



**NETHER GLENLAIR**  
KNOCKVENNIE, CASTLE DOUGLAS

**Galbraith**



# NETHER GLENLAIR, KNOCKVENNIE, CASTLE DOUGLAS

A traditional farmhouse, steading, 24.65 acres of land and two further cottages.

Castle Douglas 8 miles ■ Dumfries 16 miles ■ Carlisle 53 miles

**Acreage:**

**Totalling 24.65 acres (9.97 hectares).**

**Offers over £650,000**

## Nether Glenlair Farmhouse

- 3 reception rooms. 5 bedrooms
- Large kitchen with large pantry and boiler room
- Large garden and off road parking
- Spectacular views
- 2 Additional detached cottages

## Galbraith

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com





### SITUATION

Nether Glenlair is situated in a rural location yet local amenities are easily accessible in the regions Food Town of Castle Douglas. There are a good range of individual shops and services. A broader range of high street shops, larger supermarkets, retail parks, the region's main hospital, Dumfries and Galloway Royal Infirmary and university campuses can be found in Dumfries. Primary and Secondary Schooling is also located in Castle Douglas.

The Southwest of Scotland is well known for its mild climate, attractive unspoilt countryside and the diversity of sporting and recreational pursuits. There is good hill walking in the nearby Galloway Hills and cycling along some of the designated cycle routes, as well as the Seven Stanes forest mountain bike trails. The nearest of these is Dalbeattie Forest with its extensive network of specialist cycle paths, bridal ways and footpaths. There are varied sporting opportunities such as shooting and stalking, as well as trout and salmon fishing on the regions numerous lochs and rivers. For golf enthusiasts there is the championship course at Southernness, and several other courses nearby, including the 9 hole courses at Castle Douglas, Dalbeattie, and New Galloway. Nether Glenlair is just a short distance from the Galloway Forest Park, which is home to the Dark Skies Park, the first such designated outside of the USA. Spectacular night skies are visible both in the locality and in the Park. A short distance away lies Loch Ken, which has a popular sailing centre with a number of water sports and activities available. The Solway coast is also popular with sailors, with both Kippford and Kirkcudbright having safe moorings. Communications to the area are very good. There is a main line railway station in Dumfries and also Lockerbie providing excellent links to both the north and south. The M74 motorway network can be reached in about an hour and there are regular flights to other parts of the UK, Ireland and Continental Europe from Prestwick Airport which is a 50 mile drive to the North.



### DESCRIPTION

The main farmhouse offers accommodation over two and a half storeys and offers five bedrooms in total with an additional room above the kitchen with some modernisation could be turned into a further bedroom or office. The large kitchen has an oil fired Rayburn and has ample room for dining with the addition of a large pantry and boiler room. There is a generous living room, dining room and snug all located to the ground floor. To the first floor there is a family bathroom, main bedroom and two double bedrooms. Then to the loft space there are two further bedrooms.

The Dairy cottage is adjacent to the farm steading and offers ground floor living accommodation with a small enclosed garden. The property requires full renovation.

Gate Cottage is located at the bottom of the driveway and offers accommodation over 1 ½ floors. With a kitchen, bathroom, living area and box bedroom located to the ground floor. A further bedroom to the first floor. This property has off road parking, a garden to the side and further garden to the other side of the main driveway. This property could provide an opportunity for additional income via a holiday let or as a long term residential let.

The main farm steading comprises of steel portal framed with block-built sides below sheeted metal roof. Concrete floor with central feed passageway between livestock pens. Approx. 18m x 18m and a further steel portal framed with cement fibre sheeted roof. Concrete floor, block-built sides and Yorkshire Boarding above. Sheep handling pens inside. Approx. 21m x 18m.

There are currently plans to progress an afforestation project around the property. Draft plans will be available on request and potential purchasers will be offered the opportunity to comment on the consultation for the project.



### ACCOMMODATION

#### Nether Glenlair Farmhouse:

**Ground Floor:** Kitchen, pantry, boiler room, store rooms, shower room, living room, snug, dining room

**First Floor:** Master bedroom, 2 double bedrooms, family bathroom and attic store room above the kitchen

**Second Floor:** 2 bedrooms

#### Nether Glenlair Dairy Cottage:

**Ground floor:** 2 bedrooms, kitchen, bathroom and living room

#### Nether Glenlair Gate Cottage:

**Ground Floor:** Living room, bedroom/office, kitchen bathroom.

**First Floor:** Double bedroom

### GARDEN (AND GROUNDS)

The main farmhouse has extensive gardens which is presently laid to lawn with gravel drive area and mature trees and shrubbery. The Dairy Cottage has a small enclosed garden and Gate Cottage has a small enclosed side garden with larger enclosed garden over the driveway.

The whole area measures 24.65 acres, this includes the main farmhouse, Dairy Cottage, Gate Cottage and the farm steading and building.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Nether Glenlair Farmhouse	Private	Mains	Septic Tank	Freehold	Oil	Band E	F (36)
Dairy Cottage	Private	Mains	Septic Tank	Freehold	Oil	Band B	E (43)
Gate Cottage	Private	Mains	Septic Tank	Freehold	Oil	Band C	F (30)

### DIRECTIONS

From Castle Douglas head east on the A75 for 2 miles and take the left onto the B794 heading for Corsock. After a little more the 3 and a half miles take the left for Parton, crossing the first bridge take your first right and continue until reaching your first left and Nether Glenlair Farmhouse is located to the end of the farm road.

### POST CODE

DG7 3NY

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: expecting.topical.curving

### SOLICITORS

Brodies, Edinburgh

# Nether Glenlair Farmhouse

Approximate Gross Internal Area  
3068 sq ft - 285 sq m



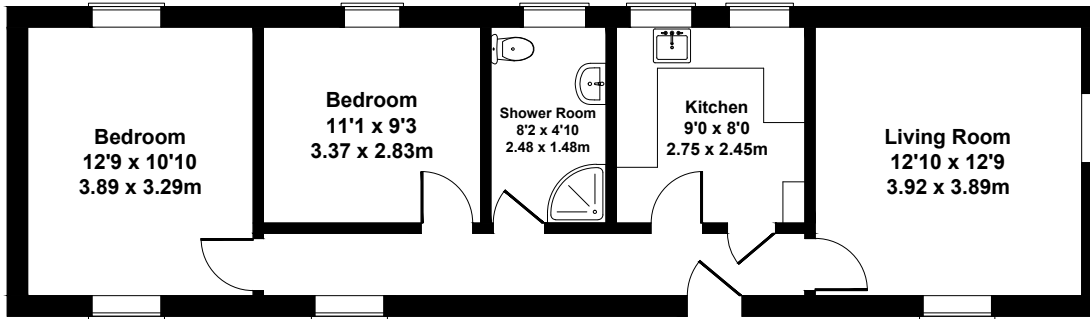
**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

# Dairy Cottage

Approximate Gross Internal Area  
646 sq ft - 60 sq m



## FIRST FLOOR

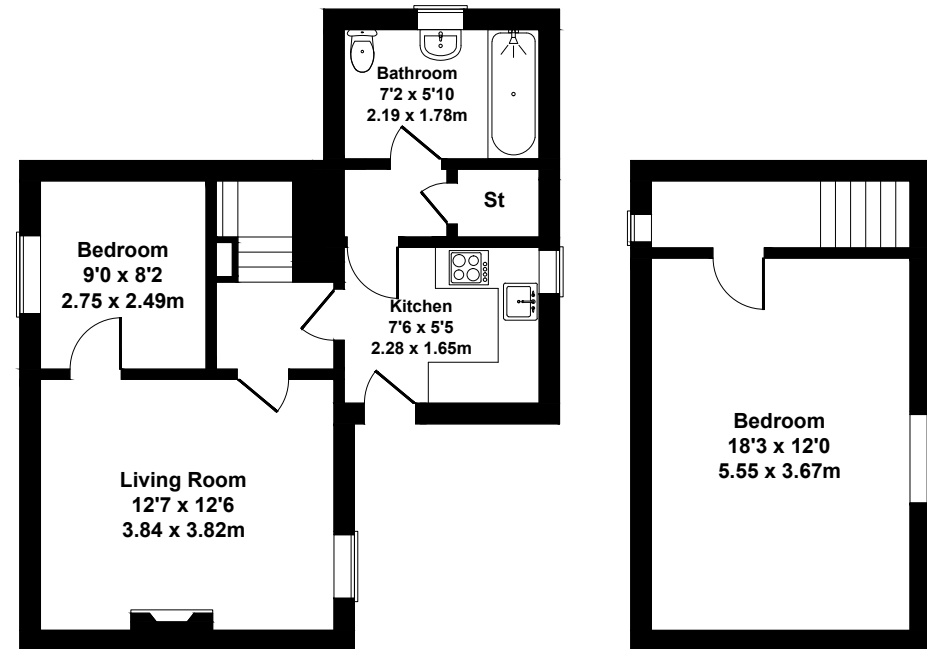
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Produced by Potterplans Ltd. 2022

# Gate Cottage

Approximate Gross Internal Area  
731 sq ft - 68 sq m



## FIRST FLOOR

## SECOND FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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## LOCAL AUTHORITY

Dumfries and Galloway Council

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

## VIEWINGS

Strictly by appointment with the Selling Agents.

## ANTI MONEY LAUNDERING (AML) REGULATIONS

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. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

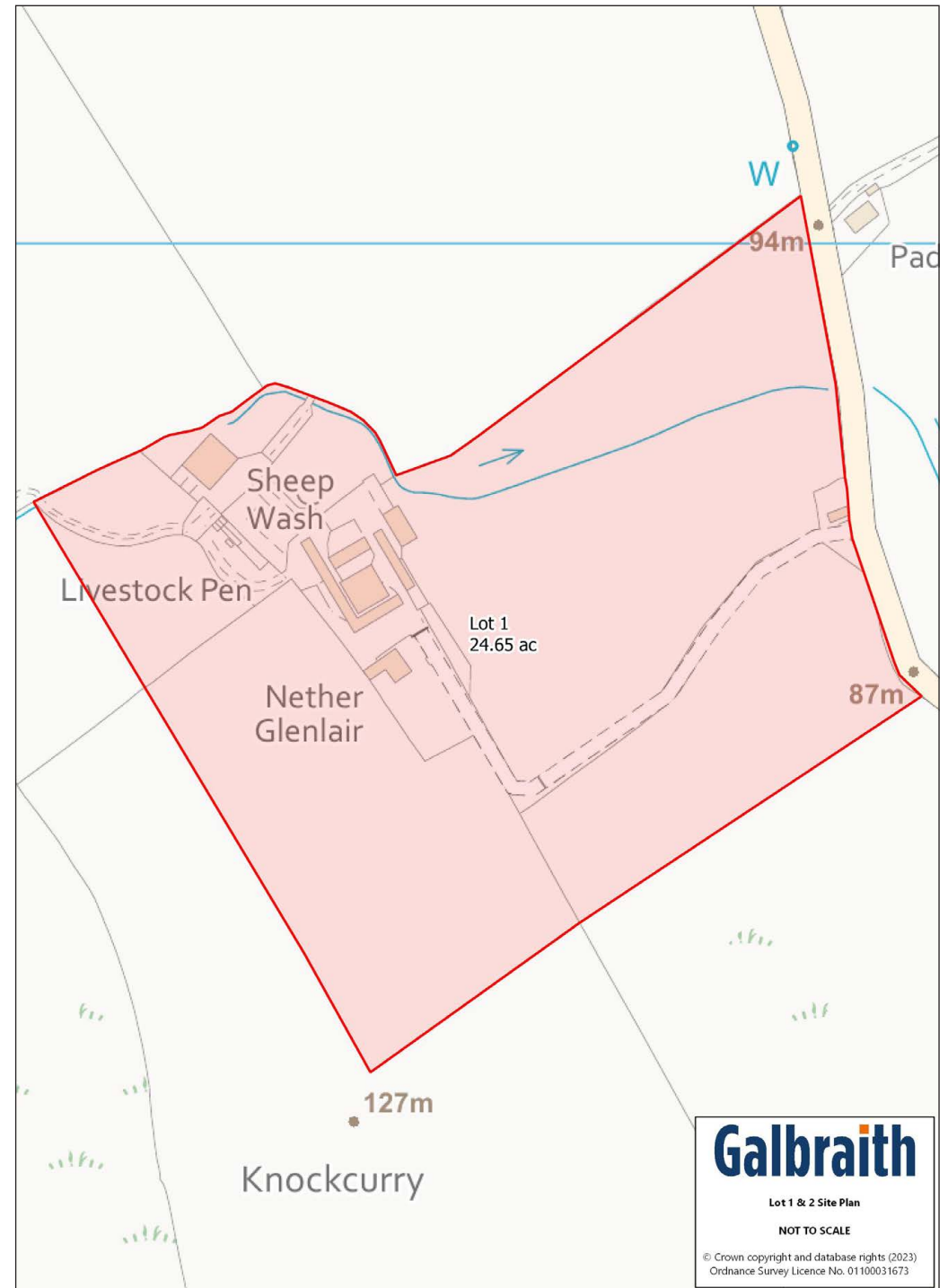
Failure to provide required identification may result in an offer not being considered.

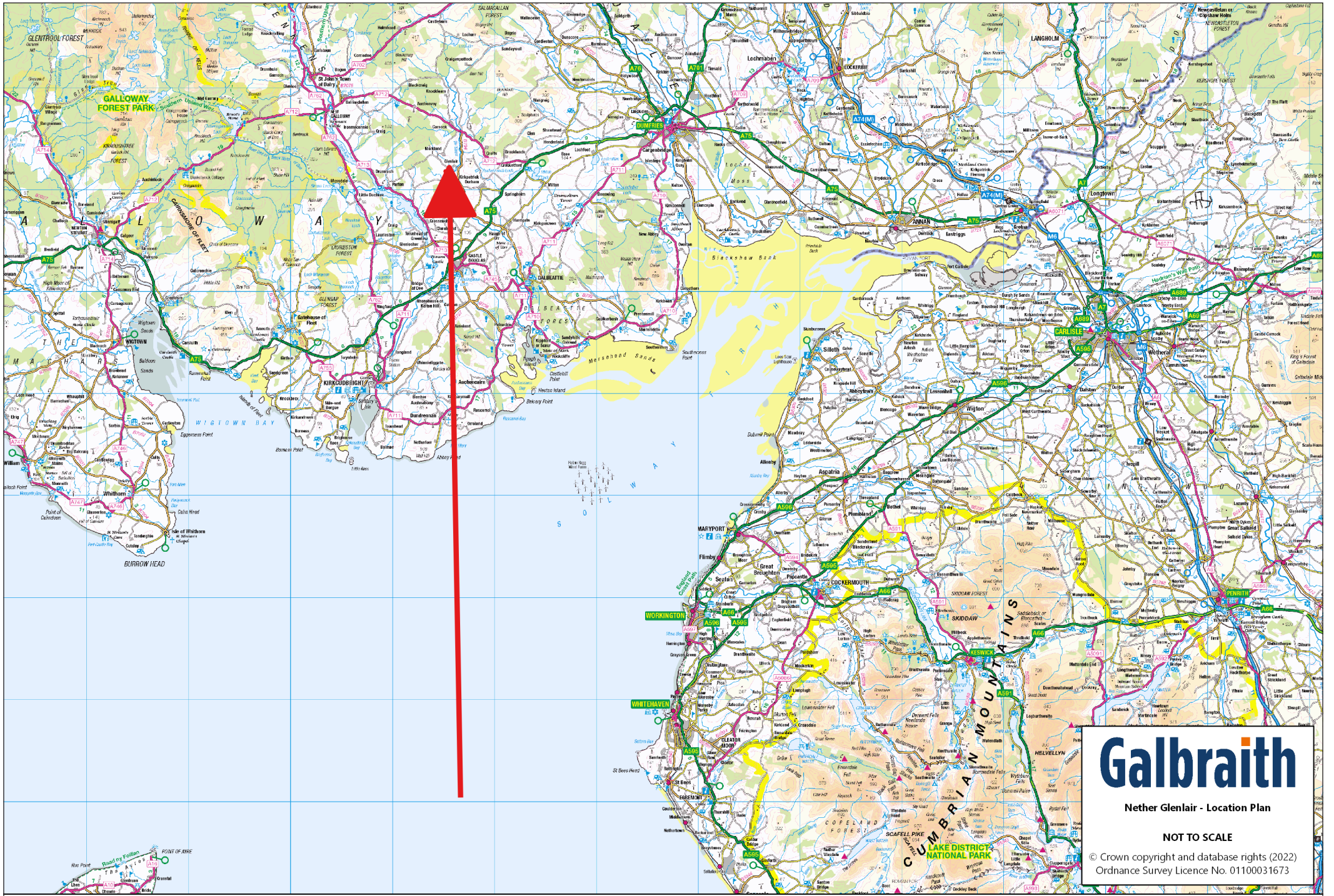
## AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling office on 07500 794 201 Email: alistair.christie@galbraithgroup.com

## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2023





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Nether Glenlair - Location Plan

NOT TO SCALE

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