



Muiryhill Farm
Durisdeer | Thornhill | Dumfriesshire | DG3 5BT

MUIRYHILL FARM





KEY FEATURES

Muiryhill Farm is a superb country house with extensive outbuildings, planning permission for conversion of a former carriage house, land extending to 1.74 acres and stunning views.

Built of traditional construction under a slate roof, this detached property sits well back from the quiet road in established grounds and enjoys views over the rolling countryside.

The main house enjoys bright, well-proportioned rooms and flexible accommodation, and has been sensitively upgraded by the present owners over recent years. The property has been run as a successful Bed & Breakfast and the accommodation could be easily sub-divided to create separate living, kitchen and bedroom wings.

The accommodation comprises of 3 reception rooms, 5 bedrooms, 3 bathrooms, two kitchens, utility/shower room and a boiler/plant room. Externally there are a range of outbuildings, a large garden and an enclosed paddock, with the grounds extending to 1.74 acres in total. Within the paddock there are presently two shepherd's huts which are let out to holidaymakers, and which are available by separate negotiation. There is a former carriage house with access from the adjacent courtyard, that has full planning permission for change of use to a two-bedroom residential dwelling (planning reference 20/1862/FUL).

Overall, this offers an excellent business/lifestyle/development opportunity and must be viewed to be appreciated.

Farmhouse accommodation

Ground Floor

A solid timber door opens into the entrance porch, with a glazed door that in turn leads into the reception hall. The living/dining room is an impressive room, boasting twin windows to the front elevation, with working shutters. There is a multi-fuel stove set within an ornate surround. The family room/snug is located off the kitchen and hall and is a cosy room with open fire and window to the front. The kitchen has been upgraded in recent years and offers an excellent range of units with granite worksurfaces, Rayburn cooker, and a central island with breakfast bar. The room also enjoys views over the garden. To the rear of the property is a further reception room that enjoys direct access to the garden, an open fire and a secondary staircase to the first floor. Completing the ground floor accommodation is a useful utility room/shower room with WC, and a secondary kitchen. There is also a boiler room and access to the rear courtyard.









First Floor

A carpeted staircase with timber balustrade leads to the first floor, where a split landing can be found. There are five double bedrooms in total. The principal bedroom boasts fitted wardrobes and an en suite bathroom, comprising of bath, WC, wash hand basin and separate shower cubicle. There are two further bathrooms, one with bath and separate shower cubicle and the other comprising of a shower over the bath. The flexible layout of the accommodation would make it easy to sub-divide if that is of interest to a prospective purchaser.













KEY FEATURES

Outside

A timber gate opens into a gravelled driveway that culminates in parking and turning areas to the front of the property. There is also a second driveway that leads to the rear courtyard with additional parking.

The house is set within generous grounds comprising of lawned areas, patio, woodland, and a walled paddock (with separate roadside access). The grounds extend to 1.74 acres in total. There are a range of excellent outbuildings, presently used as a bothy, training/work room, toilet block/storage, and storage barns. In addition, the attractive former carriage house has been granted full planning permission for conversion to a residential dwelling (planning reference 20/1862/FUL).









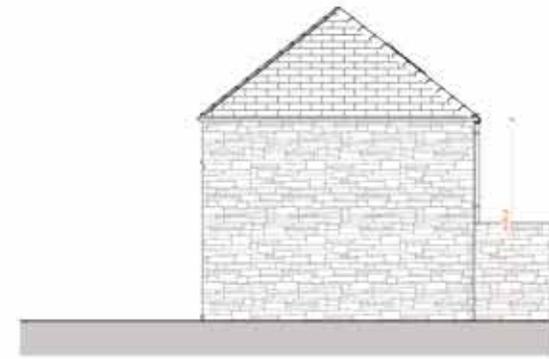
Do not scale the drawing. Use Aerial dimensions if all scales. Check all dimensions on site. Report any discrepancies to LHA before proceeding.
 ALL STRUCTURAL ELEMENTS TO REFER TO BE SPECIFICATIVE.

External Face Finish - Random rubble to match existing.
Parapet Cladding - Cast iron CP and gutters.
Windows Finish
 Stables - Painted Timber Sliding sash Windows.
 Carriage House - Timber sash opening paneled windows / Slim Framed.
Doors
 Stables - Traditional vertical paneled barn doors.
 Carriage House - Timber framed curtain walling.
Roof Finish - Roof to be re-roofed with graded slates to match existing.
 CP - Benches/stone of end heads.

Material Legend
 1 : 20



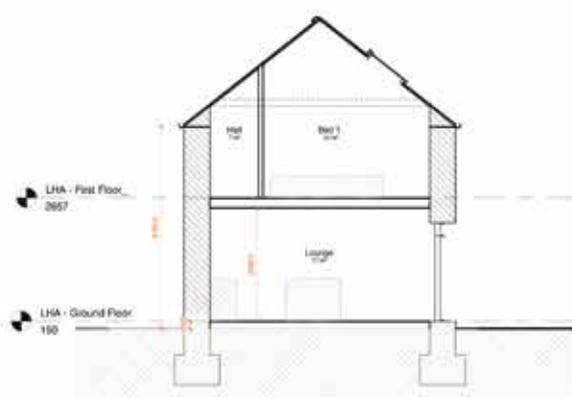
Proposed Front Elevation (Carriage House)
 1 : 50



Proposed Side Elevation (Carriage House)
 1 : 50



Proposed Rear Elevation (Carriage House)
 1 : 50



Section through Building (Carriage House)
 1 : 50



LighthouseARCHITECTURE

Project Muirhill Farm, Dundee, Thornton	Revision
Project Title Proposed Elevations - Carriage House	1 2 3 4 5 6 7 8 9 10
Status Planning / Building Warrant	
Drawn By Author	
Scale As indicated	
Date 10/26/20	

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 All dimensions are in millimeters unless otherwise stated. All measurements are to the center of the element unless otherwise stated.
 All dimensions are to be checked for accuracy on site.
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INFORMATION

Local Area

The property sits in a rural location just off the A702 surrounded by the spectacular and historic Buccleuch and Queensberry estates. The nearest primary school and nursery provision are in Thornhill (5.5 miles) and Wallace Hall Academy in Thornhill is the nearest secondary. The neighbouring village of Durisdeer is a popular visiting place for hill walkers. The small town of Thornhill is 14 miles north of Dumfries and offers a range of retail and leisure facilities including an 18 hole golf course, bowling club and tennis and squash clubs. The area is well known for salmon and trout fishing in the River Nith and its tributaries, also for its hill walking opportunities. The spectacular Drumlanrig Castle, home of the Duke of Buccleuch and Queensferry is close by with extensive grounds, gardens and frequent guided tours of its historic buildings as well as annual events such as the Galloway County Show. Thornhill also offers a range of local shops, a pharmacy, health centre and dentists, bank, post office and library. A wider range of amenities are available in Dumfries, just over 20 miles away. There are other close transport links with Junction 15 of the M74 a short drive away and Edinburgh and Glasgow are easily reached. The M6 and M74 networks are also accessible at Moffat, Gretna and Lockerbie.

Services:

Mains electricity and water, oil fired central heating, private septic tank (registered with SEPA). Fibre broadband.

Viewings:

Strictly by appointment with the sole selling agents, Fine & Country South Scotland.

Offers:

All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com

Home Report:

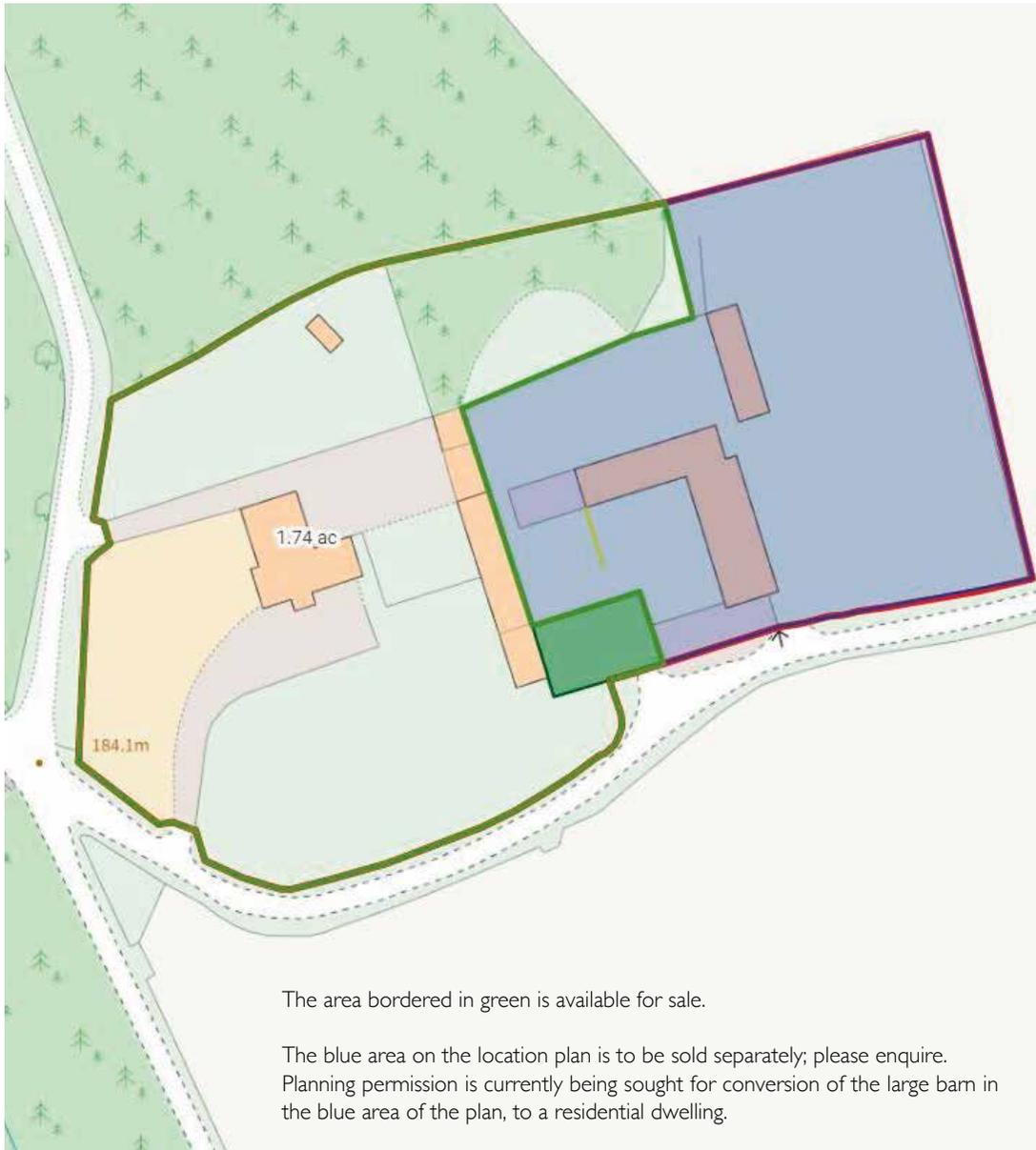
A Home Report is not required on this occasion as the property is classed as a Development Opportunity.

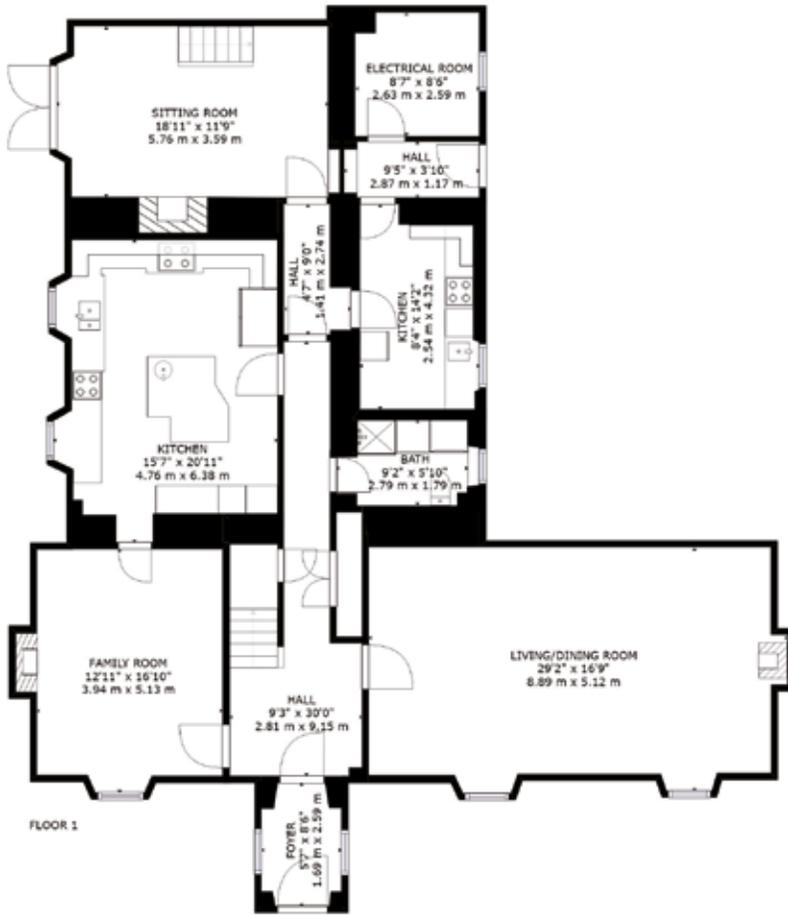
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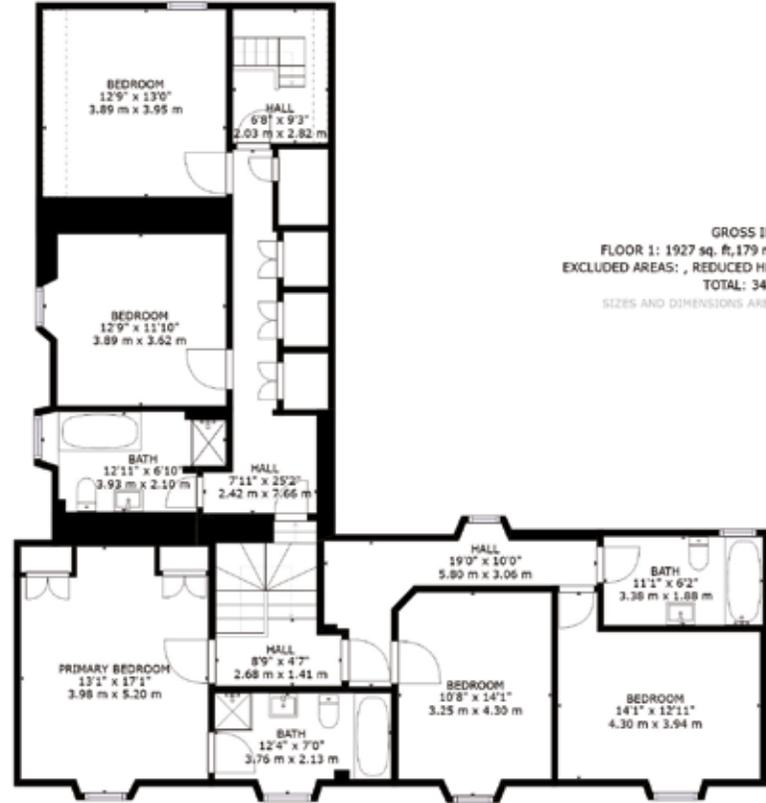
Local Authority:

Dumfries & Galloway Council





FLOOR 1

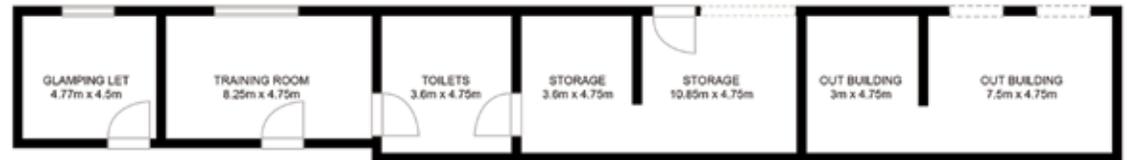


FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1927 sq. ft., 179 m², FLOOR 2: 1555 sq. ft., 145 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 30 sq. ft., 3 m²
 TOTAL: 3482 sq. ft., 324 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MUIRYHILL FARM EXTERIOR



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 28.03.2022





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FOUNDATION

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