

An aerial photograph of a rural landscape. In the foreground, a cluster of stone farm buildings with grey roofs is partially obscured by lush green trees. To the right, a smaller stone house with a grey roof and a white car parked nearby is visible. Further right, a large, rectangular building with a bright red roof stands out. The middle ground is dominated by vast, vibrant green fields, some with visible tire tracks. A winding stone wall or fence line runs across the fields. In the background, rolling green hills are visible under a clear sky, with a single white wind turbine standing on a hillside to the left.

Galbraith

**WHITEHILL FARMHOUSE,**  
CRAWICK, SANQUHAR, DUMFRIES AND GALLOWAY



# WHITEHILL FARMHOUSE, CRAWICK, SANQUHAR, DUMFRIES AND GALLOWAY

Traditional Nithsdale farmhouse with steading and paddocks.

Dumfries 28 miles ■ Glasgow 50 miles ■ Edinburgh 56 miles

Acreage 11.65 acres (4.71 hectares)

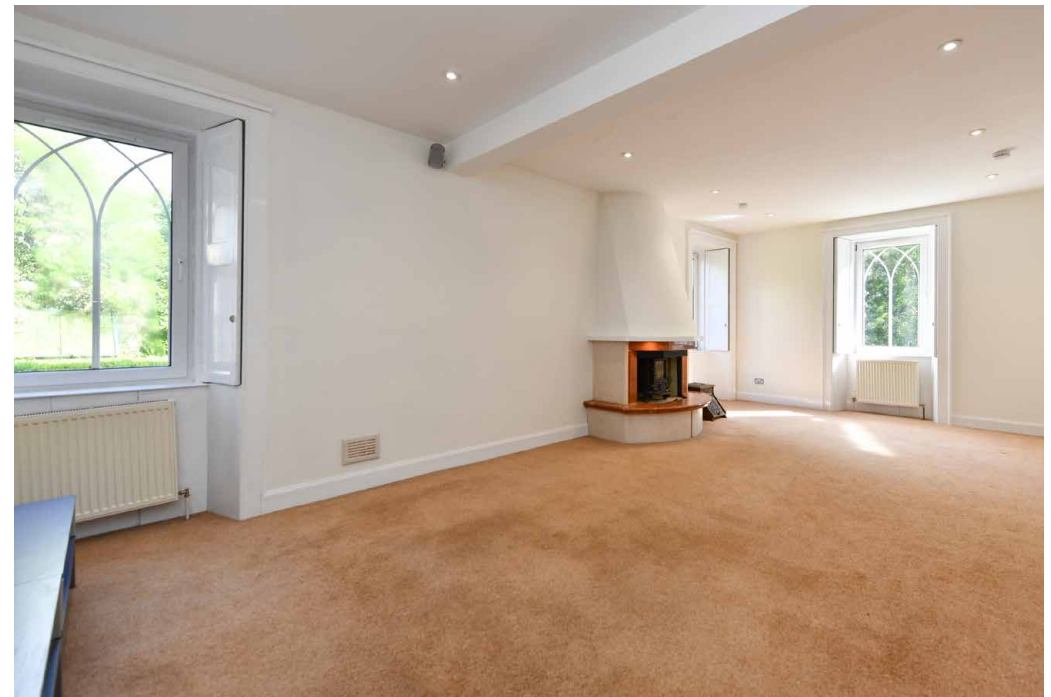
Offers Over £585,000

- 3 reception rooms. 4 bedrooms
- Large traditional farmhouse
- Extensive out buildings some with lapsed planning permission
- Rural location
- Far reaching countryside views

**Galbraith**

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 OnTheMarket





### SITUATION

Situated in Crawick near Sanquhar, Whitehill occupies an attractive elevated site with excellent communication links to the Central Belt. Sanquhar sits in the valley of the River Nith - one of Scotland's well known salmon rivers. Sanquhar is a small rural town which boasts the world's oldest post office, which has been running since 1712. The town also has the usual assortment of small shops, offices and services including a swimming pool, various pubs/hotels including the renowned Blackaddie House Hotel, a 9 hole golf course and a railway station connecting to Dumfries, Glasgow and points in between. The countryside, particularly to the east of the town is spectacular with three beautiful passes, Crawick, Mennock and Dalveen. This area is a great choice for keen road cyclists, these passes are both a challenge and a delight. Drumlanrig Castle, built in 17th Century of red sandstone, is also only 6 miles away. There you can marvel at the interior of the castle and enjoy the beautiful gardens and grounds. If you would like to try out mountain biking, Drumlanrig has a number of biking trails for all to enjoy around the Drumlanrig Estate. A broader range of shops, schools, services and local businesses are available in Thornhill (7.4miles) and Dumfries (23.6 miles) the regional capital, which has Dumfries & Galloway Royal Infirmary, a leisure complex, pubs, restaurants and numerous hotels. The Crichton Campus, home to the local campuses of both Glasgow University and the University of the West of Scotland can also be found in Dumfries. Communications to the area are good. The M74 motorway, connecting both north and south to the rest of the UK motorway network, is around half an hour's drive away, with Glasgow, Edinburgh and Carlisle within easy reach. The airports at Prestwick, Glasgow



and Edinburgh handle both domestic and international flights, and mainline railway stations are available in Glasgow, Dumfries, Lockerbie and Carlisle, all with connections to/from Sanquhar.

### DESCRIPTION

Whitehill Farmhouse occupies an appealing elevated location looking towards the River Nith and to the Lowther Hills and offers a highly desirable rural property from which there is huge opportunity to embrace rural living. Whitehill Farmhouse is a traditional farmhouse that once formed part of the Buccleuch estate. The farmhouse and some of the outbuildings are of local stone construction and date back to the late 1800's. Whitehill offers a highly desirable lifestyle property with huge potential for development of the steading, lending perfectly to a smallholding, lifestyle. business/holiday let or equestrian facility.

The property presents beautifully throughout and the well proportioned rooms comprise of a large living room with a unique semicircular fire place with stove and Italian marble. The property has retained many traditional features such as original window shutters, Victorian floor tiles and decorative soffits and finials. The modern kitchen has integrated appliances such as a fridge freezer, dishwasher, double oven and gas hob and very much provides the heart of the home, with central island offering an extensive sociable space with relaxed seating/snug area just off. French doors open directly to the rear patio area. A utility room with W.C. provides access to the rear kitchen garden area and walled garden beyond. There is a further lounge, dining room and to



the first floor; four bedrooms, two with ensuite facilities and dressing areas. Two further double bedrooms and family bathroom with separate shower. Whitehill offers a fine balance of bright spacious reception rooms, sociable kitchen space and spacious bedrooms to the first floor. Serving as a fantastic family home. Whitehill provides an exciting opportunity to acquire a lifestyle property with land with potential to develop and adapt the package to suit the buyers specific needs. An appealing rural location, beautiful traditional farmhouse, extensive offering of outbuildings and grounds extending to about 11 acres in all, Whitehill offers a desirable rural package of continued demand.

The steading comprises of an extensive range of traditional and modern buildings. The former Cart Shed has lapsed planning permission to form a four-bedroom dwelling over 2 floors, with separate access and views to the north over the surrounding fields. The former Dairy building has lapsed planning permission to form 2, 2 storey, 5 bedroom properties and the stable block to form 2, 3 bedroom properties thus allowing the potential for a purchaser to develop the remaining buildings for residential use or renovate for agricultural use which ever would be suitable for the buyers specifics requirements.

### ACCOMMODATION

Ground Floor: Entrance vestibule, Living room, Lounge, Dining Room, Kitchen, Snug, Utility room. W.C.

First Floor: Family bathroom, Master bedroom with ensuite, two double bedrooms, secondary suite with dressing area and ensuite.

### GARDEN (AND GROUNDS)

From the road there is a sweeping driveway with mature trees and in the springtime is covered with a carpet of snowdrops and bluebells. Ample off road parking and a large, double garage to the left of the farmhouse. There are secluded garden areas which look to the south and are open to enjoy the view of the Nithsdale hills. A former vegetable garden, ideal for those home growing enthusiasts. The total land area equates to 11.65 acres which includes the farmhouse and steading. There are two large paddocks for grazing.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband	Mobile
Mains supply	Mains supply	Private septic tank	Freehold	Mains gas and wood burning stove	Band D	FTTP	YES





#### **FLOOD RISK**

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

#### **ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC**

To the north of the main steading there is an access track to Whitehill Dairy Cottage and on to Whitehill Farmhouse and steading. Whitehill Dairy Cottage retain a right of access over this track.

#### **POST CODE**

DG4 6JW

#### **WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ecologist.equal.cherub

#### **SOLICITORS**

Braidwoods, Dumfries

#### **LOCAL AUTHORITY**

Dumfries and 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.

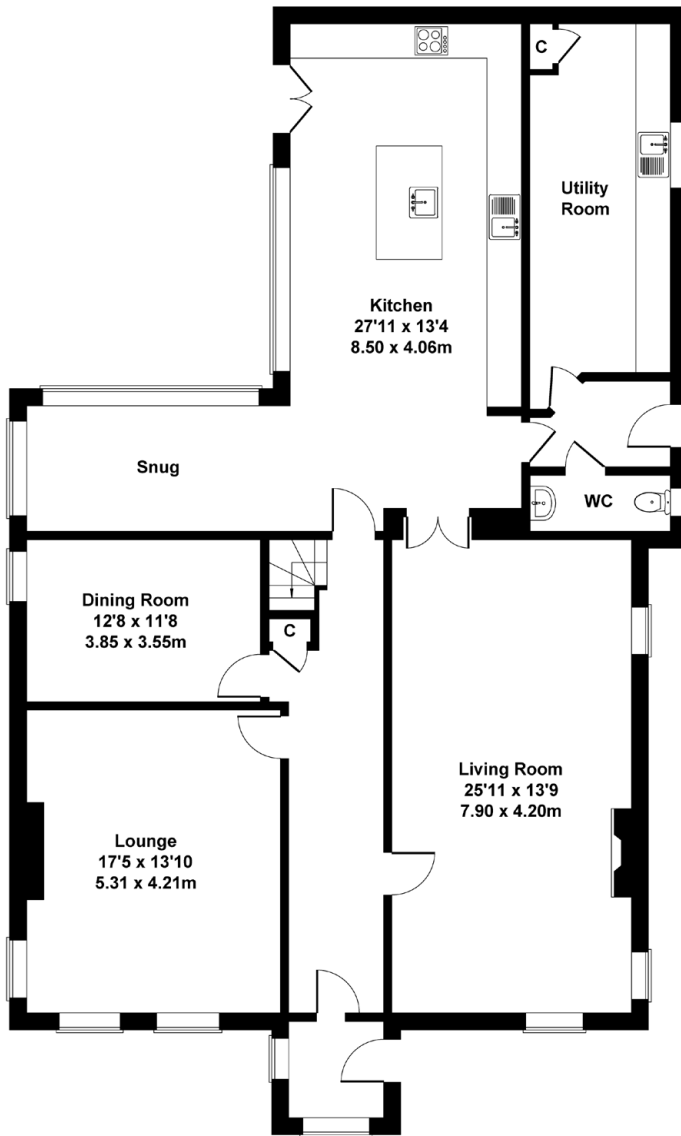
#### **AMC PLC FINANCE**

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alice Wilson in our Galbraith Ayr Office on 01292 268181 Email: [alice.wilson@galbraithgroup.com](mailto:alice.wilson@galbraithgroup.com)

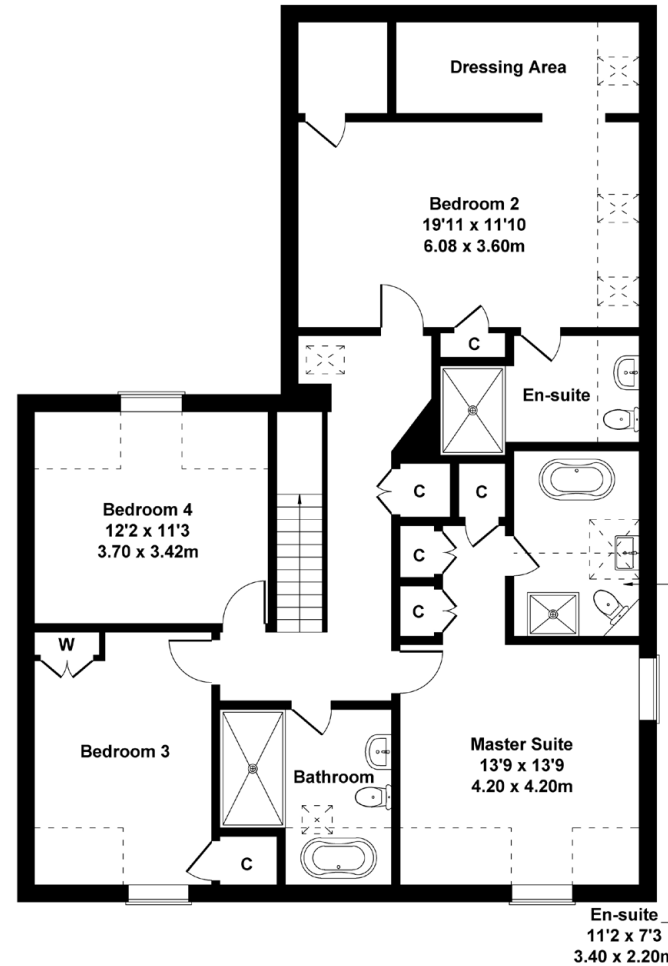


# Whitehill Farmhouse, Sanquhar, DG4 6JW

Approximate Gross Internal Area  
3132 sq ft - 291 sq m



GROUND FLOOR



FIRST FLOOR

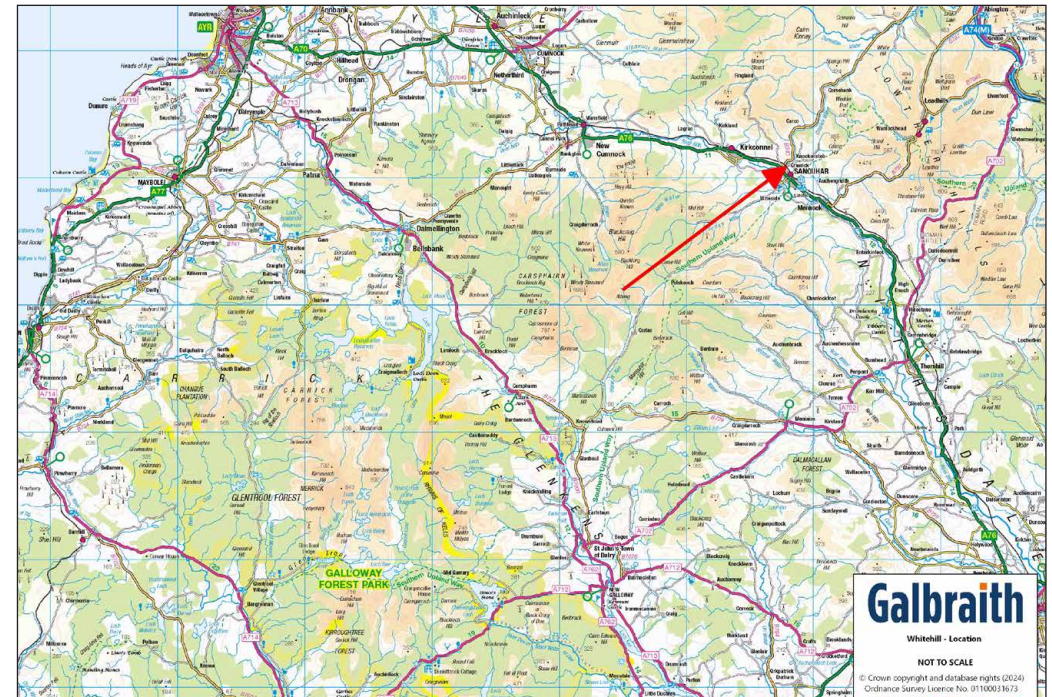
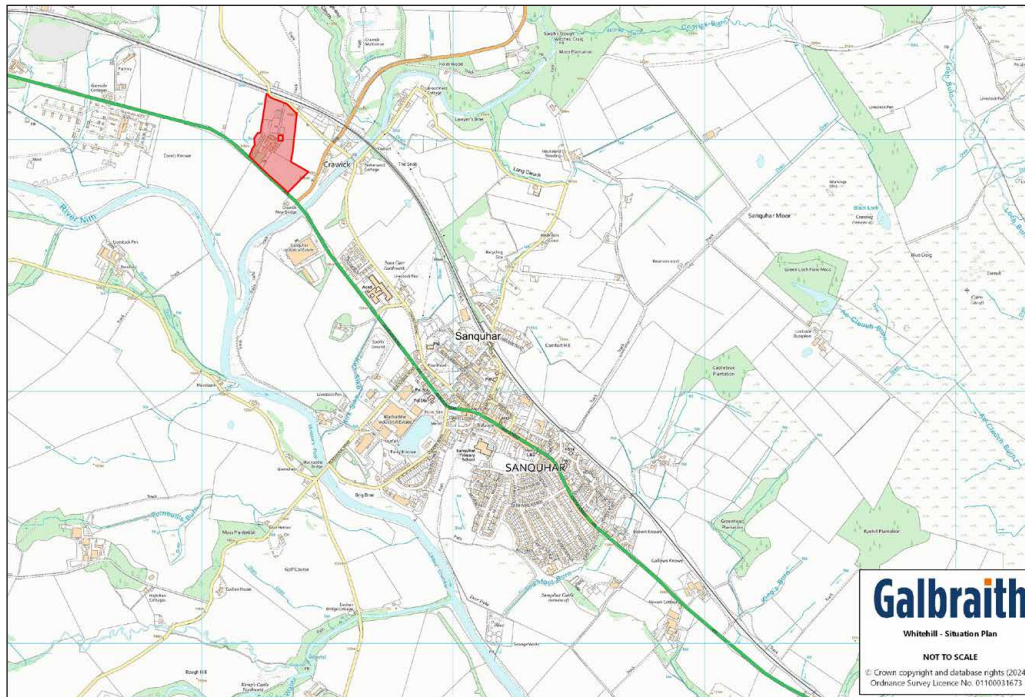
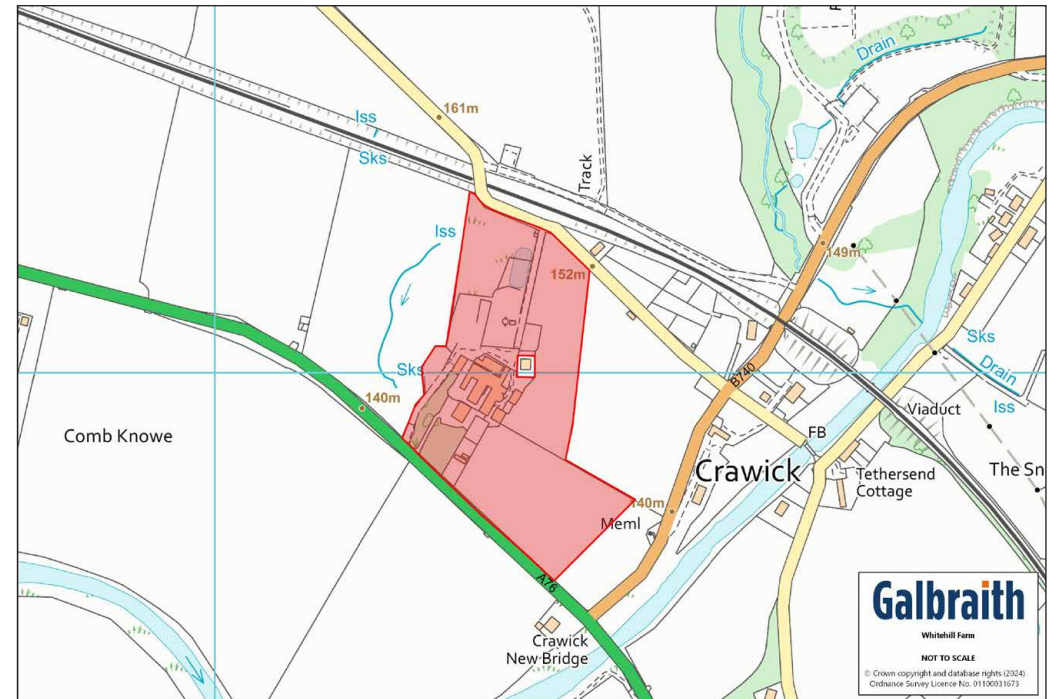
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.



### 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 May 2024





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