is ideally situated for those looking to enjoy rural living without complete isolation.

Tel: 01387 245898

## Lounge

Accessed via UPVC double doors, the lounge is a bright and welcoming space, finished with laminate flooring and presented in neutral décor throughout. A central focal point is provided by a fireplace and hearth with inset multi-fuel stove, creating a cosy yet practical living area. Natural light flows in from windows to the front and side elevations, while a wooden staircase provides access to the first floor. The room offers a spacious and airy feel, making it ideal for everyday living and relaxation.

## Kitchen/Dining Room

Situated off the lounge, the kitchen/dining room is a well-proportioned space with tiled flooring throughout. The kitchen is fitted with a range of units incorporating an electric hob and oven with stainless steel extractor hood, along with an integrated fridge freezer and dishwasher. A single stainless steel sink unit with drainer is also in place. The room benefits from excellent natural light, with windows to the front, side and rear, as well as a door providing direct access to the rear of the property. Additional features include a useful storage cupboard housing the boiler, a pantry-style cupboard, and a fuse cupboard located within the dining area, offering practical everyday storage solutions.

## Ground Floor Bedroom

Positioned off the lounge, this room offers flexibility of use. While more modest in size, it features high ceilings and a window to the front enjoying open views across the surrounding countryside and hills. The room is well suited as a single bedroom, nursery, or home office, depending on individual requirements.

## Family Bathroom

Located off the kitchen, the bathroom is a generously sized space fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin, and bath with electric shower over. The room benefits from tiled flooring and partial wall tiling around the bath area, providing a clean and functional finish.

## Dormer Bedroom

Accessed via the staircase from the lounge, this dormer-style bedroom is a bright and characterful space, benefiting from three Velux windows—two to

the front and one to the rear—allowing for excellent natural light throughout the day. The front-facing windows in particular enjoy truly spectacular open views across the surrounding countryside and towards the distant coastline.

The room is finished with laminate flooring and also benefits from useful storage within the eaves, providing built-in wardrobe space. While more compact in nature, the room is suitable for use as a double bedroom and offers a cosy yet functional layout, ideal for guests or additional sleeping accommodation.

## External (Front)

The property enjoys a generous outdoor offering, with a particularly large garden area to the front, providing excellent space for outdoor living, gardening or simply enjoying the peaceful surroundings. The elevated position ensures the front garden fully captures the truly outstanding open views across the surrounding countryside.

## External (Rear)

To the rear, there is a useful outbuilding providing additional storage, along with a communal lawn area traditionally used as a drying green. Further parking is also available to the rear of the property, complementing the ample parking provision to the front. A separate garden shed is also located to the rear, providing further practical storage.

## Outbuilding

The property benefits from an outbuilding which forms part of the former school block, offering excellent additional storage or potential for a range of uses. The building is equipped with mains power and lighting, and also houses a cast iron former wood-burning stove (currently not in use). The structure features a corrugated roof with roof lights, and is considered wind and watertight.

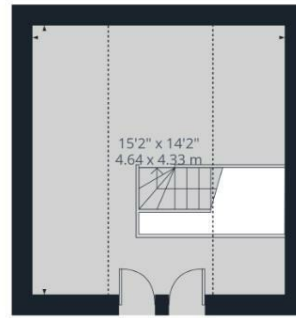
## View & Setting

A defining feature of this property is its exceptional setting. From both the front and rear, the property enjoys uninterrupted views across rolling farmland and open countryside, creating a real sense of space and tranquillity. The front elevation in particular benefits from far-reaching panoramic views stretching towards the Solway coastline and beyond, offering an ever-changing and highly desirable outlook.

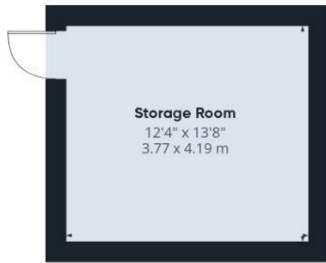
# Floorplan



Ground Floor Building 1



Floor 1 Building 1



**Approximate total area<sup>(1)</sup>**  
878 ft<sup>2</sup>  
81.7 m<sup>2</sup>

**Reduced headroom**  
120 ft<sup>2</sup>  
11.1 m<sup>2</sup>

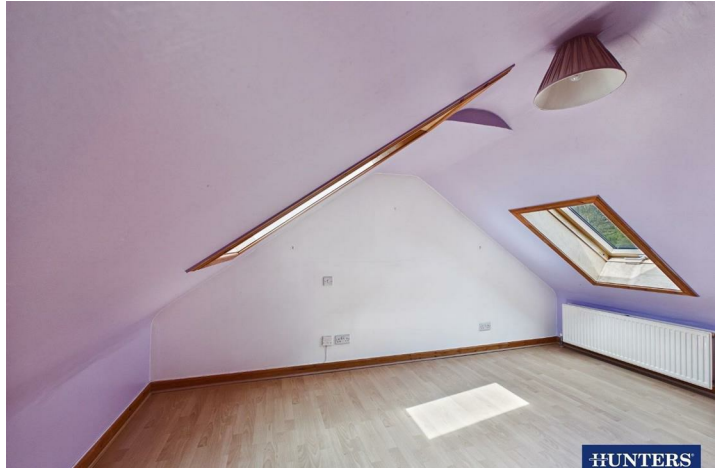
(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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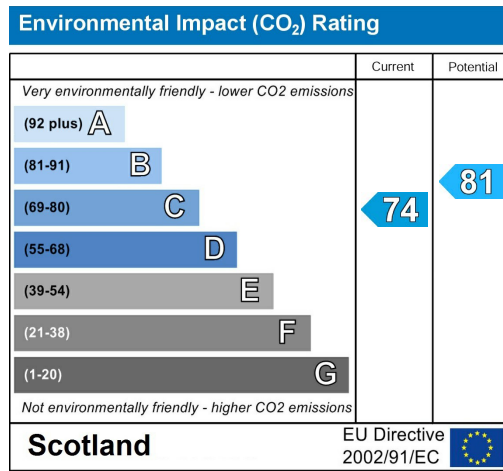
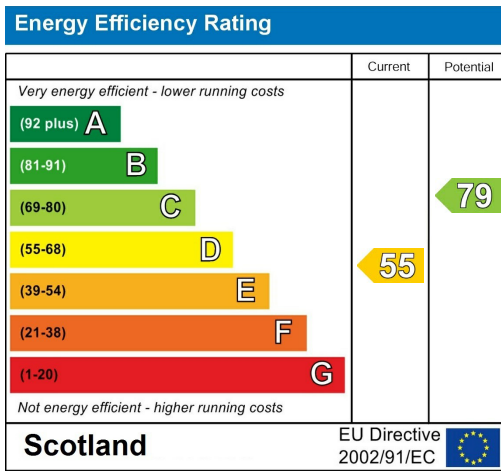






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### Energy Efficiency Graph

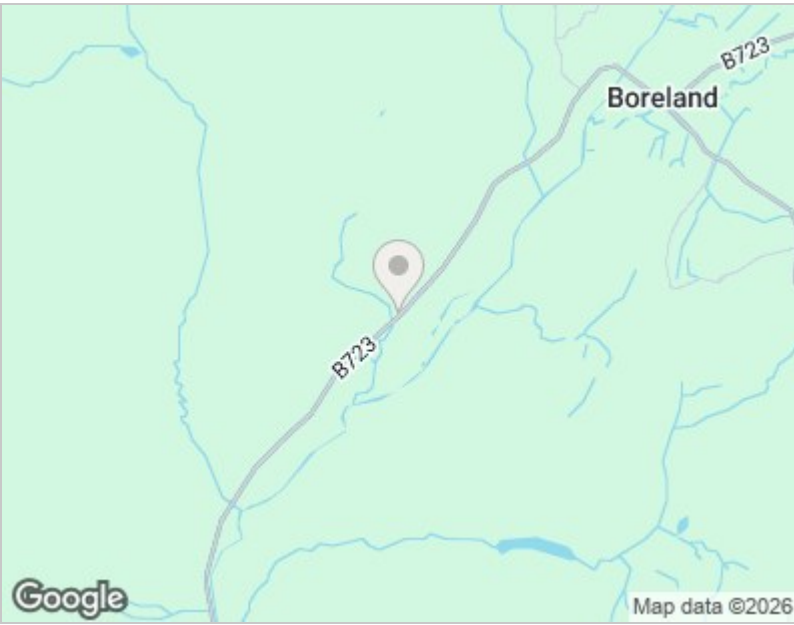


### Viewing

Please contact our Hunters Dumfries Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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