



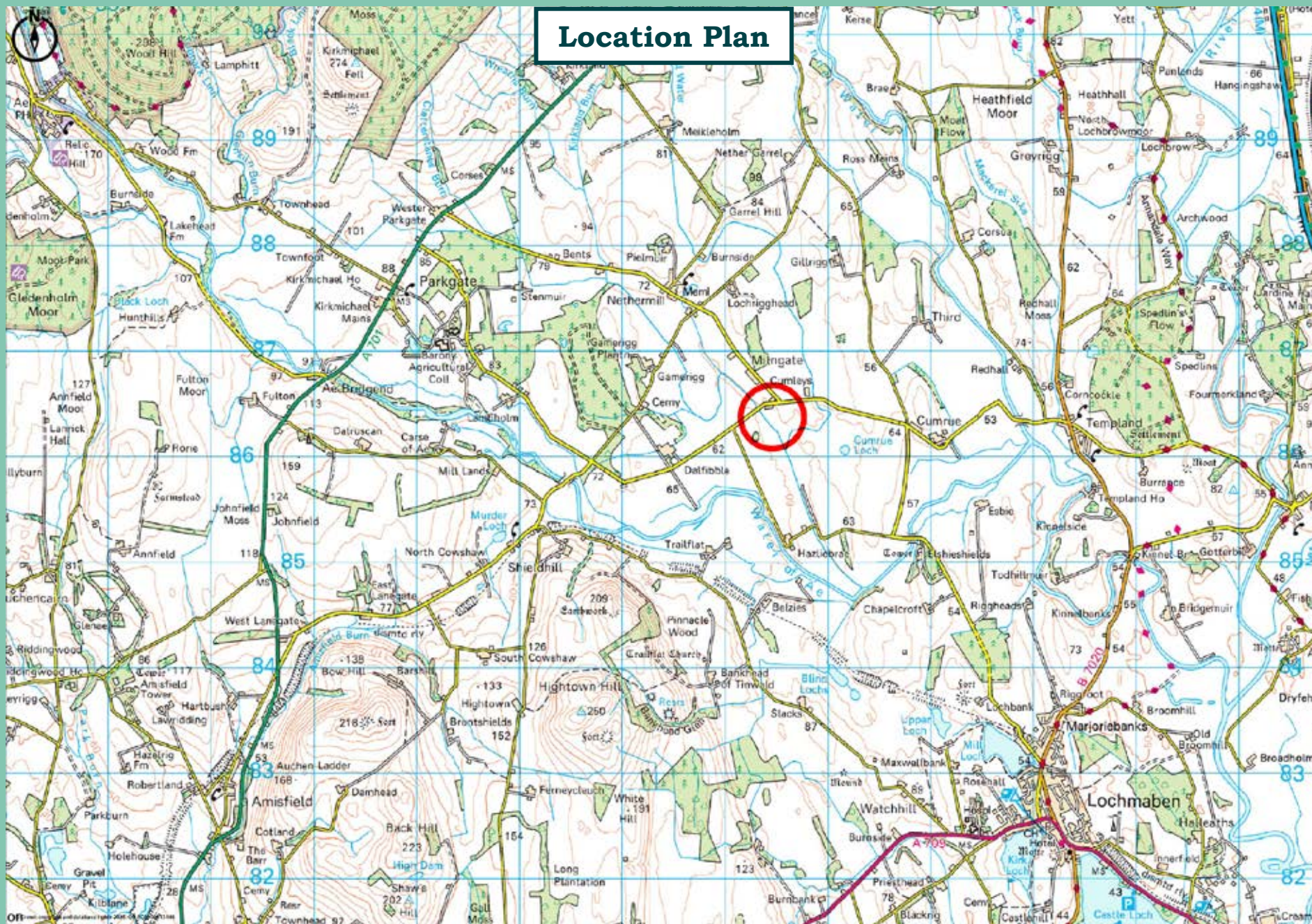
BRAELEYS

By Nethermill, Dumfries, DG1 3NG



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan



BRAELEYS

By Nethermill, Dumfries, DG1 3NG

Lochmaben 3.5 miles, Lockerbie 7.5 miles, Dumfries 8 miles, Carlisle 33 miles, Glasgow 68 miles, Edinburgh 71.5 miles

A BEAUTIFULLY REFURBISHED TRADITIONAL COTTAGE INCORPORATING LANDSCAPED GARDEN GROUNDS, STABLES AND GRAZING LAND ALL SITUATED IN A DESIRABLE RURAL LOCATION

- THREE-BEDROOM COTTAGE REFURBISHED TO AN EXTREMELY HIGH STANDARD WITH THE ATTENTION TO DETAIL BEING SECOND TO NONE
- PRESTIGE TIMBER STABLES AND ABOUT 6.675 ACRES OF GRAZING LAND
- PERFECTLY SET UP FOR EQUESTRIAN USE BUT COULD BE UTILISED FOR SMALLSCALE AGRICULTURAL OR HORTICULTURAL PURPOSES
- BEAUTIFUL MATURE GARDEN GROUNDS WITH OPEN VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- LOT 2: ABOUT 13.309 ACRES OF GOOD MOWING LAND
- CONVENIENTLY LOCATED FOR ACCESS TO MAJOR ROAD NETWORKS

IN ALL ABOUT 19.984 ACRES (8.087 HA)

AVAILABLE AS A WHOLE OR IN TWO LOTS

VENDORS SOLICITORS

Harper Robertson & Shannon
100 High Street
Annan
DG12 6EH
Tel: 01461 203418



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

LOT 1

Braeleys is a traditional cottage which looks very humble from the outside, but stepping inside, it is obvious from the outset that a lot of time and attention to detail has gone into this complete refurbishment with the finishes, fixtures and fitting, etc., being second to none. The internal has been completely reconfigured with all walls and floors insulated to modern day standards with all flooring, windows and doors have been replaced. The spacious open plan living area incorporates a kitchen, dining room and lounge, which is light filled with natural light, further enhancing this beautiful family home. There are three good sized bedrooms, a sunroom, family bathroom, utility room, shower room and an office. Further details of the accommodation can be found within these particulars of sale, along with a floor plan illustrating the layout and dimensions.

The property is complemented by about 6.675 acres of grazing land, and in addition there are three Prestige timber stables, tack room and further detached building currently utilised for storage. Braeleys is perfectly set up for equestrian use but could be utilised for small scale agricultural, horticultural, or indeed just to enjoy the outside space and all it has to offer. The property is registered with an agricultural holding number: 75/307/0049 but this does not restrict the property from other uses.

LOT 2

A block of very productive agricultural land amounting to about 13.309 acres. The land is in good heart and is currently mown for silage. A more detailed description can be found later within this sales brochure, along with a plan identifying the area.

ABOUT THE AREA

The nearest local services can be found in Lochmaben, about 3.5 miles distant from Braeleys. Lochmaben is a small historical town which has a good selection of shops with Tesco having recently opened a small store, there are also cafes, a doctor's surgery, a primary school, etc. Lockerbie provides the nearest secondary school, Lockerbie Academy, which is highly regarded. There are a selection of lochs in and around Lochmaben - Kirk Loch, Castle Loch and Mill Loch - provide great opportunities for sailing and fishing. The town also has a rich history, with Lochmaben Castle once being the home of Robert the Bruce.

Only about 7 miles distant from Braeleys is the Forest of Ae, a large forest area which is one of the UK's largest woodlands and a renowned outdoor destination. It is primarily celebrated as a premier 7stanes mountain biking

centre and offers waymarked walking trails, wildlife viewing, and on-site visitor facilities. There is also excellent horse hacking at Ae Forest. The forest is highly accommodating to equestrians and features dedicated stone-surfaced tracks, multi-use trails, and shared access routes.

The regional centre of Dumfries boasts a number of secondary schools with all essential and professional services, along with three retail parks, an ice rink, a modern sports centre, Palmerston Park (home to Queen of the South football club) and a University Campus offering a wide variety of further education choices. The Barony College, about 2.5 miles distant, specialises in land-based training programs with the campus offering vocational training, modern apprenticeships, and degree programs in areas like agriculture, animal husbandry, equine studies, forestry, and veterinary nursing

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.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. Braeleys is situated a short distance from the A701, which is a direct link to the M74. The international airports in Glasgow (72 miles) and Edinburgh (89 miles). Main train links are available from Dumfries (10.5 miles) Lockerbie (7.5 miles) and Carlisle (33 miles) offering a good service both north and south.

DIRECTIONS

As indicated on the location plan which form part of these particulars.

What3words: ///subtitle.flattered.losing

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

LOT 1: Braeleys and about 6.675 acres of land, offers are sought **in excess of: £460,000**

LOT 2: About 13.309 acres of agricultural land, offers are sought **in excess of: £125,000**

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



LOT 1: BRAELEYS COTTAGE AND ABOUT 7 ACRES

This charming, beautifully restored cottage gives the 'WOW factor' with a wonderful homely feel. The accommodation is arranged over a single floor, very briefly comprising:

- **OPEN PLAN KITCHEN / DINER / LOUNGE**

A wonderful family room which is bright, spacious and filled with natural light. The relatively **newly fitted kitchen** is complimented with a good range of floor and wall units, a built-in double oven, induction hob, fridge freezer, integrated dish washer and a double Belfast type sink is fitted with a Quooker tap. A central island has a breakfast bar to one side and a wine fridge and useful drawer storage to the other. The floor is laid with tiles.

The **dining area** has ample room for family dining and is set next to a picture window overlooking the land and the surrounding countryside, the flooring is solid oak which flows through to the lounge and central hallway.

The **lounge** has a wood burning stove set into the wall and sliding doors provide access to the sunroom.



- **THE SUNROOM**

A lovely living space to relax and enjoy the surroundings with glazing to three sides and a door accesses the mature garden grounds,



- **BOOT ROOM & UTILITY ROOM**
Set to the rear of the house offering a superb place to remove outdoor footwear and clothing with a built-in seating area which has storage below and hooks above. The floor is laid to tiles. Set just to the side of the boot room is a utility room which has a base unit with plumbing below for white goods and floor to ceiling utility cupboards. A window is set to the rear.
- **SHOWER ROOM**
With a corner shower cubicle, WC & WHB.
- **OFFICE**
A superb addition to this refurbishment, ideal for those working from home. A window is set to the front of the cottage.
- **CENTRAL HALLWAY**
Benefitting from built-in storage cupboards with a front door porch off.
- **BEDROOM 1**
With a window set to the front and built-in wardrobes.
- **BEDROOM 2**
With built-in wardrobes and a window to the rear.



- **BEDROOM 3**

Again, featuring built-in wardrobes and a window to the front.

- **FAMILY BATHROOM**

The bathroom has stylish porcelain tiles fitted to the floor and walls with the shower enclosure having wood effect Respatex wall panels. A freestanding bath has a modern floor mounted tap with a separate shower head, and the contemporary wash hand basin is set upon a wall mounted bathroom unit.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil	E	C (70)

GROUND FLOOR



OUTSIDE

Braeleys is approached via a gated driveway where there is ample parking for several vehicles with plenty of room for horse boxes, etc. The garden grounds are mainly laid to lawns with some beautiful mature shrubs including a rare yellow rhododendron. During the summer months there is a delightful tapestry of scent and colour from the various plants. Given the location of Braeleys, a bounty of native wildlife can be enjoyed on a daily basis.

As mentioned earlier, the property benefits from good sized Prestige timber stables two being 12ft by 12ft and a foaling stable 16ft x 12ft plus the tack room 12ft x 7ft electricity laid in. In addition, there is detached store / workshop and to compliment this superb lifestyle property, 6.675 acres of grazing land contained within 1 enclosure which could be sub-divided to equestrian paddocks. This good free draining land is perfectly suited to equestrian or smallscale agricultural usage.



LOT 2

A block of very productive agricultural land amounting to about 13.309 acres. The land is in good heart and is currently mown for silage by a neighbour. The whole of the agricultural land is classified as region 1 and predominantly classified as yield class 4 as per the Macaulay Land Capability Scale as produced by the James Hutton Institute. If Lot 2 is sold separately a fence will require to be erected.



HOME REPORT

It should be noted that the property is an agricultural holding which benefits from an agricultural holding number (75/307/0049), therefore there is **no requirement for the sellers to provide a Home Report**, as it is classed 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, **Harper Robertson & Shannon**, 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 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 July 2026

