



## Charming Victorian home in scenic location

Crawfordton Lodge, Moniaive, Thornhill, Dumfriesshire, DG3 4HF

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Dining room • Sitting room • Kitchen • Bathroom  
Conservatory • 3 bedrooms • Gardens • Approx. 0.9 acre

Dumfries – 17.6 miles  
Glasgow city centre – 68.6 miles  
Glasgow Airport – 74.7 miles

### Directions

From Glasgow head south on the M74 and take the turning to Thornhill and Moniaive (Junction 14). Continue along the A702 towards Thornhill and then continue on to Carron Bridge, turn left and then take the A702 through Penpont toward Moniaive. Before reaching Moniaive, Crawfordton Lodge is on the right hand side. Postcode for satellite navigation is DG3 4HF.

### Situation

Crawfordton Lodge offers a beautiful secluded position with magnificent open aspects over rolling countryside and the three glens of Craigdarroch, Dalwhat and Castlefairn. Moniaive ('hill of streams') is a picturesque village and has existed as a settlement since the 10th century; it is notable for its largely self-employed community including writers and artists. The Scottish painter James Paterson was a founding member of the Glasgow Boys and settled in Moniaive in the late 19th century. Within the village there is a general store with a garage, café and a guest house. In 2015 Moniaive launched several festivals including the Moniaive Folk

### Festival and Gala.

Dumfries and Galloway in the southwest of Scotland is famous for its beautiful scenery, mild climate and excellent sailing. There are fine walks and excellent bird watching with several RSPB reserves and the Red Kite Trail at Loch Ken. There are numerous golf courses and the area is perfect for cycling along quiet country roads.

### Description

Crawfordton Lodge is an exceptional Arts and Crafts style villa designed by Kinnear and Peddie from drawings dating from 1882 and is Category B Listed. The property has undergone a comprehensive refurbishment programme and retains a wealth of traditional and modern features. The accommodation on the ground floor comprises an entrance porch with beautiful carved timber pillars; a bright reception hallway with oak flooring; a beautiful sitting room with cast iron fire surround and log burning fire and a bay window to the front. There is a formal dining room with wood burning stove which could also be utilised as an additional bedroom.





The well-proportioned kitchen is fitted with a range of high quality base and wall mounted units in a Shaker style, with co-ordinating worktops, a red range cooker and oak flooring. There is a door leading to the magnificent conservatory which takes full advantage of the views to the mature surrounding gardens. The ground floor accommodation is completed by a bathroom with rolltop cast iron bath. The first floor accommodation has three double sized bedrooms. Surrounding Crawfordton Lodge is a large carport with over storage, workshop area and log store and the mature surrounding gardens offer a wide variety of shrubs and trees.

**Local Authority:** Dumfries and Galloway

**EPC Rating:** Band D

**Servitude rights, burdens and 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 referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

#### **Possession**

Vacant possession and entry will be given on completion.

#### **Offers**

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.













## Crawfordton Lodge, Moniaive, Thornhill

Total gross area 126.4 sq m/1,360.4 sq ft



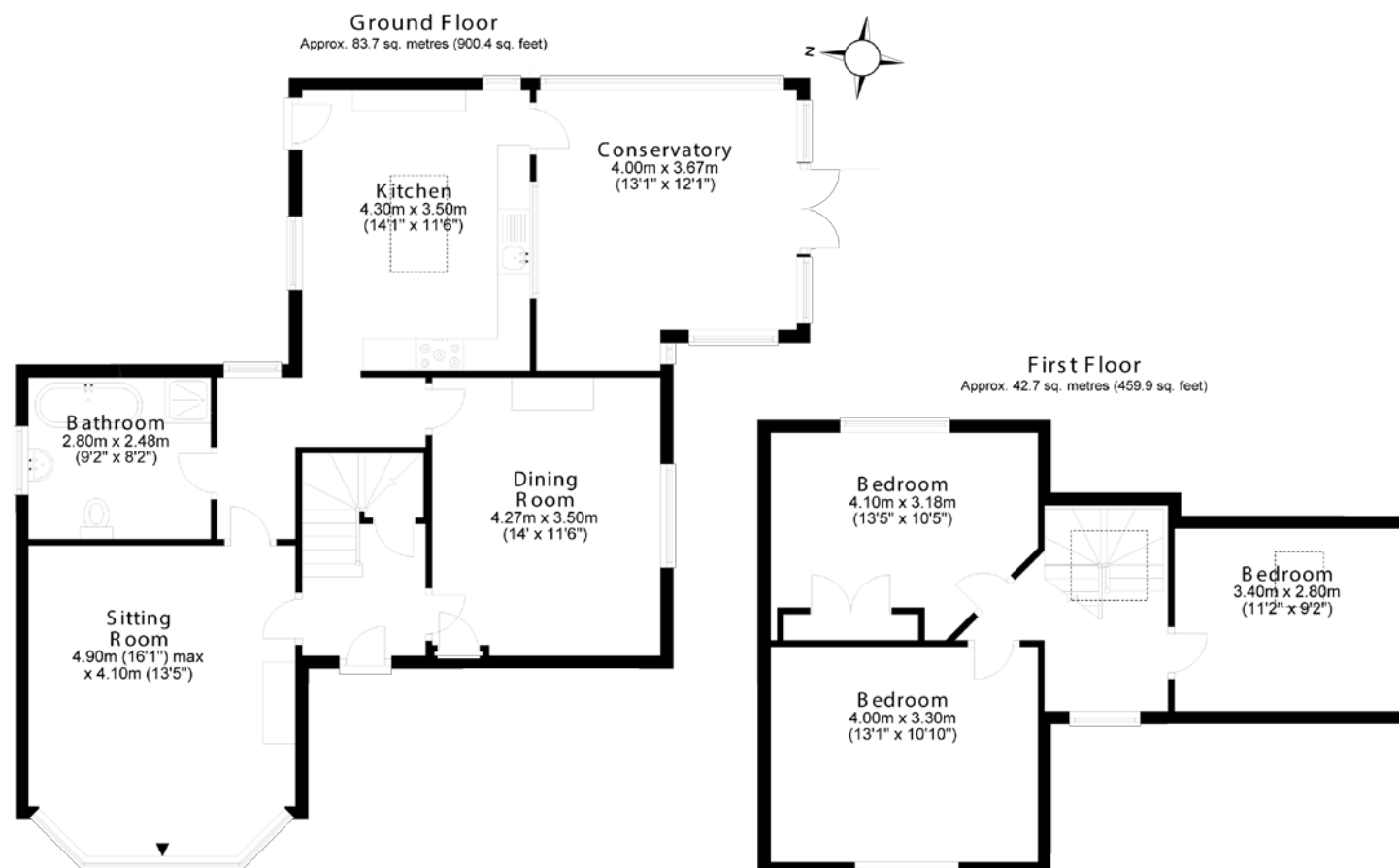
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