



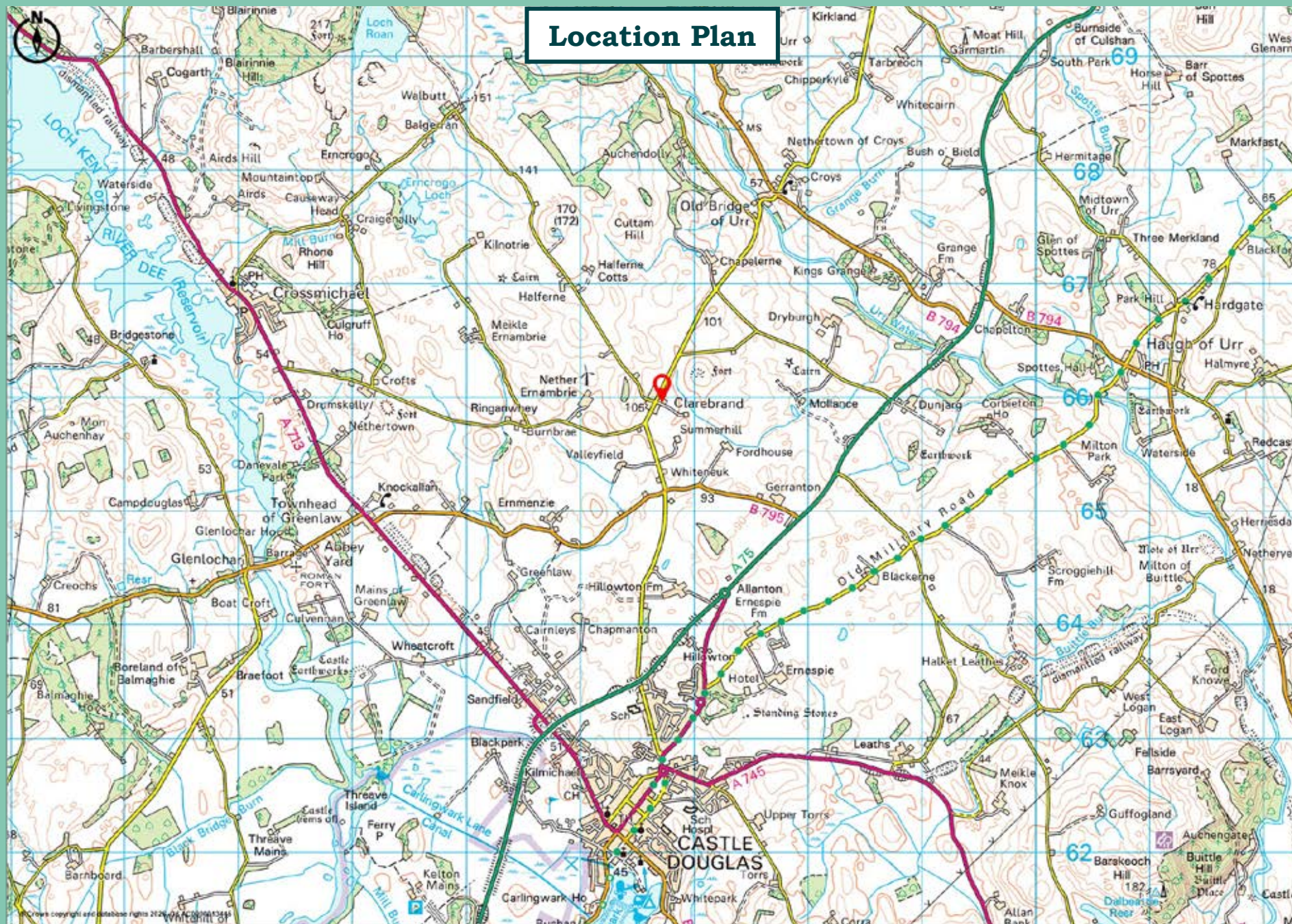
THE HERMITAGE

Clarebrand, Castle Douglas, DG7 3AH



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



THE HERMITAGE

Clarebrand, Castle Douglas, DG7 3AH

Castle Douglas 3 miles, Dumfries 17 miles, Carlisle 52 miles, Glasgow 86 miles

AN IDYLIC SEMI-DETACHED COTTAGE WITH GENEROUS GARDENS AND BEAUTIFUL SURROUNDINGS, SITUATED IN THE RURAL HAMLET OF CLAREBRAND

- THREE BEDROOM SEMI-DETACHED COTTAGE
- SPACIOUS GARDEN GROUNDS WITH COUNTRYSIDE VIEWS
- SITUATED ALONG A NO-THROUGH ROAD WITH OFF ROAD PARKING
- BLANK CANVAS WITH DEVELOPMENT POTENTIAL
- EXCELLENT POTENTIAL TO CREATE A LOVELY FAMILY HOME
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Brazenall & Orr
104 Irish Street
Dumfries
DG1 2PB
Tel: 01387 255695



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

The Hermitage is a charming semi-detached cottage situated within the peaceful rural hamlet of Clarebrand, just under 3 miles north of Castle Douglas. Set along a quiet no-through road, the house is surrounded by beautiful open countryside.

The cottage occupies a generous plot, with front and rear gardens and off-road parking. The accommodation is arranged over one level and provides three bedrooms, offering a practical and versatile layout. While the property would benefit from some cosmetic upgrading and modernisation, it presents an excellent opportunity to create a lovely home in a sought-after countryside setting, with further potential to extend and enhance the accommodation, subject to planning.

Clarebrand is a small and welcoming community surrounded by rolling fields and picturesque countryside. The local village hall provides a valued hub for community activities, while the surrounding area offers plenty of opportunities to enjoy the outdoors. A selection of scenic walks can be enjoyed directly from the village, taking in quiet country lanes, open farmland and the peaceful landscapes surrounding the River Dee and Urr Water.

Despite its peaceful location, Clarebrand is conveniently positioned for access to Castle Douglas, with the 503 bus service providing a connection to the town and surrounding areas. Known as "The Food Town", Castle Douglas forms the heart of the Stewartry and provides an excellent range of local amenities and services. These include three national supermarkets, a modern health service, professional services, leisure facilities and a wide variety of independent shops and businesses. The town's high street is particularly well known for its distinctive range of traditional retailers, specialist shops and craft outlets.

Castle Douglas hosts a variety of popular annual events, including Civic Week and the Soapbox Derby, and provides an excellent base from which to explore the beautiful Galloway countryside and the stunning Solway Coast. The regional centre of Dumfries provides an extensive choice of high street shops, retail parks, large supermarkets, a University Campus and a modern hospital.

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 which is 60 miles away, and there are international airports in Glasgow (89 miles) and Edinburgh (94 miles). Main train links are available from Dumfries (17 miles) and Carlisle (51 miles) offering an express train to London and Glasgow.



DIRECTIONS

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

METHOD OF SALE

The property is offered for sale privately.

GUIDE PRICE

Offers for The Hermitage are sought **in excess of: £210,000**

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

The Hermitage is of traditional construction under a slate roof, offering three bedroom accommodation. The property briefly comprises:

- **Entrance Vestibule/ Boot Room**

A part-glazed timber door opens into the front entrance which is a bright and open versatile space.

- **Central Hallway**

With access to the bedrooms, bathroom and living room.

- **Living Room**

With an open fire and window to the front.

- **Kitchen**

Fitted with a range of base and wall units, a sink, electric cooker and hob. There is plumbing for white goods and a window to the rear garden.



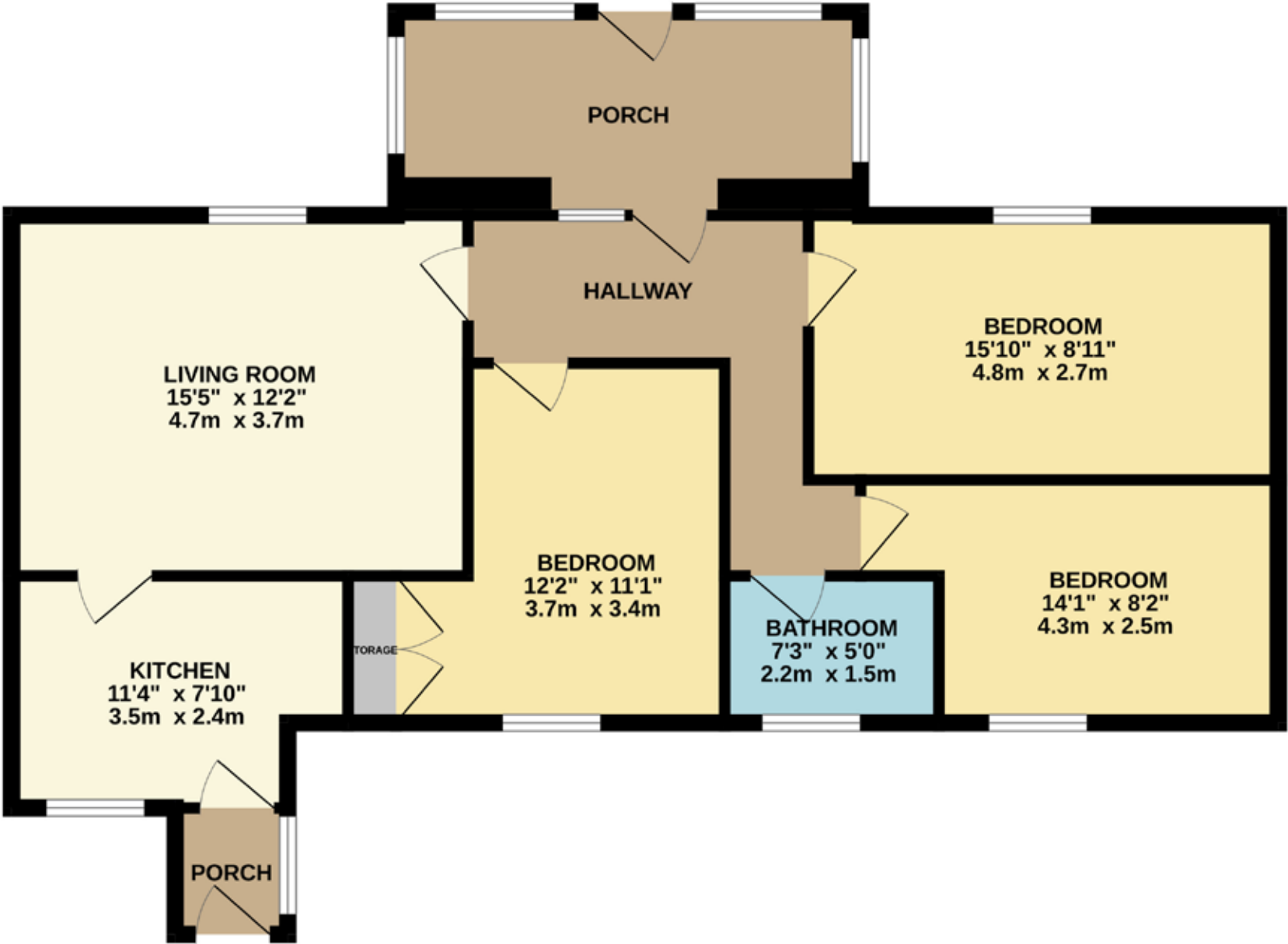
- **Rear Porch**

With a door out to the rear garden and a window to the side.

- **Bedroom 1**

With built in cupboards and a window to the rear.

GROUND FLOOR



- **Bedroom 2**

With a window to the front.

- **Bedroom 3**

With a window to the rear.

- **Bathroom**

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

OUTSIDE

The cottage benefits from excellent outdoor space, with both front and rear gardens. To the front, there is an off-road parking space and a lawned area enjoying stunning views over the surrounding countryside.



A gateway leads down the side of the property to the rear garden, which is mainly laid to lawn and features paved stones creating a pathway to the garden shed. The rear garden offers a generous amount of space and would benefit from some landscaping, however, provides a blank canvas for a new owner to create an attractive and enjoyable outdoor space to suit their own tastes and requirements.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil	D	E (47)

HOME REPORT

The home report for The Hermitage can be downloaded directly from our website: www.threaverural.co.uk/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.

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, **Brazenall and Orr**, for a definitive list of burdens subject to which the property is sold.

ENTRY & VACANT POSSESSION

Immediately upon completion.

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 October 2026