

Dumfries 35 Buccleuch Street, DGI 2AB

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Abbeybank, New Abbey, Dumfries. DG2 8BU

£400,000



- · Detached family home
- 5.89 acres of agricultural land
- Large enclosed private garden
- 4 double bedrooms
- 3 reception rooms
- Popular village location









Ref: PRA10848

Viewing Instructions: Strictly By Appointment Only





Regulated by RICS

OFFICES AT DUMFRIES AND NEWTON STEWART

The Property Ombudsman

PARTNERS: SJ ALLEN BS:: MRICS JAW McMILLAN BS:: MRICS

General Description

A superb family home with garden and three fields, situated in the popular village of New Abbey. The accommodation at Abbeybank includes four double bedrooms, three reception rooms, two bathrooms, a large private enclosed garden and just under 6 acres of agricultural land.

The property has many period features including window shutters, exposed timber beams and attractive fireplaces and benefits from oil-fired central heating, with new oil tank having been recently fitted.

This spacious home would be ideally suited to a growing family, but has been used for a number of years as a successful holiday let for up to 13 guests. As the village of New Abbey is situated on the main tourist route for the picturesque Solway Coast and at the foot of the renowned local peak of Criffel, Abbeybank has been an excellent bolthole retreat for holiday makers and walkers alike.

Access to the property is taken by a driveway which is shared with Abbeybank Cottage.

NOTE: Abbeybank and Abbeybank Cottage are both available for sale either separately or together.

Abbeybank - Offers Over £400,000 Abbeybank Cottage -Offers Over £220,000 Abbeybank & Abbeybank Cottage - Offers Over £620,000

Accommodation



Sun Room (17' 10" x 10' 4") or (5.43m x 3.15m)

The sun room is a brilliant addition to the property, with PVC windows, polycarbonate roof with built in blinds and patio doors which lead out to the garden. There are red quarry tiles on the floor, two decorative brass wall lights, radiator and access to the hallway.



Living Room (19' 4" x 17' 1") or (5.90m x 5.20m)

Currently being utilised as a 5th bedroom for holiday let purposes, this room would make a lovely bright and inviting living room with double glazed PVC bay window overlooking the garden and two further double glazed PVC windows to the front and rear, all of which flood this room with natural light. There are some lovely features in this room, including the fireplace with brick hearth and timber surround, shelved alcove and shutters on the front facing window. The room is carpeted, has a ceiling light, radiator and smoke detector fitted.



Dining Room (17' 1" x 12' 6") or (5.20m x 3.80m)

This room has dual aspect double glazed PVC windows to the front and rear of the property. It is currently being used as a living room, but could be made into a spacious dining room. The focal point of this room is the stunning mahogany fireplace with green enamelled stove and tiled hearth. The room is carpeted, has a ceiling light, radiator and thermostat.

Hallway

The downstairs hallway gives access to the sun room, dining room, bathroom, kitchen and stairway to the first floor. The floor is carpeted and there is emergency lighting and a smoke detector.



Bathroom with Utility Cupboard (11' 4" x 7' 7") or (3.45m x 2.30m)

The downstairs bathroom contains a bath with shower over and also a wash hand basin and toilet. There is a double glazed PVC window to the rear, extractor fan, radiator and ceiling light. Additionally there is access to a useful utility cupboard $(1.2m \times 3.45m)$ which has plumbing for a washing machine, shelving and houses the central heating controls.



Kitchen (13' 7" x 12' 2") or (4.13m x 3.70m)

The kitchen has a country cottage feel with exposed timber beams and oil fired Rayburn stove. There are fitted base and wall kitchen units with granite effect worktop and tiled splash back. The floor is tiled and there are two double glazed PVC windows to the front and side and access to the pantry and hallway through newly installed fire doors. The cooker with hob is included in the sale, with extractor fan above. There is a built in dishwasher, stainless steel sink with 1.5 bowl and drainer, ceiling lights and radiator. Finally there is an alcove under the stairs which the fridge freezer fits in nicely and also the electrics are housed in this area within a built in wall cupboard.



Boot Room (12' 2" x 4' 4") or (3.70m x 1.32m)

The boot room is situated just off the kitchen and is an excellent space for storage with built in shelved cupboard and additional larder cupboard with shelving and electrical power point. There is a PVC door giving access to the driveway and a single glazed window to the rear and sky light above. The floor is tiled and there is a ceiling light and radiator.

Hallway

The upper hallway gives access to all bedrooms and upstairs bathroom. There are two dormer windows with secondary glazing, carpet, emergency lighting, smoke detector, radiator and thermostat.



Bedroom 1 (17' 1" x 13' 9") or (5.20m x 4.20m)

The largest of the four bedrooms, this room has two double glazed PVC windows to the front and side, loft hatch, carpet, radiator and ceiling light.



Bedroom 2 (14' 9" x 13' 9") or (4.50m x 4.20m)

Another good sized double room with double glazed PVC window overlooking the garden, built in cupboard, loft hatch, carpet, radiator and ceiling light.



Bedroom 3 (10' 10" x 13' 9") or (3.30m x 4.20m)

Double room with built in cupboard, double glazed window overlooking the garden, carpet, radiator and ceiling light.

Bedroom 4 (10' 6" x 11' 6") or (3.20m x 3.50m)

Double room with built in cupboard, loft access, double glazed window with built in storage cupboard underneath, carpet, radiator and ceiling light.



Bathroom (5' 7" x 6' 0") or (1.70m x 1.83m)

The upstairs bathroom has a bath with tiled surround, wash hand basin, toilet, dormer window with secondary glazing, built in storage cupboard, ceiling light and radiator.

Garden

The garden at Abbeybank is fully enclosed with a walled section and mature trees which create a private and peaceful space.

Fields

There are three fields which are included in the sale of Abbeybank, totalling 5.89 acres. The fields are bound by either stone dyke walling or Rylock fencing. The external boundary of the fields is stockproof and a water trough is present.

Fixtures and Fittings

All standard fixtures and fittings are to be included in the sale. Whilst believed to be in working order no guarantee is given as to any fixture or fitting.

Plans

The plans attached to these particulars are based on Ordnance Survey data and are for reference only. Purchaser(s) will have deemed to have satisfied themselves as to the extent to of the property.

Anti Money Laundering Regulation

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Disclaimer

These particulars were prepared on 18th September 2024 and have been carefully compiled and are believed to be correct. Photographs were taken in September 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 as a whole or in part if appropriate, should be submitted in Scottish Legal Form to G M Thomson & Company, 35 Buccleuch Street, Dumfries DG1 2AB.

Closing Date

A closing date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents via a solicitor so that they may be informed should a closing date be set. 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.

Services

Mains electricity, mains water, septic tank.

EPC Rating:36

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E

Directions

New Abbey village is located approximately 7 miles South of Dumfries. Abbeybank is situated to the Southern edge of the village. When entering New Abbey, proceed over the bridge and turn right just before the New Abbey Corn Mill. Then take a left and immediate right at the Mill Pond. Abbeybank is the first property on the left.



















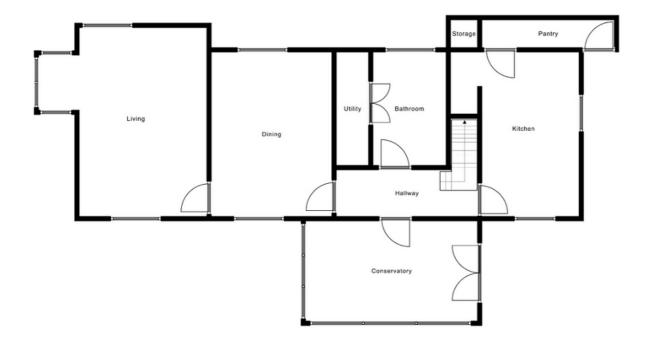


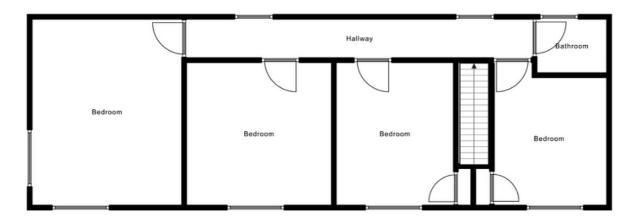


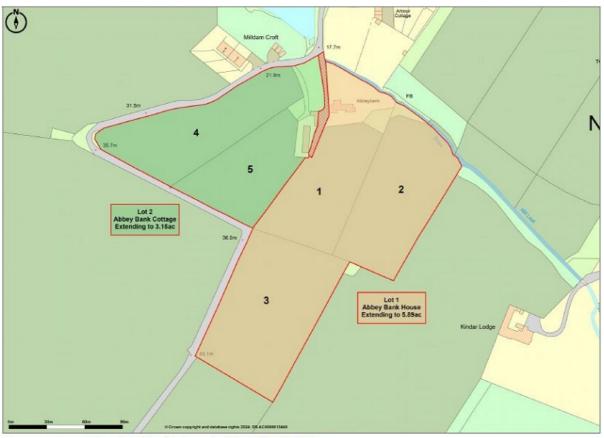












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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of 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.