



## Hollins Cottage

Hollins Cottage, Caerlaverock, Dumfries, DG1 4RS

**Galbraith**

A charming cottage in a peaceful row of properties on the edge of Caerlaverock National Nature Reserve.



Dumfries 8.3 miles

Carlisle 32 miles



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Attractive kitchen

Manageable garden

Open views to front and rear

20 minutes' drive from Dumfries

**Offers Over £200,000**

## Situation

Hollins Cottage, which dates back to the 1600's, sits unique in a row of properties on a lane leading down to the Caerlaverock National Nature Reserve. Caerlaverock Castle can be reached on foot along the walks which form part of the reserve. Caerlaverock is one of the many attractions and amenities offered by an area rich in history and natural assets. Dumfries is the regional capital and offers a wide range of shops, services and leisure amenities including a major hospital, university campuses, schools, retail parks, hotels, restaurants and sports facilities.

The region is famed for its outdoor pursuits including hillwalking, fishing, shooting, equestrian, golf and mountain biking. The Seven Stanes mountain biking range incorporates several dedicated sets of tracks at Ae, Mabie, Dalbeattie, and Kirroughtree. There is a championship golf course at Southernness on the coast, as well as many excellent club and county courses. The Dark Sky park in the Galloway Forest Park was the first in Europe, and affords breathtaking views of the night sky.

The motorway network is available at Lockerbie(M74), Moffat (M74) and Gretna (M6), all between 30 to 40 minutes' drive from Hollins Cottage. Domestic and international flights are available from Prestwick, Glasgow and Edinburgh airports, all within around 2 hours' drive.



# Description

Hollins Cottage is in an enviable position on the edge of the Caerlaverock National Nature Reserve. From the front garden, looking down the lane towards the Reserve car park, there is a wonderful view of Criffel beyond the immediate landscape of Hollands farm, through which the Reserve is accessed, and Wardlaw to the north. To the front and rear, open farmland stretches out giving lovely open views. From the rear are views beyond the farmland to the Solway Firth with the Lake District beyond.

The cottage is a cosy and stylish home featuring a bright and airy sitting room with a French door out to the patio area, and a wood burning stove tucked into one corner. The kitchen is fitted with attractive floor and wall units to one side, complemented by a rustic ceramic tiled floor. A modern wet room provides shower room accommodation and serves the two good sized bedrooms. Wooden floors are throughout the living and bedroom accommodation giving a warm but neutral look. An air source heat pump powers underfloor heating.

Ten solar panels provide a feed in tariff of around £350 per annum.

There is scope to create a large front porch subject to necessary consents, which would be a lovely place to sit and enjoy the view across the fields and towards Criffel to the side. Architect's plans exist for a front porch, but permission has not been sought as yet. The current owner has considered creating French doors out from Bedroom 1 to the rear garden, which would link beautifully out to the patio. Space to park a vehicle is to the side.

The rear garden is mainly laid to lawn, with a useful patio adjacent to the cottage which provides ample space for al fresco eating and outside entertaining. Views out to open farmland from the bottom of the garden.





#### **IMPORTANT NOTES:**

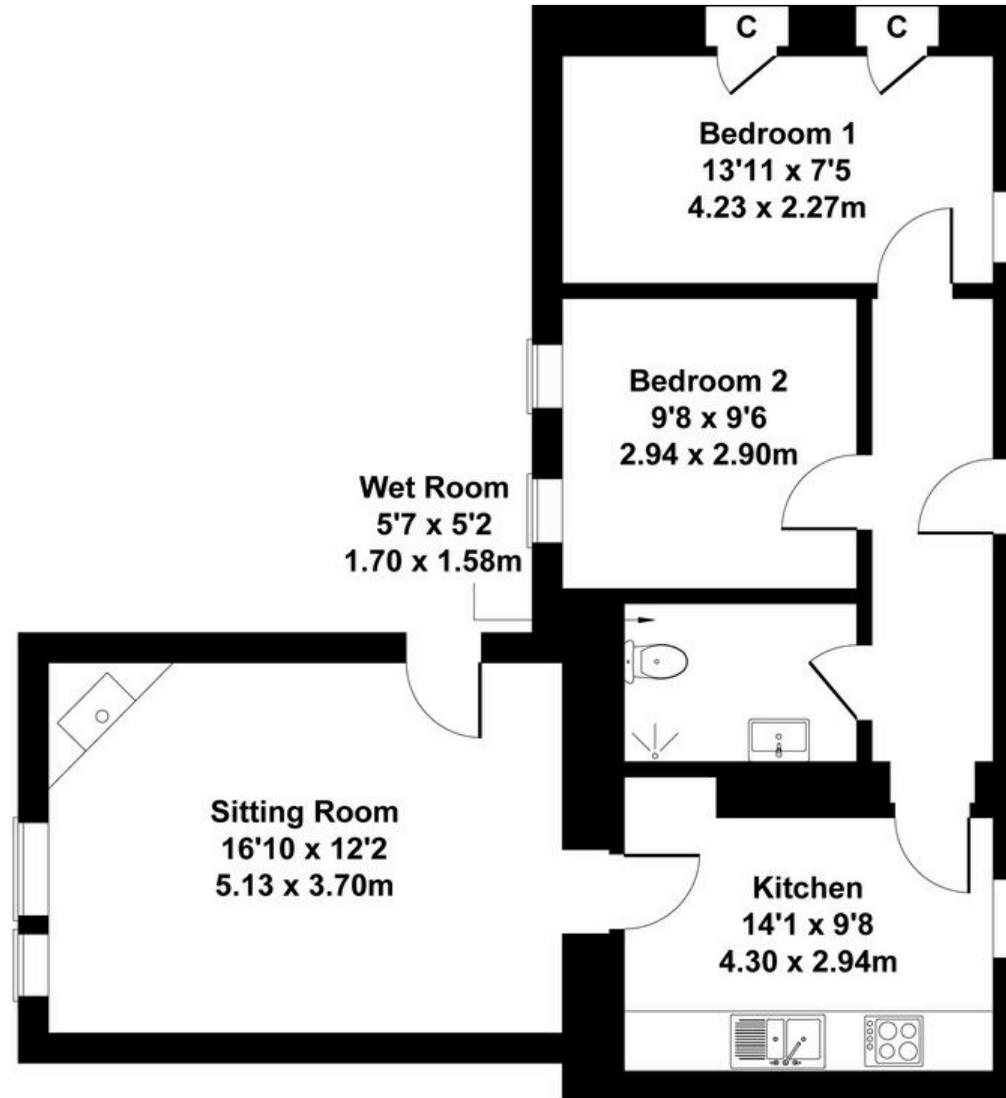
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 14/03/2025.

#### **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. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

# Plans

Total Area: 689sq ft - 64 sq m



**GROUND FLOOR**

# Viewings

Strictly by appointment with Galbraith Castle Douglas Tel: 01556 505346 Email: castledouglas@galbraithgroup.com

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## Listing

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## Tenure

Freehold

## Local Authority

Dumfries & Galloway Council

## Council Tax

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## EPC

C 76

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## Services

### Water

Mains Supply

### Electricity

Mains Supply

### Drainage

Septic Tank (shared with Blossom Cottage)

### Central Heating

Air Source Heat Pump

### Internet

FTTP

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## Additional Information

Lateral living

Wet Room

Mobile signal dependent on provider



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[galbraith.com](http://galbraith.com)

**Galbraith**