



Tara Holm Of Drumlanrig, Thornhill, DG3 4AT

Offers Over £345,000

**C&D** Rural

## Tara Holm Of Drumlanrig, Thornhill, DG3 4AT

- Charming 4 bedroom rural detached cottage
- Fully renovated by current owner
- High quality fixtures and fittings
- Newly installed LPG central heating
- Potential to convert loft space subject to planning consents
- Generous garden and private driveway
- Detached garage
- Idyllic location just outside the grounds of Drumlanrig Castle and close to Thornhill and Dumfries
- No onward chain

Four bedroom rural detached cottage, thoughtfully renovated to an excellent standard throughout, offering generous private parking, a detached garage and lovely gardens.

**Council Tax band:** D

**Tenure:** The Scottish Heritable Title

**EPC Energy Efficiency Rating:** E

**CD Rural**



A beautifully presented traditional detached four-bedroom rural cottage, thoughtfully renovated to an excellent standard throughout. Located just over five miles from Thornhill, the property offers generous private parking, a detached garage, and the added benefit of newly installed LPG central heating, creating a comfortable and well-appointed countryside home.

Tara, Holm of Drumlanrig is a beautifully positioned detached cottage set within well maintained gardens, located just beyond the grounds of Drumlanrig Castle. Surrounded by open countryside and enjoying picturesque views, the property offers an idyllic setting for those seeking tranquility, privacy, and a more relaxed pace of life. Originally constructed in the 1930s as two separate dwellings, the cottage has since been thoughtfully reconfigured into a single residence. This bright and generously proportioned family home has been fully renovated to a high standard and is presented in excellent condition throughout. The property further benefits from a substantial loft space, offering potential for extension if required, subject to the necessary planning consents.

The accommodation comprises of a welcoming reception room, a contemporary kitchen/dining room with integrated appliances, four well-appointed bedrooms, two modern bathrooms and a practical utility room.



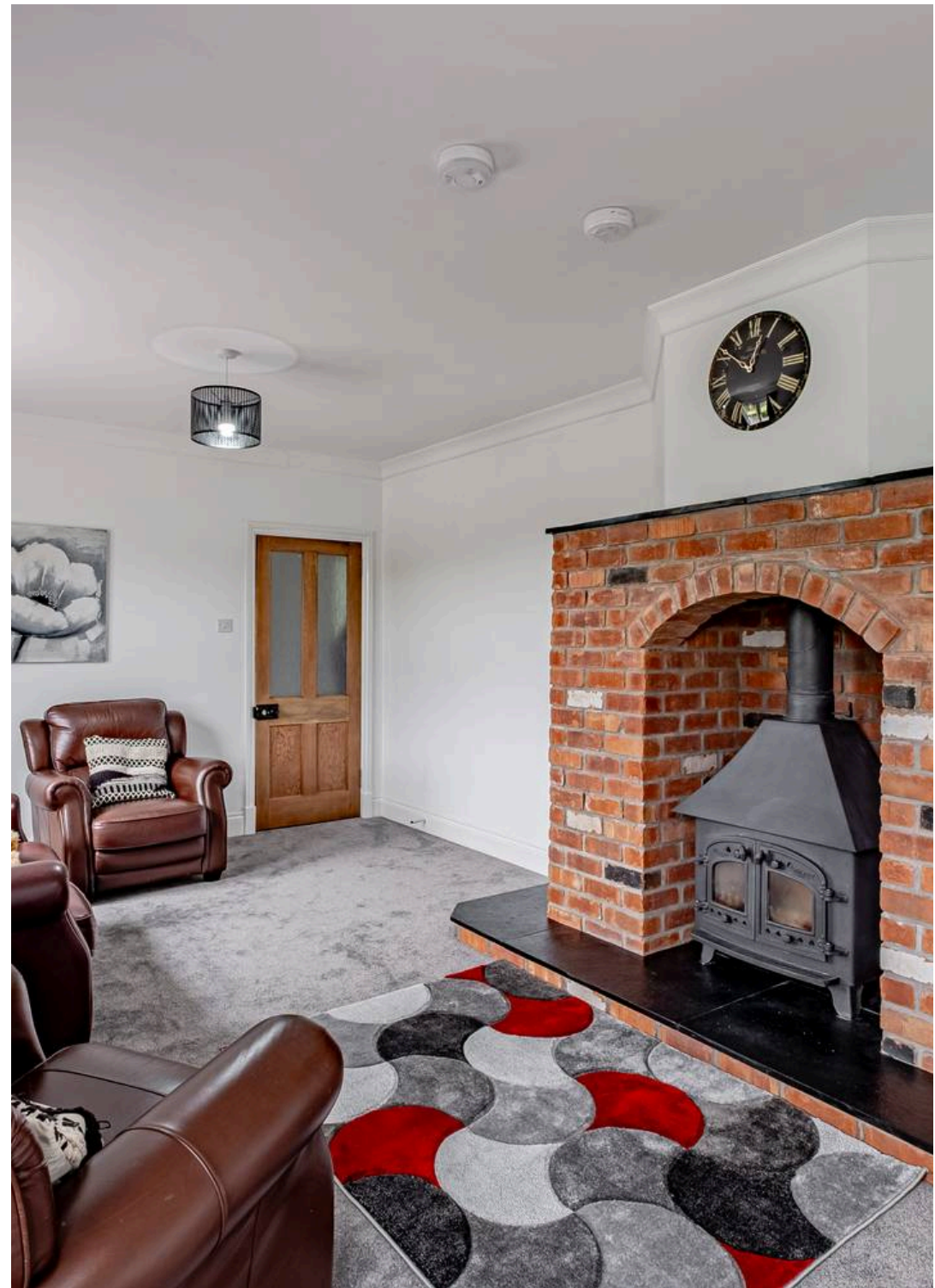
## The Accommodation

The beautifully appointed kitchen/dining room boasts a newly installed shaker-style kitchen with black marble-effect worktops, a tiled surround, and fully integrated appliances including an oven, dishwasher, fridge, freezer and induction hob. Benefitting from dual-aspect windows to the front and side, as well as an external door, the space is flooded with natural light and enjoys attractive views over the gardens and surrounding countryside. The room offers ample space to comfortably accommodate a dining table and chairs.

Centrally positioned within the property is the sitting room, boasting dual-aspect windows, the room is filled with an abundance of natural light, enhancing its warm and inviting atmosphere. A charming multi-fuel stove set within an attractive red brick surround provides a striking focal point, adding both character and comfort to the room.

The sleeping accommodation includes four generously proportioned double bedrooms, one of which benefit from built-in wardrobes, providing excellent storage. Each room enjoys a pleasant rear aspect overlooking the garden, creating a peaceful and private outlook. All bedrooms are light and airy, newly carpeted, and tastefully decorated in neutral tones throughout.

The property benefits from two well-appointed bathrooms, thoughtfully positioned at opposite ends of the home. The main family bathroom is fitted with a walk-in mains-fed shower, a separate bath, WC, and wash hand basin, while the second bathroom comprises an electric shower, WC, and wash hand basin. Both have partially tiled walls and floors and are tastefully finished in neutral tones, creating a clean and contemporary feel throughout. Located just off the main entrance hall, the property features a contemporary utility room fitted with matching grey composite flooring and shaker-style units, in keeping with the kitchen, creating a cohesive and stylish finish. The room is equipped with a 1.5 bowl inset sink and drainer, and offers space for both a washing machine and tumble dryer.



A cupboard within the utility room discreetly houses the LPG combination boiler, while a door provides convenient access to the side of the property. Immediately outside, a separate external door leads to an out house, which accommodates the pressure tank, the water filtration system and the electricity meter.

Externally, Tara, Holm of Drumlanrig is set within beautifully maintained, traditional country-style gardens that wrap around the side and rear of the property. A twin double gated entrance to the front opens onto a gravel driveway, providing ample off-road parking for multiple vehicles and leads to a single garage/workshop. Steps rise to the front of the property, complemented by an attractive red brick wall which creates a charming walkway along the façade. The rear garden offers a peaceful and private outdoor space, further enhanced by the addition of a useful storage shed.





## Local Area

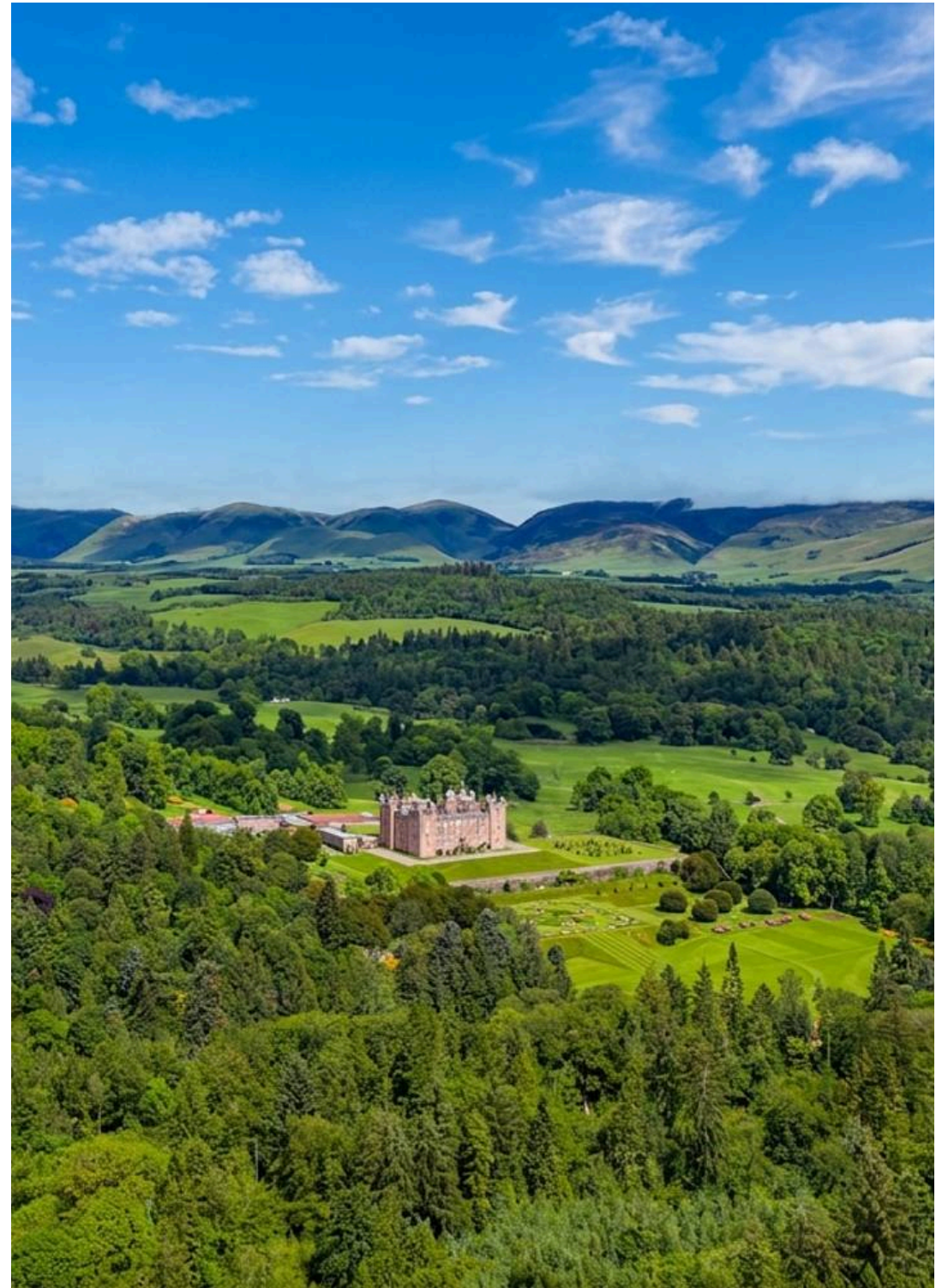
Tara, Holm of Drumlanrig enjoys a peaceful and private rural setting in the heart of the Dumfriesshire countryside, whilst remaining conveniently accessible to the nearby villages of Penpont and Thornhill, which is just over 5 miles away. Thornhill provides a wide range of local amenities including independent shops, cafés, restaurants, a pharmacy, hairdressers, food stores and hotels, together with a petrol station, small cottage hospital and an 18 hole golf course. The highly regarded Wallace Hall Academy offers nursery, primary and secondary education and is recognised as one of the leading state schools in the south of Scotland.

The surrounding area is renowned for its outstanding natural beauty and offers an exceptional range of outdoor and sporting pursuits. These include excellent salmon and trout fishing on nearby rivers and lochs, as well as walking, cycling, mountain biking and equestrian activities. The magnificent 17th-century Drumlanrig Castle, home to the Duke of Buccleuch, lies close by and offers extensive grounds, formal gardens and woodland walks.

Despite its idyllic rural setting, Tara, Holm of Drumlanrig benefits from excellent transport links. The A702 provides access to the M74 at Abington (junction 13), connecting north and south, while Junction 15 is also within easy reach. The wider motorway network, including the M6 and M74, can be accessed via Moffat, Gretna and Lockerbie. Dumfries, approximately 20 miles to the south, offers a comprehensive range of amenities including a university campus and a well-regarded hospital. Rail services from nearby stations provide connections to Carlisle, Newcastle and Glasgow, ensuring the property is well connected for both commuting and travel further afield.

## What3words

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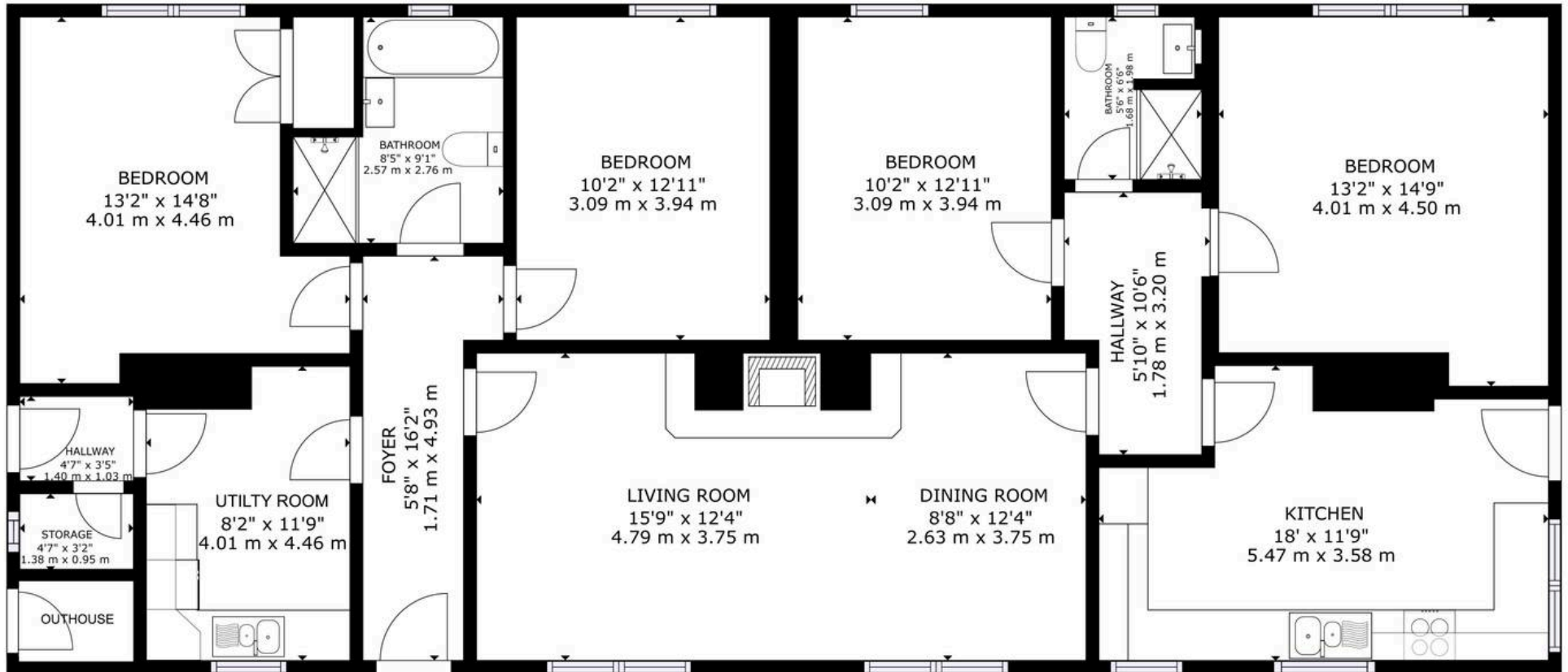












GROSS INTERNAL AREA  
 FLOOR 1: 1550 sq ft, 144.02 m<sup>2</sup>  
 TOTAL: 1550 sq ft, 144.02 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## General Remarks & Stipulations

**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.

**Services:** Private septic tank . The water is supplied from a private borehole and is tested annually.

**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:** We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

**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).

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

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