



# GARDEN COTTAGE

Brocklehurst, Colin, Dumfries, DG14PY



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# GARDEN COTTAGE

**Brocklehurst, Colin, Dumfries, DG1 4PY**

Dumfries 4 miles, Carlisle 38 miles, Glasgow 80 Miles, Edinburgh 82 Miles

## AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A SUPERBLY DEVELOPED PORTFOLIO OF PROPERTIES SET WITHIN BEAUTIFULLY LANDSCAPED GROUNDS ON THE OUTSKIRTS OF DUMFRIES

- TRADITIONAL DETACHED THREE/ FOUR BEDROOM HOME WITH NEW EXTENSION
- EXTENSIVE GARDEN GROUNDS WITH OPEN ELEVATED VIEWS
- THREE LUXURY LODGES WITH PLANNING PERMISSION FOR A FOURTH LODGE
- BEAUTY & WELLNESS STUDIO
- COVERED OUTDOOR SWIMMING POOL, TREEHOUSE & GARDEN ROOM
- SOLAR PANELS WITH BATTERY STORAGE & AIR SOURCE HEAT PUMP FOR SWIMMING POOL

**IN ALL ABOUT 2 ACRES**

**FOR SALE PRIVATELY**

### VENDORS SOLICITORS

John Carson  
Friels Solicitors  
The Cross  
23 Main St  
Uddingston  
Glasgow  
G71 7ES  
Tel: 01698 815114



### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY  
Tel: 01556 453 453  
Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)

## INTRODUCTION

Garden Cottage is a unique countryside lifestyle portfolio in Dumfries and Galloway, set within about 2 acres of landscaped orchard grounds.

The property combines a spacious four-bedroom private residence with a stunning new extension and a successful boutique retreat featuring three luxury guest lodges, with hot tubs, log burners and private outdoor seating. The three lodges operate under The Tranquil Orchard, and the website provides all the details that potential buyers might find useful [www.tranquilorchard.co.uk](http://www.tranquilorchard.co.uk). The generous grounds also include a covered swimming pool, a beauty and wellness studio, a treehouse, a fully insulated garage with laundry storage and a fully insulated garden entertaining room overlooking a wildlife pond. The property is equipped with solar panels with battery storage and an air source heat pump to heat the swimming pool.

Garden Cottage is set in a peaceful rural location in Dumfries & Galloway, surrounded by picturesque countryside and wildlife. Situated near the market town of Dumfries, it provides a relaxing countryside retreat while still offering easy access to local amenities. The nearest primary school is just two miles away in the village of Colin on the outskirts of the market town of Dumfries. Dumfries provides a wide range of essential and professional services, including three retail parks, an ice rink, a modern sports centre, a newly refurbished 5-star luxury spa at the Cairndale Hotel and Dumfries and Galloway Royal Infirmary. Dumfries offers a wide choice of both primary and secondary schooling, with there being five secondary schools located within Dumfries. There is also the Crichton University Campus 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.

## DIRECTIONS

Garden Cottage is situated just outside Dumfries, as indicated on the location plan, which forms part of these particulars.

*What3words: ///delivers.topped.blip*



## METHOD OF SALE

The property is offered for sale by private treaty.

## GUIDE PRICE

Offers for Garden Cottage are sought **in excess of: £950,000**

## 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](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**

## PARTICULARS OF SALE

### GARDEN COTTAGE

This spacious detached cottage combines traditional and modern construction, featuring the original cottage along with a large recent extension that adds a generous reception room and an upstairs en-suite bedroom. The property briefly comprises:

- **Living Space**

Garden Cottage has a spacious open-plan living area incorporating the kitchen and dining space, benefiting from underfloor heating throughout.

- **Living Room**

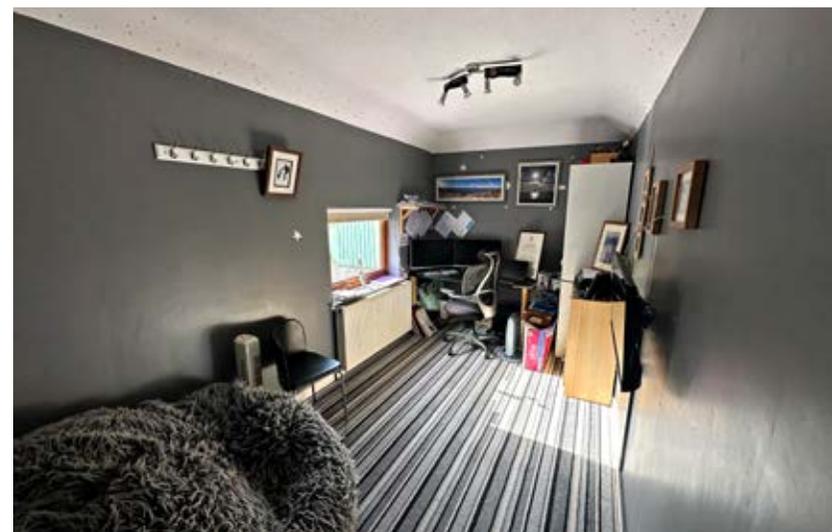
The focal point of the room is a brick-built inglenook fireplace with an oak beam above, housing a multi-fuel stove with a back boiler providing hot water and supporting the underfloor heating system. The room enjoys excellent natural light with picture windows to two elevations and additional picture windows to the front offering attractive views. Bi-folding doors open out to the side, creating a seamless connection between the indoor living space and the outside. There are also useful built-in storage cupboards.



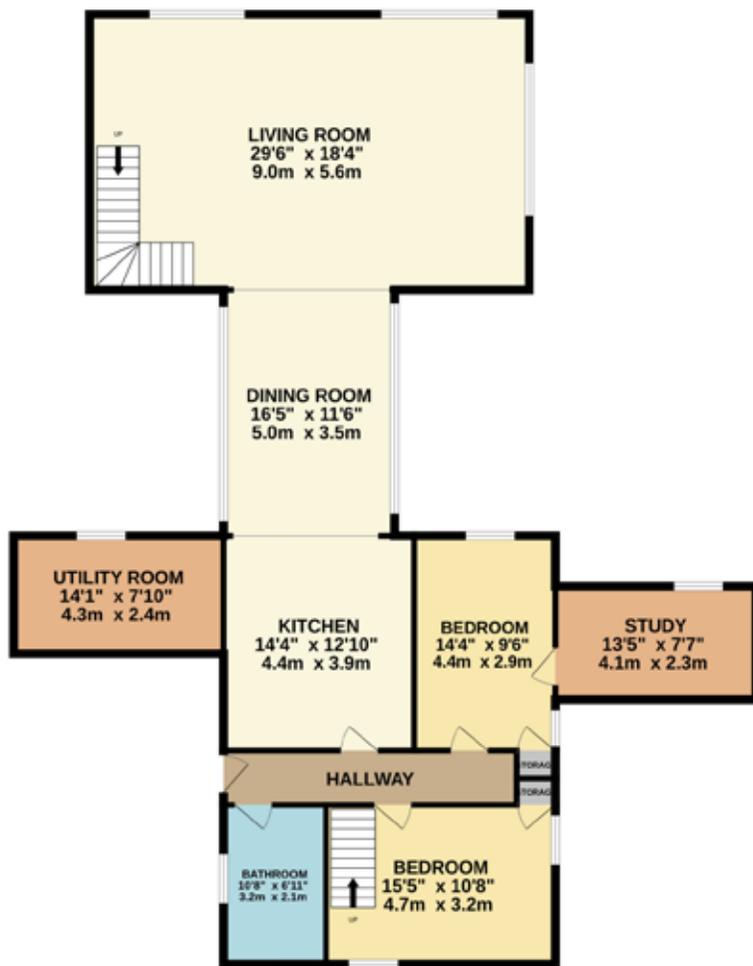
- **Kitchen / Dining**

A well-appointed kitchen fitted with a range of floor and wall units complemented by granite worktops. The kitchen features an electric oven with induction hob and extractor hood above. A central island provides additional workspace and incorporates an integrated fridge, sink with mixer tap, and a range of cupboards and drawers beneath. Three pendant lights hang above the island, creating an attractive focal point for the room.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- **Utility Room**

Located adjacent to the kitchen, the utility room provides further storage with fitted floor and wall units and is plumbed for white goods. A window to the front elevation provides natural light, and a door leads through to the rear pantry

- **Pantry**

A useful pantry positioned off the utility room, offering additional storage for food and household items

- **Rear Hall**

A practical rear hall with a door providing access to the outside.

- **Bathroom**

Fitted with a corner shower, a floating vanity unit with wash-hand basin, WC and a large bath. A window to the side provides natural light.

- **Bedroom 1**

A spacious double bedroom enjoying a dual aspect with two side windows allowing plenty of natural light. The room benefits from a built-in wardrobe and stairs leading up to a versatile hobby room or potential dressing room.

- **Bedroom 2**

A well-proportioned bedroom with windows to the front and side elevations. An adjoining office or further bedroom features an additional window overlooking the rear. The room also benefits from a built-in wardrobe.

## FIRST FLOOR

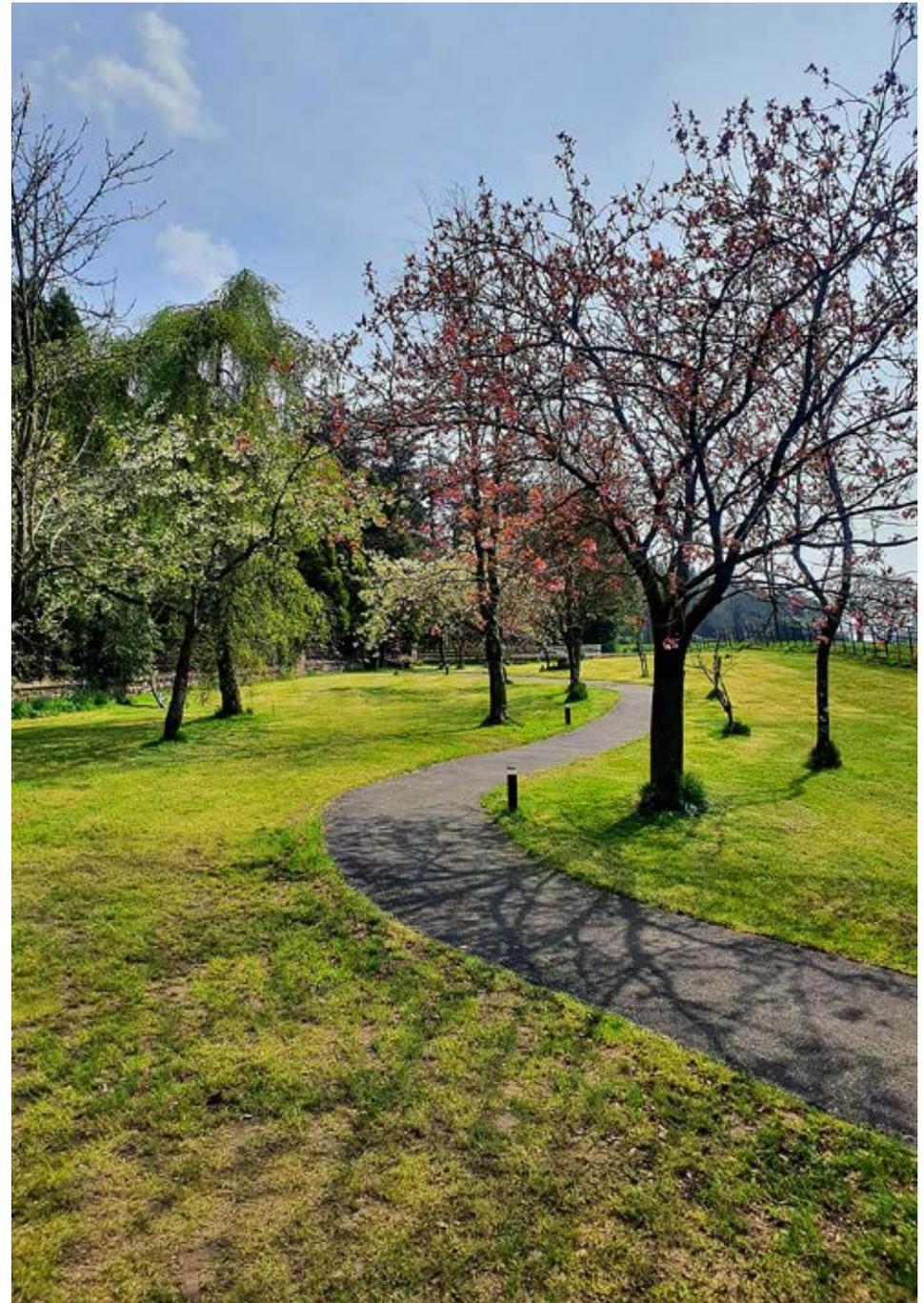
- **Bedroom 3**

In the new extension, there is a generous master bedroom upstairs with a large built-in cupboard. Natural light is provided by two Velux windows and an additional picture window. The en-suite shower room is fitted with a shower enclosure, wall-hung WC and floating vanity unit with a demisting mirror.

## OUTSIDE

### WILDLIFE POND & LANDSCAPED GROUNDS

The beautifully maintained grounds extend to approximately two acres and are centred around a picturesque pond with its own island, currently home to some resident ducks and surrounded by attractive lawns. The property also features orchard trees, landscaped pathways and abundant wildlife, all of which can be enjoyed throughout the grounds.



## TREEHOUSE

The property also features a charming treehouse located next to the house and garage, overlooking the surrounding woodland. Access is gained via a set of steps leading up to a floor hatch that lifts open to reveal the entrance. Inside, the treehouse offers three small beds and a striking glass gable that faces the woods, creating a light-filled space with delightful views of the surrounding wildlife. It provides a peaceful and unusual retreat, perfect for relaxing and enjoying nature.



Woodpecker Lodge, originally built in 2011 and renovated to a high standard in 2021, offers three bedrooms, an open-plan living area and a walk-in shower room.

## LUXURY LODGES

There are three luxury guest lodges, each thoughtfully positioned around the grounds to maximise privacy and take full advantage of the surrounding countryside views. Each lodge features a log burner and stylish interiors, which have proven popular with guests, earning excellent reviews and encouraging repeat bookings. The luxury lodges are on LPG gas and have a separate septic tank.

The Nuthatch, built by our client in 2023, has been carefully designed with an open-plan living space, bedroom, and shower room, complemented by a wood-fired hot tub on the veranda.



The newest lodge, The Siskin, is a compact space with a shower room and is currently used as a reception area for the beauty and wellness studio.



Planning permission and building warrant are already in place for an additional lodge, with all services installed and ready for connection.



### **BEAUTY & WELLNESS STUDIO**

Within the grounds is a dedicated beauty and wellness studio, a spacious room with double doors that is currently used as a treatment and beauty space. This versatile studio enhances the overall retreat offering and provides additional income potential. It is ideal for beauty treatments, wellness services or private appointments, making it a flexible feature of the property.

### **COVERED SWIMMING POOL**

A standout feature of the property is the covered outdoor swimming pool, protected by a marquee structure that allows for year-round enjoyment regardless of the weather. The space is complemented by comfortable lounge seating, creating a relaxed and sociable leisure area currently used for guests. The pool is heated using an energy-efficient air source heat pump.



### **GARDEN ROOM**

Overlooking the picturesque pond is a fully insulated, double-glazed garden room, currently used as a welcoming pizza and entertaining space. The room benefits from full insulation, double glazing and an electrical supply, providing comfort and flexibility for year-round use. With views across the pond and its island, this versatile space could easily be adapted for guest entertaining, wellness activities or private dining.



## SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil Fired / Solar Panels + Battery Storage	D	D (68)

## HOME REPORT

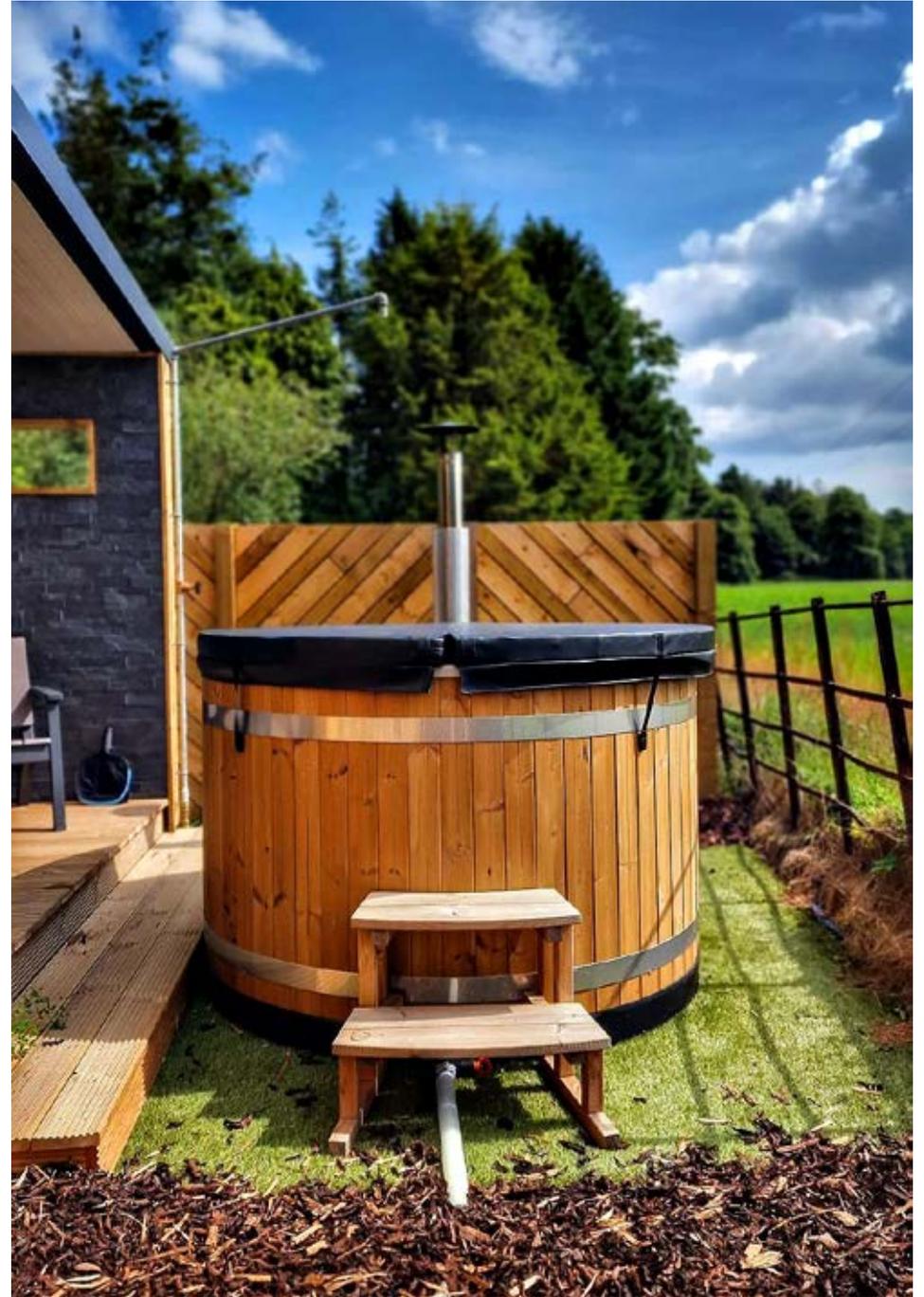
There is no requirement to provide a home report as the property is of mixed use.

## 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, **John Carson at Friels Solicitors**, for a definitive list of burdens subject to which the property is sold.

## APPORTIONMENT

The Council Tax and any other outgoing 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 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 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 March 2026***

# Sale Plan



For identification purposes only

0m 15m 30m 45m

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