



# Outstanding country house with magnificent views

Roughhills, Sandyhills, Dalbeattie, Kirkcudbrightshire, DG5 4NZ



Vestibule • Entrance hallway • Reception hall • Sitting room  
Dining room • Drawing room • Sun room • Conservatory  
Loggia • Kitchen • Pantry • Utility room • Boot room • 3  
WC's • 6 bedrooms (2 en suite) • 4 bathrooms • 2 double  
garages • Well stocked mature gardens • Hard tennis court  
Log store • About 2.25 acres in all

#### Directions

From Dumfries take the A710 coastal road south, passing through New Abbey. The village of Sandyhills is approximately 20 miles south of Dumfries. On entering the village, turn right just beyond the signpost for Sandyhills into the driveway for Roughhills. Continue along the sweeping driveway to the front door.

#### Situation

Roughhills occupies one of the finest elevated positions within Dumfries and Galloway with magnificent south facing views over Sandyhills Bay on the Solway coastline to the Mersehead Sands and the Cumbrian coast.

The southwest of Scotland is famous for its beautiful scenery, mild climate and excellent sailing. The Solway Yacht Club is based in the picturesque village of Kippford where there is also a hotel with restaurant and the village of Rockcliffe where there is a hotel/restaurant and tearoom. Some of the finest beaches in Scotland are found along the Solway coast and the surrounding countryside is undulating and highly attractive. There are fine walks along the coast and inland with excellent bird watching in the Solway Firth where there is an RSPB reserve and geese sanctuary. Dumfries & Galloway in general is renowned for its bird watching with a Red Kite

Trail and regular sightings of ospreys.

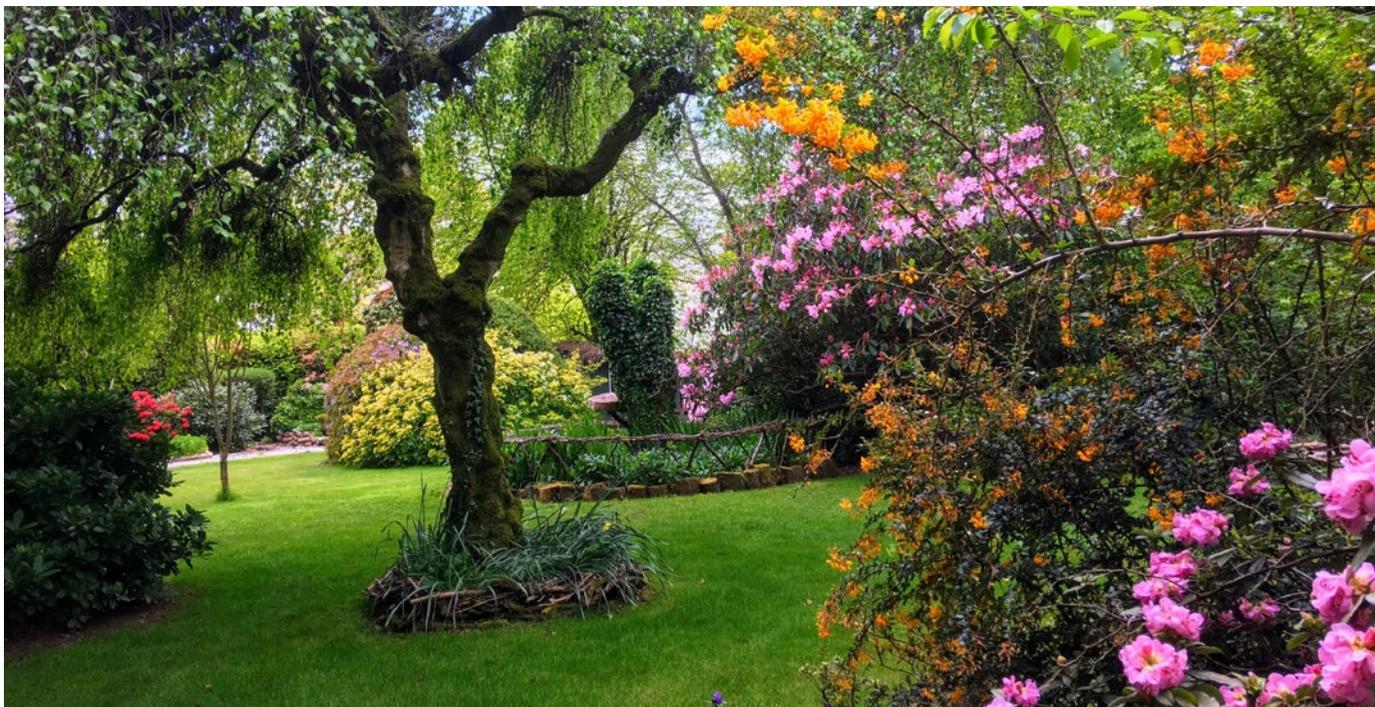
Additional recreational facilities in the area include golf, with an 18-hole course nearby at Colvend Bay and the renowned championship course at Southernness about 8 miles to the east. There is also fishing and shooting available to let nearby.

Colvend has a good village shop, primary school and café while there is a broader range of shops, schools and services in both Dalbeattie and Castle Douglas.

Communications are very good with railway stations in Dumfries and Lockerbie and the M74/M6 motorway network only 36 miles away. There are regular flights to other parts of the UK, Ireland and continental Europe from Prestwick Airport which is about 83 miles to the north, and Newcastle Airport (107 miles) also offers a good range of domestic and international flights.

#### Description

Originally built as a farmhouse circa 1850 Roughhills was rebuilt and extended in 1936 to form an elegant country house which took full advantage of the spectacular views over the Solway Firth. It is understood that the property was originally owned by the McQueen family who are prominent local farmers. The front door has an inscription above the double storm doors reading "19, birtus





in virtus, 36”, meaning “courage in difficulties”. Within the last nine years, Roughhills has undergone a detailed refurbishment programme which blends beautiful original features with a wealth of contemporary finishes. The accommodation on the ground floor starts with an entrance vestibule leading to a grand reception hallway which is rich with hardwood finishes including a hand carved staircase balustrade. Off the hallway is a cloakroom with two piece suite. The drawing room has open aspects to both the front and side overlooking the Solway Firth with French doors leading to the conservatory. An Adam style fireplace with slate hearth provides a focal point for this spacious room. The conservatory was built by Mozolowski & Murray and is designed to fully appreciate the views over the tennis court, gardens and beyond to the Solway Firth with a sliding door leading to the loggia. Additional reception rooms on the ground floor include the sitting room / library with an open fire with slate surround and copper inset and exceptionally spacious sitting room / dining area within the reception hall with log burner set within stone fireplace which makes for an excellent entertaining area, and off the hall is the formal dining room with marble fireplace, ornate copper inset and open fire and this room overlooks the loggia, tennis court and Solway Firth. There is a modern fitted kitchen with a fine range of base and wall mounted units with granite worktops built around the racing green AGA, while off the kitchen is the butler’s pantry / office space with a wide range of base and wall mounted units and co-ordinating work surfaces

and overlooks the courtyard, utility room, additional stores and rear hallway. The first floor accommodation comprises a principal bedroom with Adams style fire surround and en suite shower room; bedroom 2 with en suite shower room; two additional double sized bedrooms with beautiful open aspects and two bathrooms. The second floor accommodation comprises bedrooms 5 and 6 and an additional bathroom.

The grounds surrounding Roughhills are a credit to the current owners and are exceptionally well maintained extending to approximately 2.25 acres. To the front of the property and accessed from the loggia is the terrace lawn which overlooks the hard tennis court below with fence and wall surround and established fruit trees which yield an excellent crop of apples, pears and plums in the late summer / early autumn. The eastern section of the garden is mainly lawned with specimen rhododendrons and evergreens with two greenhouses, a vegetable patch and a potting shed. The west section of the gardens is a fine range of mature firs, deciduous and other evergreen trees. There is a small burn to the west with stone steps leading to a slabbed patio area which is a beautiful sun trap. The rear garden is again mainly lawned with hedge surround and stunning open views with a pathway leading to adjacent woodland. The gardens are planted with many mature rhododendrons, camellias and azaleas: please refer to the enclosed photographs. A large assortment of wildlife visit the gardens including many species of birds and red squirrels. Additional photographs of the





gardens are available by request. There are two double garages and an extensive separate log store plus 2 aviaries.

#### **Local Authority**

Dumfries and Galloway

#### **EPC - Band E**

#### **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.

#### **Viewing**

Strictly by appointment with Savills - 0141 222 5875

#### **Purchase price**

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.







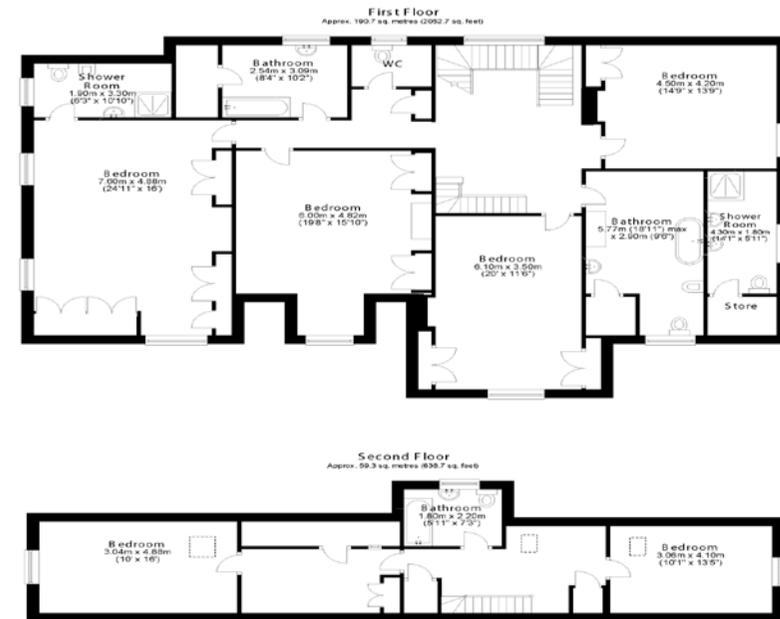
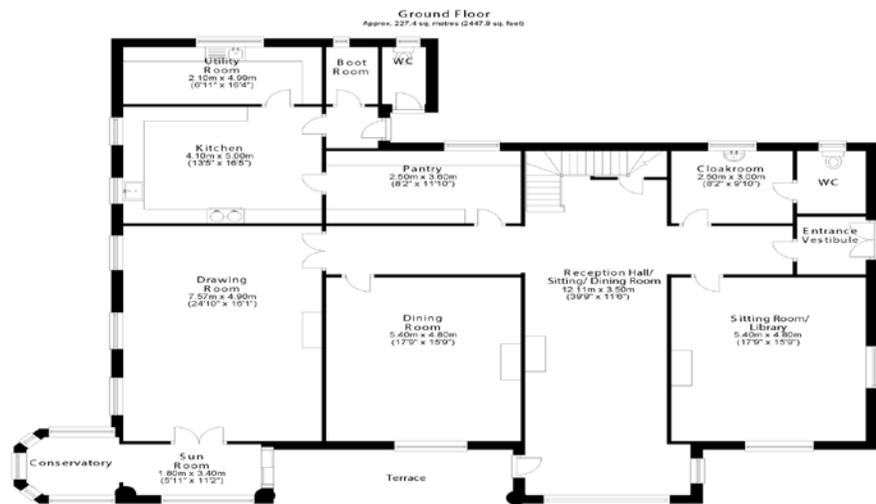






**Roughhills**

Total area: approx. 477.5 sq. metres (5139.3 sq. feet)  
 For identification only. Not to scale. Copyright © 2009 IPG Internal Area (approx.)



For identification only. Not to scale. © 200911PG

**Important notice** Savills, its 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 here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

