

**GLEBE HOUSE**

HAUGH OF URR, CASTLE DOUGLAS





# GLEBE HOUSE, HAUGH OF URR, CASTLE DOUGLAS, DG7 3LB

An elegant country residence with stunning gardens in a sought after location.

Castle Douglas 4 miles ■ Dalbeattie 4 miles ■ Dumfries 13 miles

Acreage 2.5 acres (c1 hectare)

Offers Over £795,000

- 4 reception rooms. 6 bedrooms
- Beautiful period features
- Extensive mature gardens
- Range of outbuildings with development potential
- Idyllic rural location

**Galbraith**

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com

 OnTheMarket







### SITUATION

Glebe House sits just outside the popular village of Haugh of Urr. The village has a church, village hall with community events, and a small vibrant public house which serves meals. Nearby Hardgate has an excellent and sought after primary school and nursery. The villages are positioned centrally between the towns of Dalbeattie and Castle Douglas, and are accessible from the A75. The market town of Castle Douglas is known as Dumfries and Galloway's Food Town and has many local individual shops and businesses. There are both primary and secondary schools in the town along with supermarkets, health services, veterinary services and a thriving livestock market. Dalbeattie also has both primary and secondary schools, shops and services. Dumfries, some 13 miles east, is the principal town in the region, and provides a wider range of schools, high street shops, retail parks, and other services including a large hospital, the Dumfries and Galloway Royal Infirmary. The Crichton Campus offers further and higher education courses at the University of Glasgow, and The University of the West of Scotland.

### DESCRIPTION

As the name suggests, Glebe House was built to serve as the manse to nearby Urr Parish Church. Originally constructed in 1810, with later additions in 1870, and various alterations over time, the house was sold off by the Church of Scotland in the late 1950's. Since then it has formed a private residence, which today offers gracious reception rooms, excellent ancillary accommodation and six generous bedrooms including a fabulous master suite. The house abounds with period features such as sash & case windows with working shutters, brass door furniture, ornate cornicing, and beautiful fireplaces with decorative tile surrounds.



A welcoming feel envelops you as you pass through the entrance vestibule and into the main hallway. The Drawing Room features a large bay window, which frames the view of the garden beautifully, intricate cornicing and a stunning marble fireplace. Leading from the light-filled and elegant Dining Room with its delft tiled fireplace, is the Conservatory, ideal for summer entertaining, and spilling out into the garden. The Kitchen, open to the Breakfast Room, is enhanced by the Aga, always the beating heart of any country house. A lovely glazed door opens straight out to the garden from the breakfast room. Spacious and light-filled ancillary rooms, including a hobby room and a sewing room/study which has a glazed door to the garden, lead through from the breakfast room and could potentially be converted into a 'granny annexe', subject to obtaining all necessary consents. A cellar consisting of two rooms, provides useful storage, along with the outbuildings, which could have potential to convert to accommodation, again subject to obtaining all necessary consents. Upstairs, over the first and second floors there is an abundance of elegant bedroom accommodation for friends and family, all enjoying wonderful views of the garden and countryside beyond. The Master Suite has a walkthrough dressing room leading to the bedroom and the bathroom, both of which are generously proportioned with stunning views of the garden and beyond.

### ACCOMMODATION

**Ground Floor:** Entrance Vestibule. Hallway. Drawing Room. Dining Room. Sitting Room. Conservatory. Kitchen/Breakfast Room. Hobby Room. Utility Room. Study/Sewing Room. Garage. Store.

**First Floor:** Master Bedroom Suite. Bedroom 2. Bedroom 3. Bedroom 4. Family Bathroom.

**Second Floor:** Bedroom 5. Bedroom 6. Store Room with attic access.

## GARDEN AND GROUNDS

A gravelled driveway leads in from the gates, and sweeps around the house to the rear outbuilding, with plenty of parking front and back for family and visitors alike. The garden at Glebe House is a wonderful haven of mature trees and shrubs with areas of sweeping lawn, shady hedging, fruit cage, raised beds and topiary. The traditional greenhouse is home to a vine. Outside the Conservatory is a generous patio, perfect for summer entertaining. Wild birds abound, with so much natural feeding available to them, and on sunny days spent outside they provide a gentle soundtrack. Beyond the boundaries lies open countryside and the picturesque Urr Parish Church is across the road a little way along. This is truly a rural idyll, yet minutes from all the amenities of two the towns.

## OUTBUILDINGS

Served by water and power.

### Double Garage – 4.9m x 4.8m.

Accessed externally via double doors and can be accessed from property.

### Store – 4.8m x 1.7m.

Rear of garage.

### Stone Stable Block:

Traditional construction under a slate roof.

**Former Stable – 6.2m x 4.8m.** Gardeners WC. Stairs to boarded first floor.

**Tool Shed – 5.1m x 4.8m.** Sink.

**Log Store – 4.6m x 2.6m.** Open fronted.

**Greenhouse – 5.3m x 2.4m.**

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Glebe House	Mains	Mains	Septic Tank	Freehold	LPG	Band G	F 25

## DIRECTIONS

From the A75 approximately 4 miles east of Castle Douglas, take the turn onto the B794 signed Haugh of Urr. Continue on this road into Haugh of Urr. Head straight through the village, passing the Laurie Arms on the left. At the bend, go straight over into The Causey. Follow this road past the remaining houses and out into open countryside towards Urr Parish Church. The gates of Glebe House are on the right hand side just over a small bridge in the wooded area ahead.

## POST CODE

DG7 3LB

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:  
blueberry.uplifting.captures







### **SOLICITORS**

Gillespie Gifford and Brown  
135 King Street  
Castle Douglas  
Dumfries and Galloway  
DG7 1NA

### **LOCAL AUTHORITY**

Dumfries & Galloway Council

### **FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

### **VIEWINGS**

Strictly by appointment with the Selling Agents.

### **ANTI MONEY LAUNDERING (AML) REGULATIONS**

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

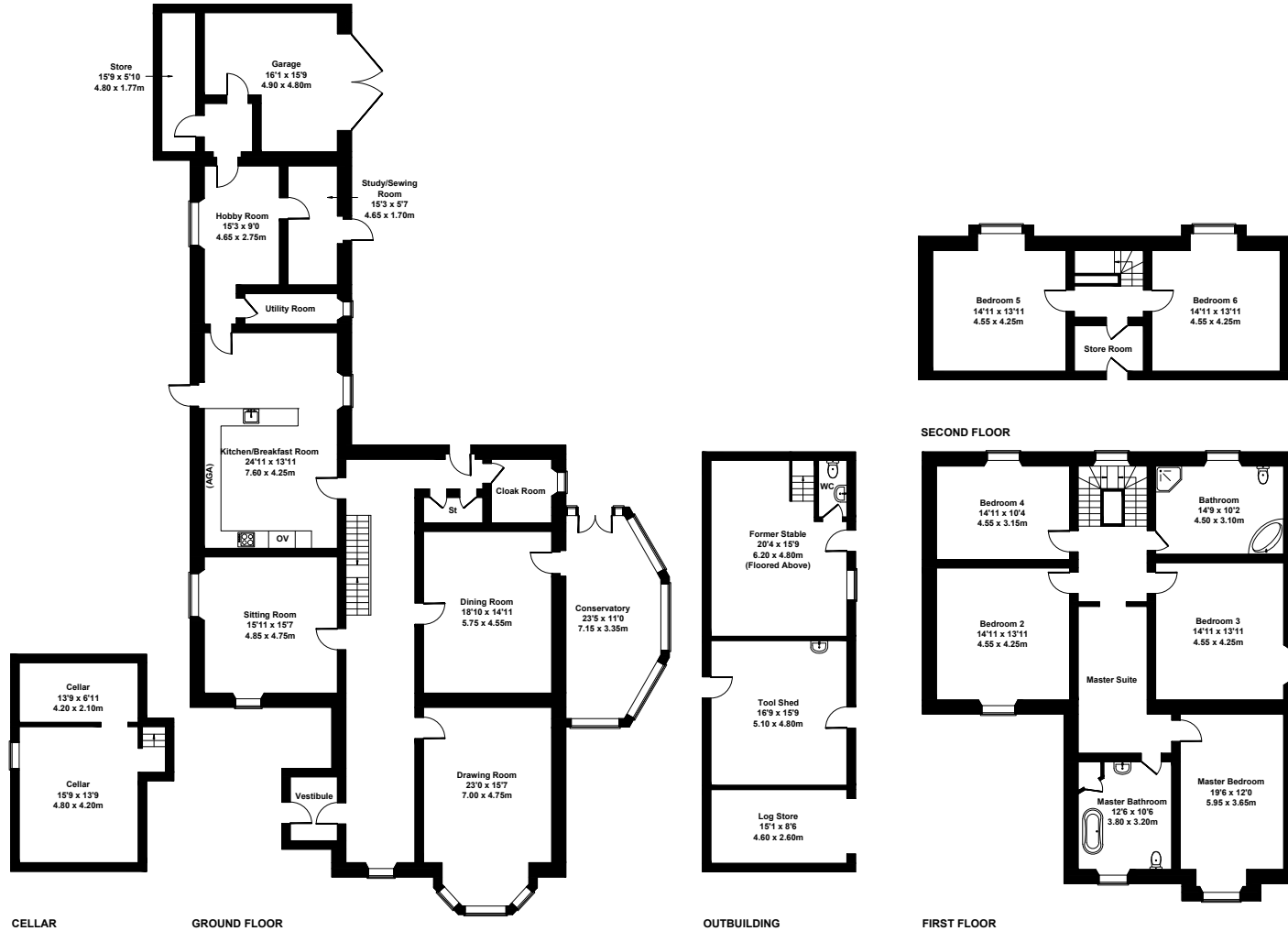






# Glebe House, Haugh of Urr

Approximate Gross Internal Area  
5995 sq ft - 557 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

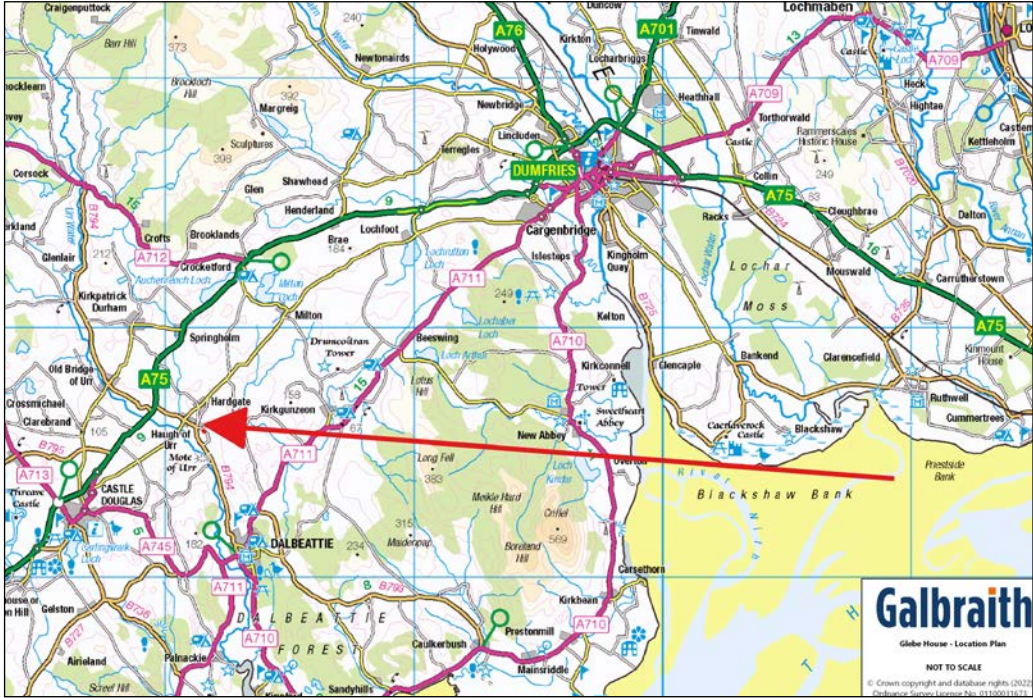
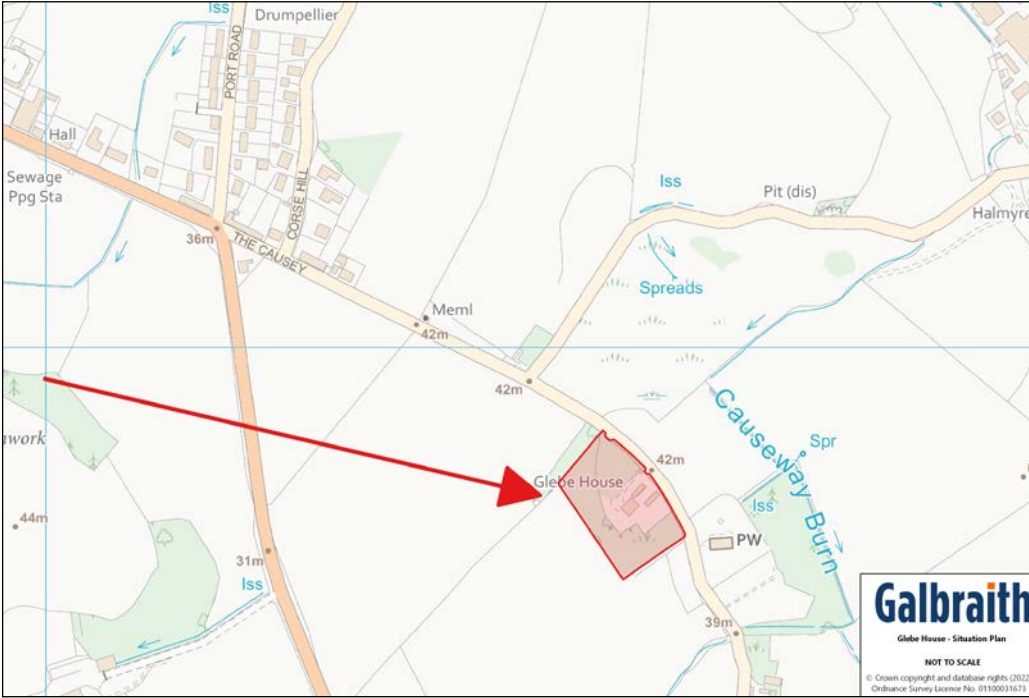
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

**IMPORTANT NOTES**

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2023

















**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE