



## Ghillies Cottage, Penpont, Thornhill, DG3 4ND

Offers Over £395,000

**C&D Rural**



## Ghillies Cottage, Penpont, Thornhill, DG3 4ND

- Traditional detached sandstone house
- Modern fixtures and fittings throughout
- Modern kitchen with quartz stone worktops and integrated appliances
- Open-plan kitchen/dining room
- Family room/ground floor bedroom
- Large rear garden and private paved patio
- Beautiful countryside setting
- Only a short driving distance from Thornhill
- Vacant possession and no onward chain

A traditional sandstone detached four bedroom home, with flexible accommodation and high quality fittings, situated in the beautiful Dumfriesshire countryside only a few miles from the village of Penpont.

**Council Tax band:** D

**Tenure:** The Heritable (Scottish equivalent of Freehold) title

**EPC Energy Efficiency Rating:** E

**CD Rural**





Ghillies Cottage is a beautifully situated detached sandstone property set in well-tended gardens, with impressive views over the countryside. Only a few miles from the village of Penpont, this bright and spacious family home is in excellent condition throughout with high quality fixtures and fittings, to include two reception rooms, a modern and bespoke kitchen with integrated appliances, four bedrooms (three upstairs and one downstairs), family bathroom, utility room and downstairs shower room. Externally the property offers a large area of lawn at the rear of the property, patio and outdoor seating area, off-street parking and beautiful views of the countryside.

### **The Accommodation**

The reception hall is bright and spacious, featuring oak flooring and an oak staircase with carpet runner leading to the first floor and landing. There is a useful storage cupboard located under the stairs. The spacious living room boasts an impressive multi-fuel stove set on a sandstone hearth with brick surround and timber mantel. This spacious room is the ideal place for family gatherings.

The fully-equipped kitchen is open plan and features a separate area for dining. The kitchen is fitted with modern units complete with quartz stone white worktops, splashback grey tile walls, a deep Belfast sink with mixer tap, Lamona electric oven and five ring induction hob, integrated fridge/freezer and dishwasher. The ground floor bedroom can be accessed through the dining area and would also serve as an additional family room.









At the rear of the property there is a contemporary utility room with tiled flooring and matching storage units to the kitchen, complete with quartz stone worktops, wash sink and an integrated washing machine and tumble dryer. Adjacent is a modern shower room, with fully tiled walls and floor, complete with large walk-in mains fed shower, WC and hand wash basin with vanity cabinet underneath. A rear door provides access to the paved patio and garden.

Upstairs there are three bedrooms. A large double bedroom situated on the left gable end and two smaller double bedrooms situated in the centre of the property, each with dormer windows. There is a large family bathroom located on the opposite side of the house which features a bespoke freestanding bath, large walk-in mains fed shower with glass screen, WC and hand wash basin. The bathroom is tastefully decorated and includes built-in shelving on one of the walls.

Externally, the property benefits from beautiful views from every direction. Surrounded by fields and hilly landscapes, Ghillies Cottage is an escape to nature. There is gated access from the road onto a stone driveway with ample parking for several vehicles. The property boundary is marked by a stone wall with fencing to the rear of the plot. There is a generous outbuilding that is attached to the gable end which houses the boiler. At the rear of the property there is a generous lawn and at the side, a paved patio and outdoor seating area, complete with a brick BBQ. Ghillies Cottage is truly a unique, traditional home situated in a beautiful area of Dumfries and Galloway and viewings are highly recommended to appreciate everything the property has to offer.





## Location Summary

Ghillies Cottage enjoys a private and rural position in the heart of the Dumfriesshire countryside yet is still accessible to nearby Thornhill (approximately 4 miles). Various amenities can be found in Thornhill including a wide variety of retail units to include clothes shops, a pharmacy, hairdressers, gift shops, cafes, food stores and pubs/hotels. There is also a garage, petrol station and a small cottage hospital. Wallace Hall Academy in Thornhill incorporates secondary, primary and nursery education. Dumfries (approximately 20 miles south) offers a full range of facilities and amenities including a university campus and an excellent hospital. 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.

The area is well known for salmon and trout fishing in the River Nith and its tributaries, also for its hill walking opportunities. There is also fantastic horse riding, hiking and mountain biking available on the doorstep. The spectacular Drumlanrig Castle, home of the Duke of Buccleuch and Queensberry, is close by with extensive grounds, gardens and frequent guided tours of its historic buildings as well as annual events such as the Galloway Country Show.

**What3words:** ///warbler.continues.flamed



















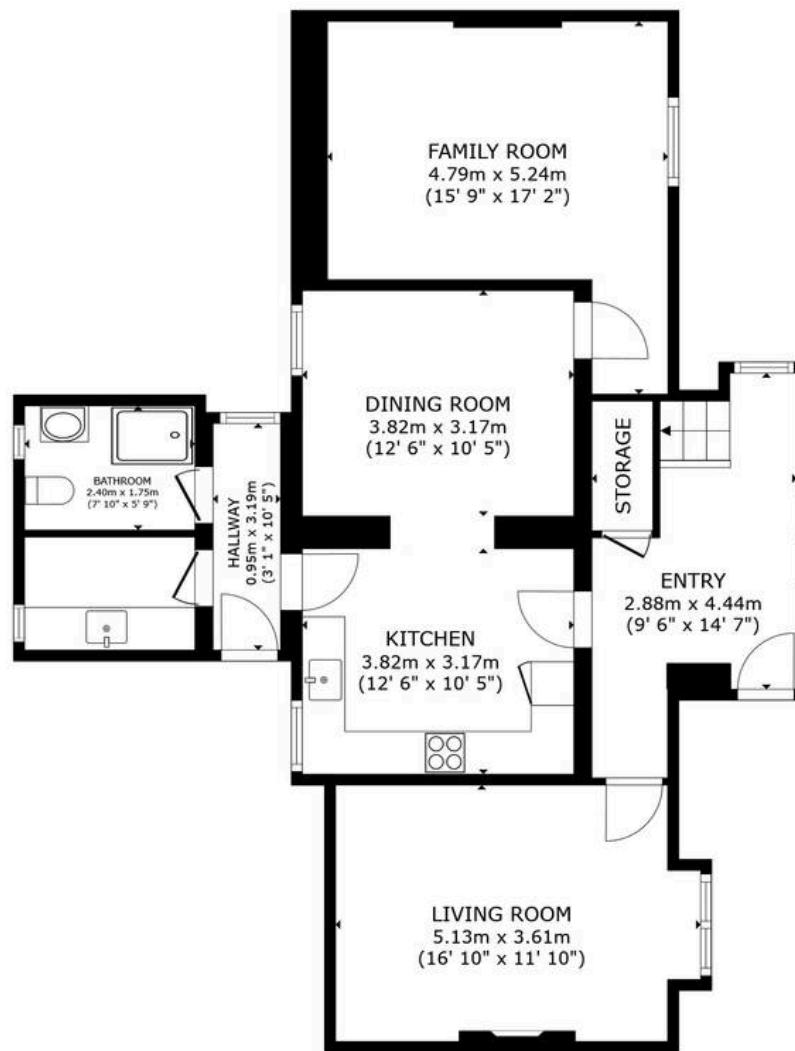








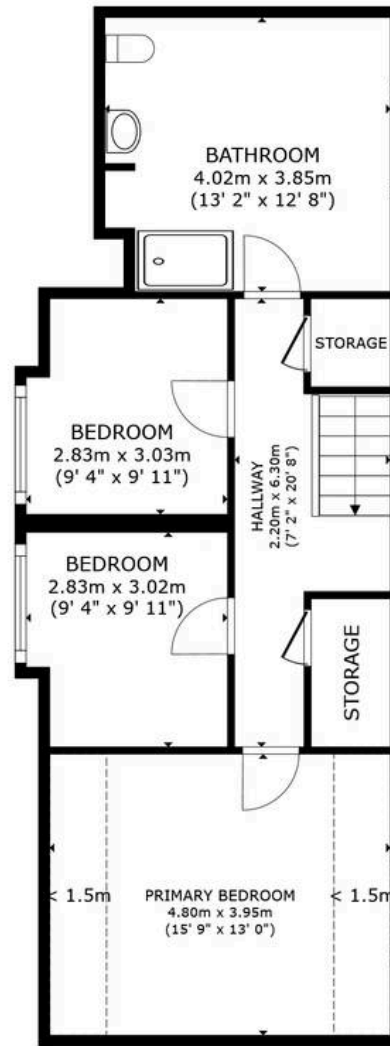




## FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 92.0 m<sup>2</sup> (991 sq.ft.) FLOOR 2 60.2 m<sup>2</sup> (648 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 6.3 m<sup>2</sup> (68 sq.ft.)  
 TOTAL : 152.2 m<sup>2</sup> (1,638 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 92.0 m<sup>2</sup> (991 sq.ft.) FLOOR 2 60.2 m<sup>2</sup> (648 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 6.3 m<sup>2</sup> (68 sq.ft.)  
 TOTAL : 152.2 m<sup>2</sup> (1,638 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

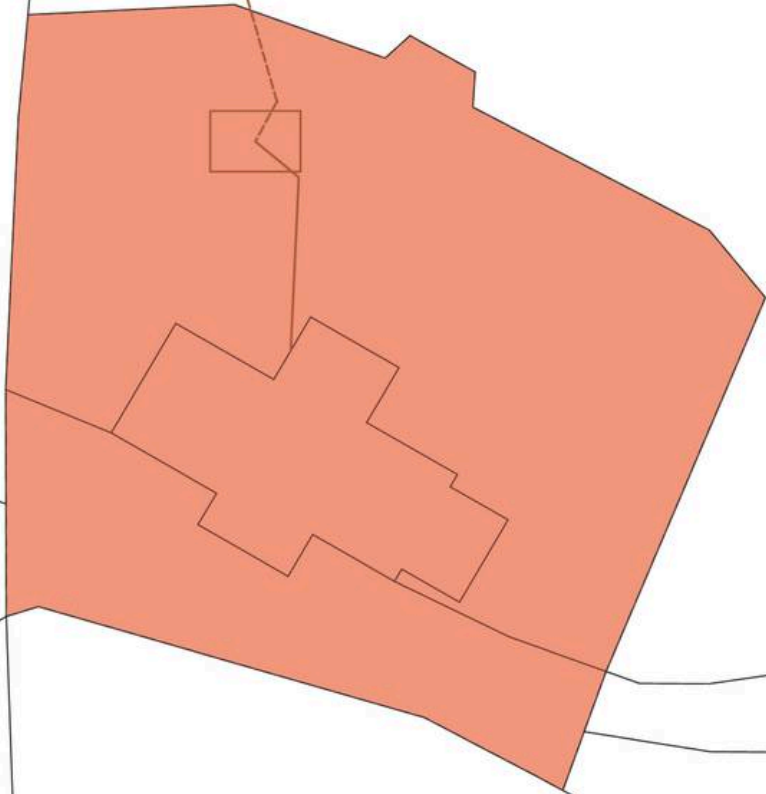


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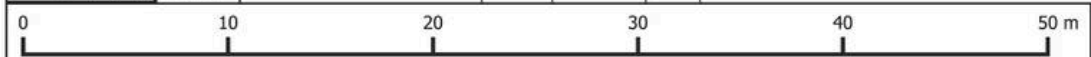
1011.705 m<sup>2</sup> or thereby




**Legend**

-  Septic Tank
-  Septic Tank Inlet
-  Septic Tank Outlet
-  Sale Subject

Scale (A3 page): 1:250



283100

22 Sep 2025	<b>Ghillie's Cottage</b> Approx 1011.705 m <sup>2</sup> (0.1012ha)
	Buccleuch Estates Ltd Queensberry Estate Office Drumlanrig Mains Thornhill DG3 4AG
MAP FILE REF: FG/KR Contains OS data © Crown copyright and database rights 2025 Ordnance Survey AC0000808122	



## General Remarks & Stipulations

**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** E

**Broadband:** Fibre broadband is connected and there is good mobile coverage available.

**Services:** Ghillies Cottage is serviced by mains water supply, mains electricity, septic tank sewerage and oil fired central heating.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The council tax band is D.

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

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