



## EWANSTON HOUSE

*Moniaive, Thornhill, Dumfries & Galloway, DG3 4JA.*







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**A charming and impressive 6 bedroom country house with walled garden in the picturesque and peaceful rural setting of Dumfries & Galloway.**

Moniaive 0.7 miles (1.1 km), Thornhill 9.1 miles (14.6 km), Dumfries 19.4 miles (31.2 km), Lockerbie 29.8 miles (48.0 km), M74 Motorway 26.7 miles (43.0 km), Carlisle 51.2 miles (82.4 km). (All distances are approximate).

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### Summary of Accommodation

**Ground Floor:** Entrance Hall, Kitchen Dining Room, Living Room, Study/Double Bedroom and WC.

**First Floor:** Principal Bedroom with En-Suite Bathroom/Dressing Room, 2 further Double Bedrooms, Family Bathroom.

**Second floor:** 2 Bedrooms and Storage/Study Room.

**Garden and Outbuildings:** Private Driveway with parking, Spacious Garden including a Walled Garden, Garage, Store Room/Workshop, Garden Store, Boiler Room and Store Room.

**About 0.64 Acres.**



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### Situation:

Ewanston House lies around 0.7 miles (1.1 km) west of the historic rural village of Moniaive in the heart of the picturesque county of Dumfries and Galloway. The house is surrounded by rolling hills of the neighbouring farmland and is a haven of tranquillity. The house is set back from the A729 which connects Moniaive to Kendoon Loch.

The nearby village of Moniaive is nestled in stunning countryside where the three glens of Craigdarroch, Dalwhat and Castlefairn meet. The village has a local village store, Post Office, Italian restaurant, two hotels with traditional bars, a Primary School and a church. Approximately 9.1 miles to the East of Ewanston House is the village of Thornhill which features a variety of retail outlets including two small supermarkets, a chemist, a butcher, a baker, a Post Office, a health centre and Wallace Hall secondary school. The village has a golf course, and a bowling green and is popular for fishing in the nearby River Nith and its tributaries.

The larger town of Dumfries is the historic capital of Dumfries & Galloway and hosts the Dumfries & Galloway Royal Infirmary along with several local sports clubs and leisure facilities. The town is also home to the Crichton Campuses of the University of Glasgow and the University of the West of Scotland. The closest city is Carlisle which is home to the historic Carlisle Castle with numerous shopping and amenity outlets. The station provides a sleeper service to London with trains available to Carlisle from Lockerbie.

The surrounding countryside to Ewanston House is ideal for anyone wishing to get out and about with countless walking routes around the beautiful rolling hillsides of Dumfries & Galloway.

### Description:

Ewanston House sits back from the road, surrounded by farmland and is accessed through the main gated entrance up a gravelled driveway that sweeps around to the front and rear of the house. There is ample space for private parking at the front of the house. The characterful and striking house dates from the early 19th century and has a harled façade under a slate pitched roof. On approach to Ewanston House, the front door is flanked by pillars and opens to the sandstone floored entrance hall giving way to the principal rooms on the ground floor.









The spacious kitchen dining room has a dual aspect overlooking the front and rear of the house with a Morso wood burning stove with a timber mantel sitting on a slate hearth, and there is space for a dining table and chairs. The kitchen, installed by the current owners, includes kitchen base units with a marble worksurface, raised shelving, a double oven, a five-ring gas hob with stainless steel extractor fan, a dishwasher and space for a fridge freezer. A large island unit contains a Belfast sink, display shelving, a natural wood worksurface and a casual dining breakfast bar.

Across the hall is the living room which is a dual aspect room to the front and side of the house and with working shutters. There is a working fireplace with a wooden mantel and stone hearth. One wall contains display shelving, low level cupboards and a small, recessed alcove. Adjacent lies the Study/Double Bedroom with dual aspects to the rear and side of the house. Completing the ground floor rooms is a separate WC.

A staircase ascends to the first floor landing with a window at half stair level. The principal bedroom with cornice detail has a dual aspect overlooking the side and front of the house with views of the garden and farmland beyond. The principal en-suite shower room has a cabinet shower with an overhead and detachable showerhead, hand wash basin, WC and working shutters. There is built-in cupboard space containing a water tank, space for a washing machine, tumble dryer and linen storage.









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The family bathroom overlooking the front garden includes a rolltop bath, wash hand basin and WC. Two further double bedrooms overlook the front and rear of the house respectively with working shutters. The staircase rises to the second floor containing two further bedrooms with roof windows separated by a storage/study.

#### **Garden**

The garden of Ewanston House is a delight and is mainly laid to lawn. To the front of the house and along the driveway includes lawns interspersed with mature and young trees bounded by a beech hedge. This space is abundant with birdlife including woodpeckers and occasional sightings of owls. A charming walled garden sits to the west of the house, also laid to lawn, with a greenhouse and a plethora of fruit trees.

The gardens of Ewanston House are a delightful and peaceful place to relax and enjoy in its tranquil setting of Dumfries & Galloway.

#### **Outbuildings**

A harled single garage with a pitched roof lies off the walled garden. To the rear of the house lies a boiler room and storage room with a slate roof. There is a garden store/workshop also to the rear of the house with a slate roof.

#### **GENERAL REMARKS AND INFORMATION:**

##### **Fixtures and Fittings:**

All items in the Particulars of Sale are included in the sale price.

##### **Services:**

Mains electricity, mains water supply, gas bottle supply for 5 ring gas hob, oil fired central heating and a shared septic tank.

##### **Viewing:**

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

##### **Satellite Navigation:**

For the benefit of those with satellite navigation the property's postcode is DG3 4JA.

What Three Words: ///evenly.disarmed.appealing

##### **EPC – Band F.**

##### **Local Authority:**

Dumfries and Galloway Council, 109-115 English St, Dumfries DG1 2DD. 0303 333 3000

##### **Council Tax Band: Band F.**





### Entry and Vacant Possession:

Entry and vacant possession will be by mutual agreement.

### Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

### Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

### Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

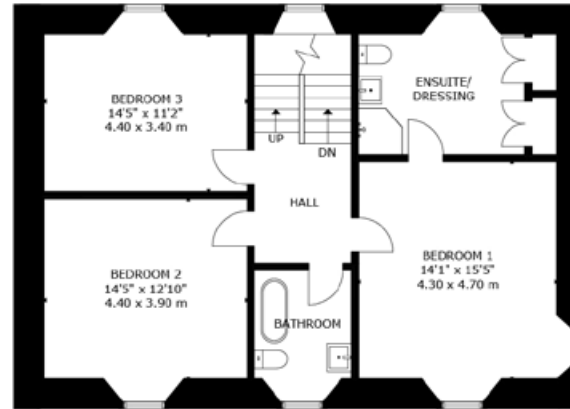
### Important Notice:

Rettie & Co, their clients, and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.

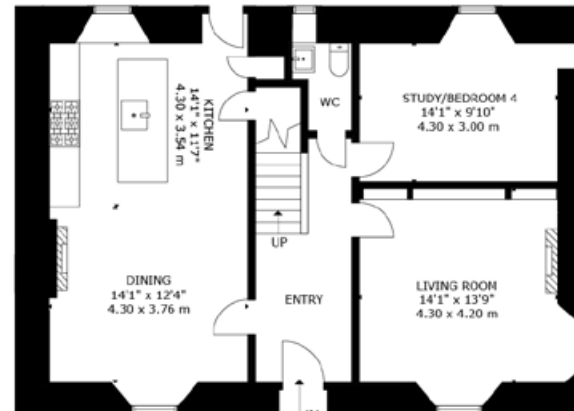
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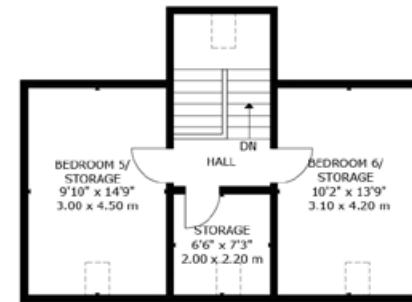




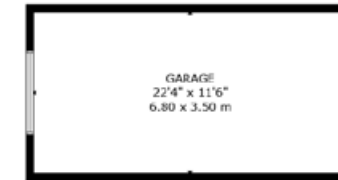
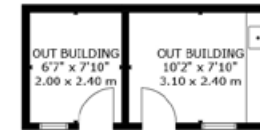
FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



EWANSTON HOUSE, MONIAIVE, THORNHILL DUMFRIES AND GALLOWAY, DG3 4JA

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2,307 SQ FT / 214 SQ M

GARAGE 256 SQ FT / 24 SQ M, STORAGE 68 SQ FT / 6 SQ M

OUT BUILDING 136 SQ FT / 13 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

## RETTIE

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