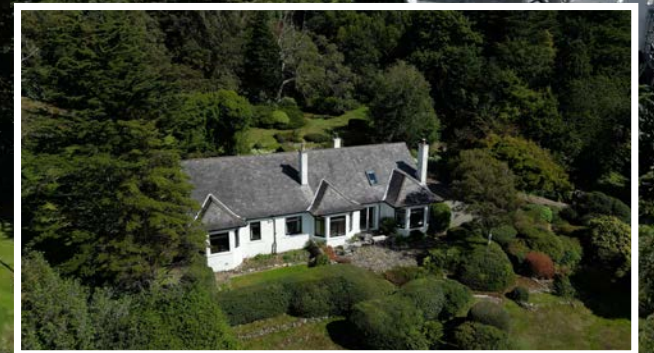


An aerial photograph of a coastal town and bay. The town, with several large houses and a road, is situated on a peninsula. The bay is large and shallow, with a sandy beach and rocky areas. The water is a mix of blue and grey, reflecting the sky. In the background, there are more hills and a small island in the distance. The overall scene is a beautiful coastal landscape.

Galbraith

GRENNAN

ROCKCLIFFE, DALBEATTIE





GRENNAN, ROCKCLIFFE, DALBEATTIE

A wonderful detached family home with spectacular views of Rockcliffe beach and the Urr Estuary.

Dalbeattie 6 miles ■ Castle Douglas 10.5 miles ■ Dumfries 20 miles

Offers Over £645,000

- 3 reception rooms. 6 bedrooms
- Stunning views of beach and estuary
- Large mature garden
- Large attic with potential to create further accommodation



Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com





SITUATION

Grennan sits elevated above the beach in a quiet residential lane in the sought after coastal village of Rockcliffe. Rockcliffe is a popular holiday and summer destination, with a quaint waterfront of detached properties, many of which are the original Victorian villas built to enjoy the benefits of the mild climate and sea swimming. Today, Rockcliffe beach is still popular with swimmers and holiday makers alike. Much of the land surrounding the village is in the care of The National Trust for Scotland, and is very picturesque. Mote of Mark is the site of a 5th & 6th century fort, and there are stunning views from the top. There are walks from Rockcliffe along the coastal path to Sandyhills, as well as a woodland walk over to the neighbouring village of Kippford.

Shops, schools, and services are available in Dalbeattie and Castle Douglas, with a broader range available in Dumfries, the regional capital some 20 miles east. A small shop is situated in nearby Colvend, and there are two pubs in Kippford, where there is also a yacht club and moorings.

There are mainline train stations in Dumfries and Lockerbie, with access to the motorway network at Moffat (M74), Lockerbie (M74) and Gretna (M6). Glasgow and Edinburgh airports are both around 2 hours' drive away.

DESCRIPTION

Grennan is a detached villa originally built in the 1930's, which was bought and completely re-designed internally in the early 1980's by the current owners following a fire which destroyed all but the outside walls. The result is a wonderfully spacious home with plenty of bedrooms for family and visitors alike. The welcoming sitting room has a bay window and patio doors which make the most of the breath-taking views across the Urr Estuary towards Rough Island, which can be reached on foot at low tide. The dining room continues on through from here via double doors and the whole space makes an excellent entertaining suite, particularly in the summer months when the patio can be utilised as well.

A generous kitchen features a living room/family room to one end, with a log burning stove, making it ideal for winter nights. Off the kitchen is a large utility room/boot room and store, perfect for shedding sandy shoes and wet gear after a morning on the beach.

The bedroom accommodation is mainly on the ground floor with 3 of the 5 bedrooms having Estuary views, including the master bedroom with its lovely bay window and extensive built in wardrobes. Bedroom 5 can also serve as a study and is situated just off the main entrance hall. A shower room and a bathroom complete the ground floor offering. The attic floor is reached by a staircase rising from the main entrance hall, and it is here that the 6th bedroom is located. Of generous size, it offers a multitude of uses including hobby room, workspace, teen pad or simply a bedroom away from the hubbub of family life below. Across the landing is the very large floored attic, with a window to the far end. With the appropriate planning consents, this could be converted into further bedroom or living accommodation, and again, the potential uses are varied.

The house sits in generous sloping grounds which abound with colourful planting and numerous specimen trees and shrubs, as well as parking for several cars.

ACCOMMODATION

Ground Floor: Entrance Porch. Entrance Hall. Sitting Room. Dining Room. Study/Bedroom 5. Shower Room. Kitchen with Family Room. Utility/Boot Room. Store. Bedroom Hallway. Master Bedroom. 3 Further Bedrooms. Family Bathroom.

Attic Floor: Bedroom 6. Large floored Attic



GARDEN

From the private lane, a concrete driveway sweeps up through the sloping garden and into a hardcore parking area adjacent to the main entrance porch. To the front, the garden features stunning rocky granite outcrops with much colourful planting surrounding. Immediately adjacent to the sitting room is a delightful stone patio from which to enjoy the wonderful views across the beach and estuary. To the rear and side there is a mix of grassed areas and many mature trees and shrubs including eucalyptus, osmanthus, azeleas, rhododendrons, apple and rowan. There is a flat area towards the top where vegetables can be grown.

There are two garages, a tool shed and a wood shed.

NATIONAL TRUST FOR SCOTLAND

There is a deed of conditions over Grennan in favour of the National Trust For Scotland. A copy is available from the selling agent, but can be summarised as:

- 1.) Domestic dwelling only, 1 family
- 2.) No other buildings without NTS consent
- 3.) No topping or felling of trees except dangerous or in way of power lines
- 4.) No camping except one caravan or tent for private use
- 5.) No masts, telegraph poles or like erections other than existing
- 6.) No quarrying of land

We recommend consulting with your solicitor over the implications of this before making an offer.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Grennan	Mains	Mains	Mains	Freehold	Oil CH	Band G	E 53

DIRECTIONS

In Rockcliffe, continue right along the seafront until you reach the car park at the end. Turn right into the road beside you, and take the right hand fork into the private lane. Grennan is the first driveway on the left.

POST CODE

DG5 4QF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: playback.purchaser.bothered

SOLICITORS

JHS Law
8 Bank Street
Dumfries
DG1 2NS

LOCAL AUTHORITY

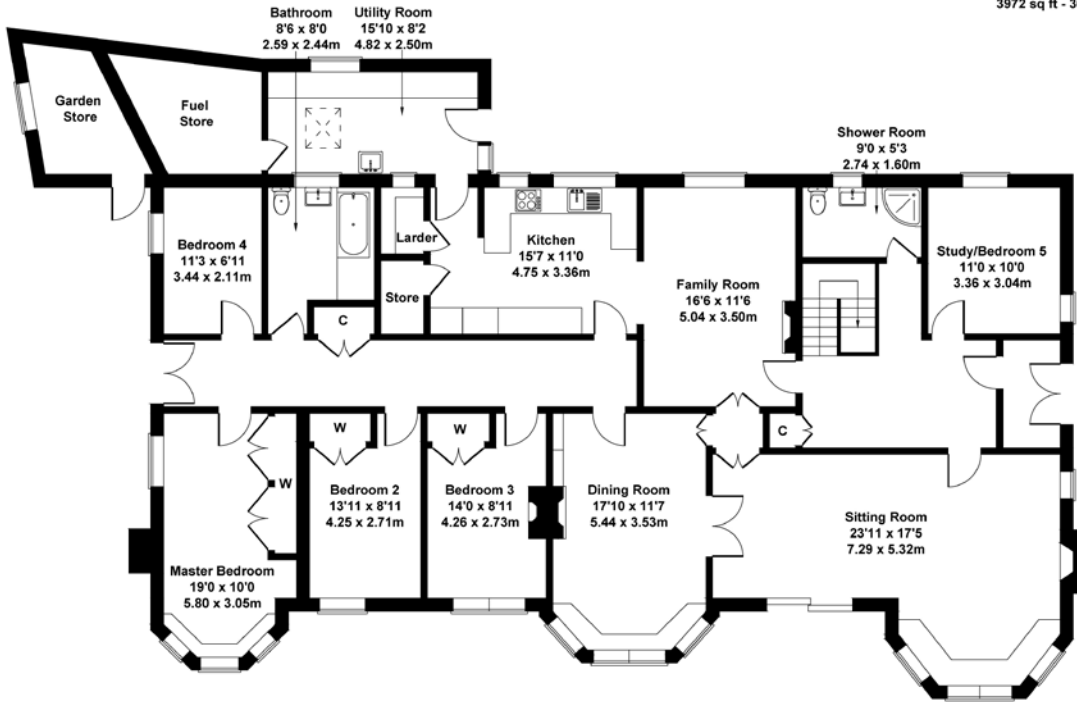
Dumfries & Galloway Council



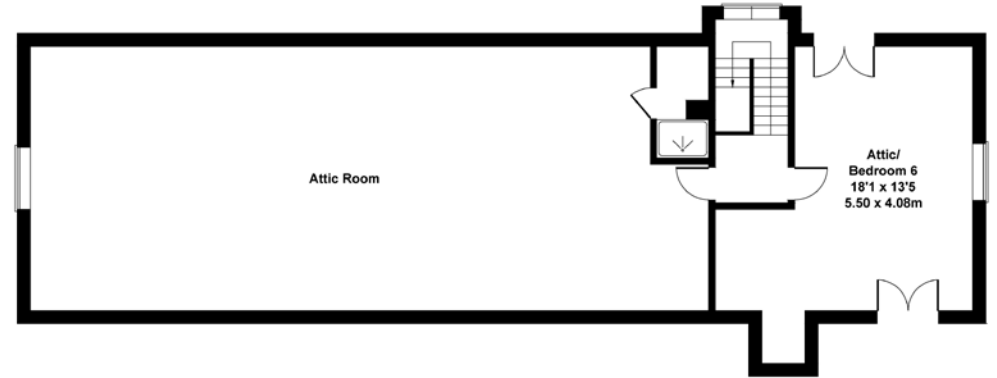


Grennan, Rockcliffe, DG5 4QF

Approximate Gross Internal Area
3972 sq ft - 369 sq m



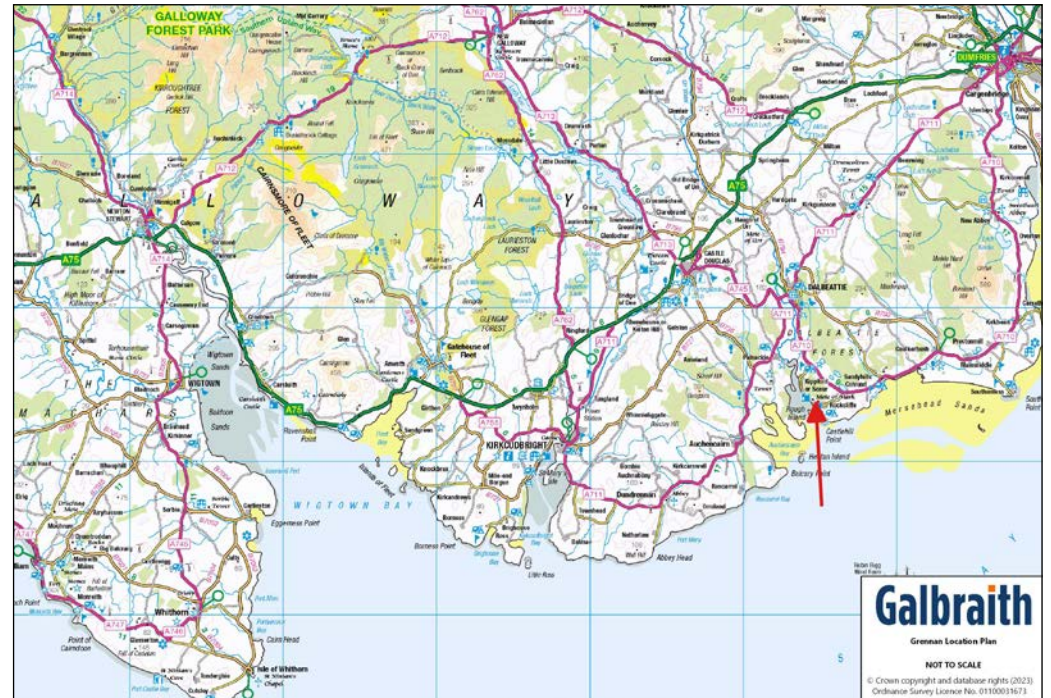
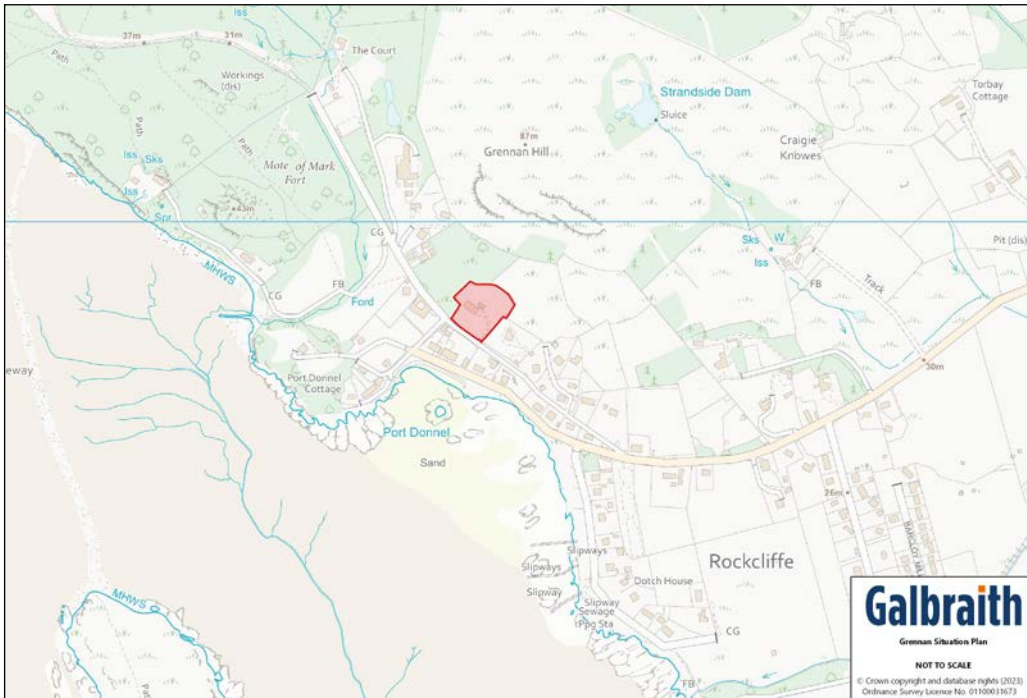
GROUND FLOOR



Attic

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. 2023





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 August 2023.







Galbraith



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