

# JANELEA

DOUGLAS HALL, NR SANDYHILLS, DALBEATTIE



**Galbraith**



# JANELEA, DOUGLAS HALL, NR SANDYHILLS, DALBEATTIE

An appealing semi-detached family home within walking distance of Sandyhills beach and next to Colvend Golf Course.

Dalbeattie 7 miles ■ Dumfries 19 miles ■ Carlisle 52 miles

Offers Over £325,000

- 1/2 reception rooms. 3/4 bedrooms.
- Close to Colvend Golf Club and Sandyhills Beach.
- Versatile detached double garage and studio/gym/office.
- Parking area and mature garden.

**Galbraith**

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com

 OnTheMarket





### SITUATION

Janelea sits in the hamlet of Douglas Hall, just outside Sandyhills. Sandyhills is famed for its impressive beach, popular all year round but particularly in the summer months, which can be reached on foot by continuing down the lane from Janelea. The village of Colvend, just 1.5 miles west, is home to an excellent village store, an 18-hole golf course, part of which borders Janelea's garden, and the highest-rated primary school along the Solway Coast. Barend at Sandyhills, within walking distance, has a bar/restaurant. Sandyhills has a shop close to the public car park. A few miles further west is the yachting village of Kippford. Kippford has beautiful coastal walks, a nature reserve and superb forest trails. There are two inns (serving meals and local ales), the RYA award-winning Solway Sailing Club, a cafe/gift shop, a village hall which serves as a thriving community hub, an RNLI station, 9 hole golf course with tea room, and a pottery. The nearby town of Dalbeattie has a useful range of shops, cafes, hotels, restaurants, veterinary services, primary and secondary schools, health centre, solicitors, garden centre and a park. The Dalbeattie forest offers yet more walking trails and 7Stanes mountain biking for cycling enthusiasts. Castle Douglas, a market town known as Dumfries and Galloway's Food Town, has in addition, many independent retailers, a thriving livestock market, and a 9-hole golf course. The regional capital, Dumfries, (around 19 miles east) provides a wider range of services including a major hospital, Dumfries and Galloway Royal Infirmary. The town, once the home of the National Bard Robert Burns, is now home to the Crichton campuses of Glasgow University and the University of the West of Scotland.

### DESCRIPTION

Janelea is a welcoming family home with everything to offer buyers from young families to downsizing couples. It retains a period feel with pretty fireplaces in the bedrooms, an impressive fireplace in the sitting room and a beautiful stained glass panel in the front door, whilst wholeheartedly embracing modern life. With a spacious sitting room with cosy Clearview wood burning stove, well-appointed dining kitchen with a large pantry, and three to four bedrooms, guests and family alike can be catered for in comfort. Bedroom 4 on the ground floor could also be a living room/family room but is currently in use as a bedroom. It has built in wardrobes but also a small Aga woodburning stove and fireplace. The kitchen has a Rayburn which runs on oil, but is fed and controlled electronically. On colder summer days there is electric underfloor heating in the kitchen.

Traditional stairs rise to the first floor from the hallway, with the bathroom and additional WC being found on the half landing. The first floor landing leads to three light-filled bedrooms.

Oil-fired central heating plus electric underfloor heating in the kitchen keeps the house cosy in the colder months, assisted by the double glazed windows. Solar panels provide a small FIT income with all power generated going to the grid.

Outside is a large timber double garage with studio. The studio lends itself to a number of uses including home working, gym or a lovely garden room from which to enjoy the garden. There is fibre broadband to the property allowing fast and efficient connection for home working. The space as a whole would make a great party barn for family gatherings and celebrations with friends.

### ACCOMMODATION

**Ground Floor:** Entrance Hall. Sitting Room. Bedroom 4/Living Room. Kitchen with walk-in Pantry.

**First Floor:** Bathroom. WC. 3 Bedrooms



## GARDEN

Entering through wooden gates there is a large gravel sweep for parking and access to the double garage and studio. To the front of the house lies an area of lawn with mature trees and shrubs along the boundary. To the rear is a small orchard, further lawn, and a patio leading out from the studio, perfect for enjoying al fresco dining or a glass of something chilled on summer evenings. A small burn runs through the middle of the garden, providing the soothing sound of running water. Tall netting is in place to protect the garden and occupants from stray golf balls. With the entrance gates shut the garden would be enclosed for children playing or dogs to be loose. A walk down the private lane takes you to Sandyhills beach, perfect for family fun on hot sunny days, and wonderful for walking dogs all year round.

In addition to the timber studio/garage building, there is a brick coal shed and tool shed with pitched tiled roof.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Oil CH	Band E	E52	FTTP	YES

## FLOOD RISK

There is a medium risk of surface water flooding within 50 metres. The small burn running through has in the past risen enough to flood a small part of the garden but comes nowhere near the house.

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

## ACCESS

Access is via the private lane leading from the A710. It is understood that there may be maintenance obligations over that part running adjacent to the property but there have been no costs during the current period of ownership. A buyer should check this via their solicitor during the conveyancing process.

## DIRECTIONS

From the A710 travelling east pass through the village of Colvend and continue on this road for around approximately 1.5 miles. The entrance to Colvend Golf Club is on the right, then pass the village sign for Sandyhills on the left. Turn right into the next lane, and Janelea can be seen on the right.

## POST CODE

DG5 4PX

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:  
pirate.bagpipes.goat

## SOLICITORS

Robert Wilson & Son  
109 Drumlanrig Street  
Thornhill  
DG3 5LX

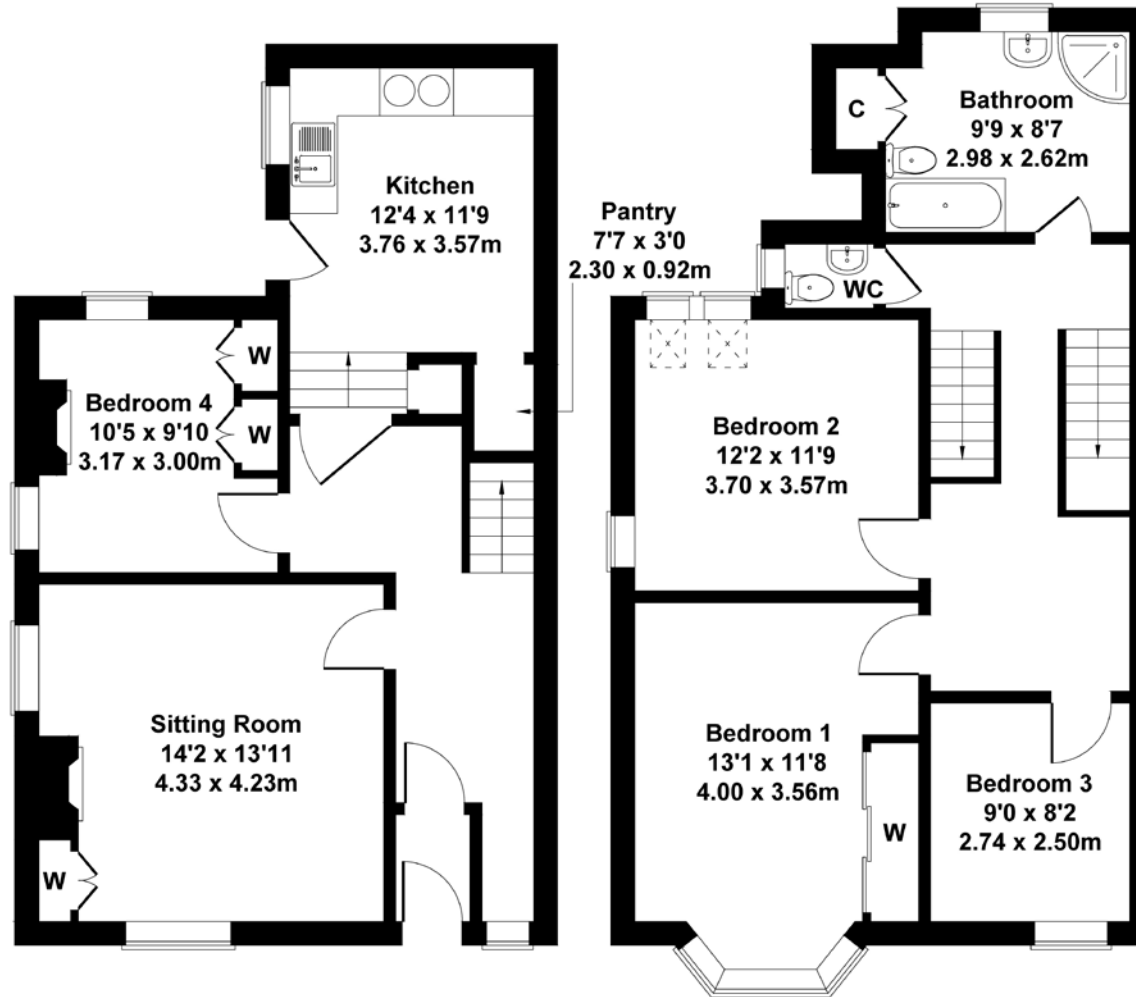






# Janelea Douglas Hall DG5 4PX

Approximate Gross Internal Area  
1259 sq ft - 117 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.



## 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.

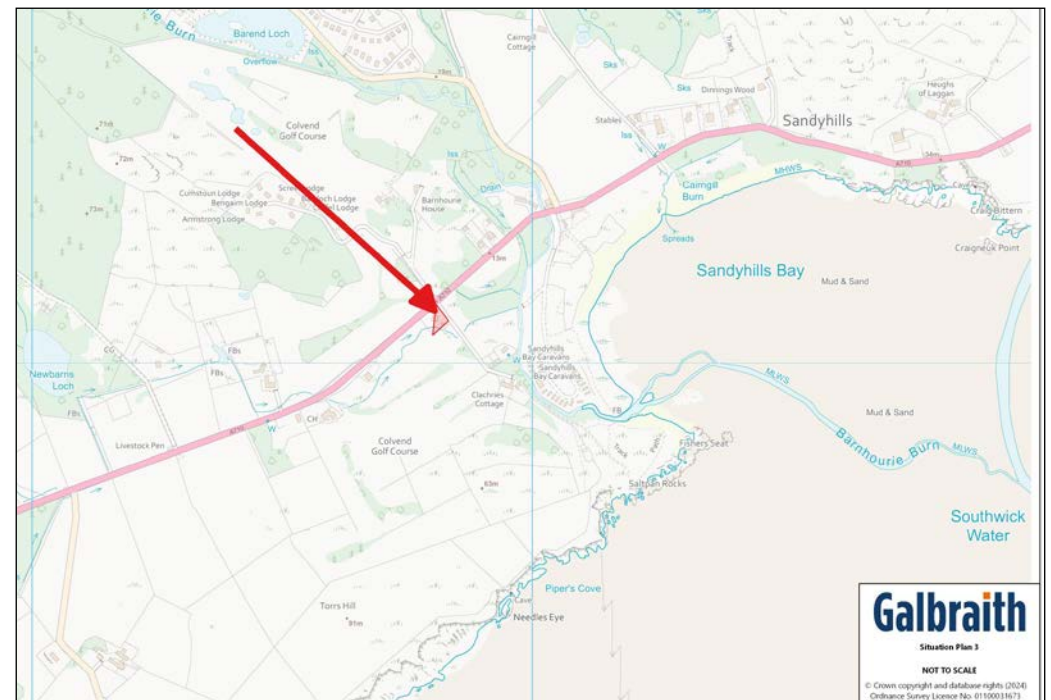
## ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

## 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 2024.







**Galbraith**

  
RESPONSIBLY PRINTED  
PLEASE RECYCLE