



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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Gatehouse Of Fleet,
Castle Douglas,
Dumfries And Galloway.
DG7 2BW

£245,000



- Substantial Farmhouse
- Delightful rural location
- 5 bedrooms and 2 reception rooms
- Extensive garden area
- In need of renovation

Ref: PRA10837

Viewing Instructions: Strictly By Appointment Only



Regulated by RICS

OFFICES AT DUMFRIES AND NEWTON STEWART

PARTNERS:

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General Description

We are delighted to bring to the market a rare opportunity to purchase an attractive farmhouse in need of complete renovation in an unspoilt rural area of Dumfries and Galloway. Nether Rusko Farmhouse lies in a beautiful part of the Fleet Valley, approximately 11 miles northwest of Kirkcudbright, approximately 20.5 miles southeast of Newton Stewart, and around 2.5 miles north of the attractive and popular village of Gatehouse of Fleet.

Lying within the UNESCO-designated Galloway and Southern Ayrshire Biosphere, with the Cairnmore of Fleet National Nature Reserve nearby, and with a bid for National Park status recently submitted, this an area renowned for its natural beauty and its outdoor recreational opportunities. The Fleet Valley comprises diverse landscapes, rising gently from the coast, through valley to magnificent hills, and includes rolling farmland, interspersed with native broadleaf woodland and more commercial forestry. It is a popular area for tourists and has been designated as a National Scenic Area, with walking, cycling and horse-riding enjoyed by visitors and residents alike. The village of Gatehouse of Fleet benefits from many local amenities including a primary school, shops and health centre, as well as restaurants, cafes and pubs. Sir Walter Scott and Robert Burns are both associated with Gatehouse of Fleet. The village lies near to the edge of the Galloway Forest Park, with the Cally Wood a short distance away. There are excellent beaches and fishing in the area, and Dumfries and Galloway is also home to five of the seven 7stanes bike trails across Scotland. Galloway Forest Park also plays host to several major annual cycling events, such as the international Galloch Gravel and the Raiders Gravel events. National Cycle Route 7 is just over 200 metres from Nether Rusko Farmhouse

Nether Rusko Farmhouse consists of a substantial double storey farmhouse with attached stores and generous garden/amenity ground. Whilst currently uninhabitable and in need of complete renovation, this is a well-proportioned farmhouse with good-sized rooms, and the potential to become a very attractive country residence.

There is also high speed fibre broadband in the area, and the potential for a connection is subject to discussion with BT/Openreach.

Nether Rusko Farmhouse sits just to the east of Nether Rusko Farm Steading.

The accommodation within the Farmhouse, with approximate dimensions, is currently as indicated below.

Accommodation

Porch (5' 1" x 5' 10") or (1.54m x 1.77m)

With door to front hall.

Front Hall (14' 0" x 6' 10") or (4.26m x 2.08m)

With electricity meter and control board, stairs to first floor landing/hall, door to cupboard and doors off to inner hall, living room and sitting room.

Inner Hall (7' 10" x 3' 5") or (2.39m x 1.05m)

With doors to living room, store room and to rear hall.



Living Room (19' 3" x 15' 0") or (5.87m x 4.57m)

With tiled fireplace and hearth.



Sitting room (12' 8" x 12' 4") or (3.85m x 3.77m)

With tiled fireplace and hearth, and two built in cupboards.

Rear Hall (12' 0" x 3' 8") or (3.66m x 1.11m)

With doors off to store room and kitchen, and rear door to yard outside.



Store Room (16' 2" x 6' 4") or (4.93m x 1.94m)

Blocked off former fireplace, wall cupboards and shelving.



Kitchen (15' 1" x 13' 0") or (4.60m x 3.95m)

With built in cupboards, former sink unit, and adjoining disused stairway, which previously provided access to first floor inner/rear hall. Part collapsed ceiling. The cooker/stove within the kitchen is assumed not to be in working order.

First Floor Hall (13' 1" x 3' 9") or (3.99m x 1.15m)



Bedroom 1 (19' 5" x 13' 1") or (5.93m x 3.99m)

With blocked-off former fireplace with wooden mantelpiece. Part collapsed ceiling.



Bedroom 2 (15' 3" x 6' 3") or (4.65m x 1.90m)



Bedroom 3 (12' 9" x 12' 2") or (3.89m x 3.72m)

With fireplace with wood surround.



Bedroom 4 (9' 3" x 6' 9") or (2.81m x 2.06m)

First Floor Inner Hall (11' 0" x 3' 8") or (3.36m x 1.12m)



Bathroom (13' 10" x 7' 3") or (4.22m x 2.21m)

With bath, WC, washbasin, built-in wardrobe and cupboard for water tank.



Bedroom 5 (13' 8" x 6' 11") or (4.16m x 2.11m)

With blocked off former fireplace.



Outbuilding

Outside, there is a traditional stone outbuilding under partially collapsed slated roofs, attached to the west side of the farmhouse, comprising:-

- (a) internal passage, with doors to Storage Rooms 1 and 2.
- (b) Storage Room 1 (3.47 m approx. m x 2.14 m approx.) Collapsed ceiling.
- (c) Storage Room 2 (3.56 m approx. m x 4.67 m approx.) with stone sconces. Collapsed ceiling.
- (a) Storage Room 3 (3.11 m approx. m x 2.67 m approx.) with brick platform and cauldron.
- (b) Storage Room 4 (2.78 m approx. m x 2.73 m approx.)

There is former loft/attic accommodation above Storage Rooms 1 and 2.

Extent

The Property extends to around 0.23 hectares, and is outlined in red for on the attached plan, which is based on ordnance survey data, and is for reference and general identification purposes only. The purchaser will be deemed to have satisfied themselves as to the extent of the Property.

Guide Price

Offers in the region of £245,000.

Access

Access is via the adjacent unclassified public road.

Services

EPC Rating: 15

There is mains electricity to the farmhouse.

The farmhouse was last inhabited many years ago and we are informed that the private water supply to the house has been disconnected, albeit that there is still water to an outside tap near to the outbuilding. That supply has not been tested and its source is unknown. No warranty is given as to the quality, quantity or safety of any water from such supply, and the Vendor does not warrant that any existing supply system will meet current regulations or that it is functional or fit for purpose. It is for the purchaser to satisfy themselves as to all such matters and to carry out their own tests and investigations into these matters, and to meet the whole costs of any subsequent work or treatment. In respect of the property, The Vendor will cooperate with the purchaser in all reasonable ways to allow the purchaser (at the purchaser's expense) to use the existing water source, or to create new a new borehole source on/from the Vendor's retained property.

We are unable to confirm whether the farmhouse has any connection to any septic/sewage tank installation, and the Vendor does not warrant that there is such a connection, or that any connection or existing infrastructure/system will meet current regulations or that it is functional or fit for purpose. The Vendor will cooperate with the purchaser in all reasonable ways to enable the purchaser (at the purchaser's expense) to use any existing septic/sewage tank installation, or to install a new septic/sewage tank as required, on/from the Vendor's retained property.

Matters of Title

The Property is sold subject to all rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations and servitudes and easements, quasi easements, and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not referred to in these particulars. Any purchasers will be deemed to have satisfied themselves as to the nature of such restrictions and are advised to contact the Vendor's solicitors for details.

Anti Money Laundering Regulation

The Money-Laundering, Terrorist Financing and Transfer of Funds for (Information on the Payer) Regulations 2017 require us to conduct due diligence not only on our client but also any purchasers. Once an offer has been accepted, the prospective purchaser will need to provide, as a minimum, proof of identity and residence, and proof of funds for the purchase, before the transaction can proceed.

Health and Safety

Please be aware of the potential hazards of buildings in need of renovation, and we request that you take as much care as possible when viewing the Property for your own personal safety.

Disclaimer

These particulars were prepared on 5 July 2024, and have been carefully compiled and are believed to be correct. Photographs were taken in April 2024. Any error or omission however shall not annul the sale nor in any event give grounds for action at law. Where dimensions are shown, these are approximate only.

Offers

Offers for the Property should be submitted in Scottish legal form G M Thomson and Company, 35 Buccleuch St, Dumfries DG1 2AB. Those parties wishing to be informed of a closing date for offers should notify the Selling Agents of their interest as soon as possible, to ensure that they are contacted. The Vendor and sole Selling Agents reserve the right to alter or divide the Property, or withdraw or exclude any of the Property at any time.

The Vendors and the Selling Agents do however reserve the right to sell privately without setting any closing date, and do not bind themselves to accept the highest or any offer.

The successful purchaser will be asked to provide proof of identity to the Selling Agents, for which a photographic driving licence and utility bill or bank statement showing home address would be sufficient.

Closing Date

It is possible that a closing date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agent via a solicitor, so that they may be informed should a closing date be set. It should however be pointed out to that the Seller reserves the right to sell the Property without the setting of a closing date.

Viewing

Accompanied viewing's by appointment only, through the sole selling agent.

Services

EPC Rating:15

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D

Directions

From Dumfries travel along the A75 towards Newton Stewart. Take the second turn towards Gatehouse of Fleet. Within Gatehouse turn left onto the B796. Continue on this road for 2.7 miles, then turn right. After 145 metres the access is on the right, on the bend of the road. What3words location: //eclipses.risks.song







All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.