



Riverside Grange and The Cottage, Holywood, Dumfries, DG2 0RJ available for sale or lease

Offers over £775,000



A charming five bedroom country house set in a secluded location close to the River Nith.

A charming five bedroom country house set in a secluded location close to the River Nith. Comprising of a five bedroom outstanding and unique country house with a self contained two bedroom annex, Riverside Grange has scope for accommodating family or potential rental income in The Cottage which is currently let. The Cottage has been fully renovated and benefits from separate parking space. Set in its own private grounds of around 1.34 acres Riverside Grange was created from the renovation and extension of traditional stone built buildings and has stunning views over open countryside and hills.

Holywood is a small village around 4 miles from Dumfries town centre and has its own Primary School and local shop. Dumfries provides a wide range of amenities including railway station giving access to Ayrshire and Glasgow in the North, and Carlisle and England in the South, a range of primary and secondary schools and a wide variety of shops, restaurants and supermarkets. The A75 and M74 provide easy access North and South.

Riverside Grange is perfectly located for someone with an interest in outdoor pursuits. There are local facilities for sailing and rowing, clay pigeon shooting and watersports. A variety of Golf Courses can be found locally and a wide range of fishing opportunities including Salmon fishing in the River Nith just a few hundred yards in front of Riverside Grange with fishing permits available locally.



ACCOMMODATION

Entrance Hall, Lounge, Shower Room/W.C., Sitting Room, Kitchen, Utility Room, Dining Room, Drawing Room, Study, 4 Bedrooms (2 En Suite), Bathroom. Gravelled courtyard. Approximately 1.5 acres of garden ground. Double Garage and a variety of outbuildings.

Entered through handcrafted hardwood double doors into the Entrance Hall with stained glass panel. Large under stair storage cupboard. Wall lights. Two central heating radiators. Window to the rear with roller blind and curtains. Storage area. Hardwood door leading into the gardens. Fitted carpet.

LOUNGE (15'10" X 15'5" OR 4.84M X 4.73M)

Three windows to the front with curtain poles and curtains. Wall lights. Two central heating radiators. Fitted carpet.

STORE ROOM 1 (5'4" X 8'5" OR 1.66M X 2.61M)

Ceiling light. Shelving. Central heating radiator. Fitted carpet.

STORE ROOM 2 (6'1" X 8'9" OR 1.87M X 2.71M)

Ceiling light. Shelving. Central heating radiator. Fitted carpet.

SHOWER ROOM/ W.C. (8'3" X 8'1" OR 2.54M X 5.45M)

Opaque glazed window to the rear with roller blind and curtains. Ceiling light. W.C. Wash hand basin. Shower enclosure. Central heating radiator. Two cupboards with hanging rails. Laminate flooring.



SITTING ROOM (10'9" X 10'9" OR 3.34M X 3.34M)

Window to the side. French doors leading to the gardens with curtains. Wall lights. Small shelved cupboard. Electric fire with marble surround. Central heating radiator. Fitted carpet.



KITCHEN (17'6" X 16' OR 5.38M X 4.90M)

Windows to the sides and rear, all with roller blinds and curtains. Inset ceiling spot lights. Hardwood door to the side with top light. Fitted base and wall units. Eye level oven and grill. 1 1/2 bowl sink and drainer. Dishwasher. Tiled splashback. Island with hob and extractor hood. Two central heating radiators. Telephone and television points. Tiled flooring.



UTILITY ROOM (8'8" X 8'9" OR 2.71M X 2.71M)

Window to the rear. Wooden door with glazed panel. Inset ceiling spot lights. Fitted base units. Stainless steel sink and drainer. Central heating boiler. Two shelved storage cupboards. Tiled flooring.

DINING ROOM (17'9" X 14'9" OR 5.48M X 4.56M)

Two windows to the front with curtains. Wall lights. Exposed ceiling beams. Two central heating radiators. Fitted carpet.

DRAWING ROOM (30'4" X 15'4" OR 9.28M X 4.70M)

Windows to the side and rear, all with curtains. French doors leading to the gardens. Cornicing. Two central heating radiators. Feature fireplace with stone hearth and mantle. Four wall lights. Fitted bookcase. Telephone and television points. Wooden flooring.



STUDY (12'2" X 15'9" OR 3.73M X 4.85M)

Window to the rear. Door leading into the Courtyard with curtains. Exposed ceiling beam. Two wall lights. Central heating radiator. Fitted units. Fitted carpet.

From the Hall, carpeted staircase to the half Landing.

HALF LANDING

Wall lights. Alcove. Fitted carpet.



BEDROOM 1 (19'8" X 15'7" OR 6.03M X 4.80M)

Windows to the front and rear, both with curtain pole and curtains. Wall light. Exposed ceiling beams. Central heating radiator. Fitted carpet.

WALK IN WARDROBE (8'8" X 5'1" OR 2.69M X 1.55M)

Ceiling light. Hanging rails and shelves. Central heating radiator. Fitted carpet. Door with access into loft room with lighting.



EN SUITE (6'1" X 8'9" OR 1.87M X 2.73M)

Opaque glazed window to the rear. Ceiling light. W.C. Wash hand basin set in fitted vanity unit. Bath. Central heating radiator. Fitted carpet.

BEDROOM 2 (15'1" X 16'1" OR 4.60M X 4.90M)

Two windows to the front with curtains. Exposed ceiling beams. Wall lights. Fitted wardrobes and drawer units. Central heating radiator. Fitted carpet.



BATHROOM (8'3" X 6'9" OR 2.54M X 2.12M)

Window to the side. Ceiling light. Exposed ceiling beams. Central heating radiator. Bath with shower over and curtain. W.C. Wash hand basin set in fitted vanity unit. W.C. Tiled splashback areas. Wall heater. Tile effect laminate flooring.

Hallway with window to the side and curtains, wall lights, central heating radiator and fitted carpet.



BEDROOM 3 (15'6" X 16'5" OR 4.78M X 5.04M)

Windows to the side and rear, all with curtains. Two wall lights. Fitted wardrobe with hanging rails and shelves. Central heating radiator. Fitted carpet.

EN SUITE (8'8" X 8'9" OR 2.70M X 2.71M)

Window to the rear. Ceiling light. Two wall lights. Central heating radiator. Wall heater. W.C. and wash hand basin set in fitted vanity unit. Corner bath. Tiled walls. Fitted carpet.



BEDROOM 4 (12'2" X 8'8" OR 3.73M X 2.68M)

Window to the rear with curtains. Ceiling light. Central heating radiator. Cupboard housing hot water tank. Fitted carpet.



THE COTTAGE, RIVERSIDE GRANGE, HOLYWOOD,
DUMFRIES, DG2 0RJ

ACCOMMODATION

Entrance Hall, Sitting Room, Kitchen, 2
Bedrooms, Shower Room

ENTRANCE HALL

Entered through UPVC door with opaque glazed panels. Window to the front with roller blinds. Central heating radiator. Timber cushion flooring.

SITTING ROOM (14'9" X 15'1" OR 4.57M X 4.62M)

Windows to the Courtyard and to the side. Ceiling light and rose. Two central heating radiators. Television point. Electric fire with timber mantle. Fitted carpet.

KITCHEN (10'9" X 6'5" OR 3.35M X 1.98M)

Two windows to the rear both with roller blinds. Inset ceiling spot lights. Fitted base and wall units. Stainless steel sink and drainer. Space for fridge freezer and washing machine. Electric hob with extractor hood over. Breakfast bar area. Central heating radiator. Timber cushion flooring.

BEDROOM 1 (16'2" X 10'1" OR 4.94M X 3.07M)

Window to the rear with curtains. Ceiling light. Coving. Central heating radiator. Fitted carpet.

BEDROOM 2 (9'3" X 12'6" OR 2.83M X 3.85M)

Window to the side. Ceiling light and rose. Coving. Shelved storage cupboard. Central heating radiator. Fitted carpet.



SHOWER ROOM (10'9" X 4'6" OR 3.34M X 1.41M)

Opaque glazed window to the rear. Inset ceiling spot lights. Extractor fan. W.C. and wash hand basin set in fitted vanity unit. Walk in shower with Respatex wall cladding. Chrome ladder style central heating radiator. Timber cushion flooring.

OUTSIDE

An attractive gravelled courtyard to the front, gravel driveway to the rear and a separate tarred driveway for The Cottage. Approximately 1.34 acres of garden ground currently laid in lawn and woodland. A double garage and a range of outbuildings affording excellent storage or workshop space.

NOTES

This property has an ample supply of power points, partial double glazing and full central heating. All fixed floor coverings and window dressings are included in the sale. No guarantees will be given with any white goods included. Riverside Grange is available for sale or lease and can be available for sale separately. Home Report available on www.onesurvey.org. EPC Band G. Council Tax Band E.

ENTRY

By negotiation only.

VIEWINGS

Strictly by appointment only. Contact Braidwoods Solicitors on (01387) 257272



DIRECTIONS

From the A75 take the A76 towards Thornhill, after 2 miles take the road on the right signposted Holywood Church. Follow this road past the Church and take the left turn onto a private road signposted Riverside Grange. Proceed over the railway. Riverside Grange is on the right.

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.







BRAIDWOODS

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