



The Glebe, Penpont, Thornhill, Dumfries & Galloway





A delightful former manse incorporating converted outbuildings in **peaceful surroundings with exceptional views.**

Summary of accommodation

Hall | Four reception rooms | Seven bedrooms | Three bath/shower rooms (four en suite)
Kitchen/breakfast room | Home office and WC | Utility room | Downstairs WC

Includes self-contained one bedroom annex

Beautiful garden | Courtyard | Integral double garage

In all about 1.25 acres

Distances

Thornhill 2 miles, Dumfries 15 miles, Carlisle 50 miles, Glasgow 63 miles, Edinburgh 67 miles

(All distances are approximate)



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Situation

The Glebe is located amongst some of the most attractive countryside the County of Dumfriesshire has to offer, between Scaur Water and the Nith Valleys. Penpont has a local shop, a garage, and primary school. Thornhill provides good local services, including schooling and a wide variety of retail outlets, clothes boutiques, banks, cafes, pubs, food stores, and a pharmacy. The village is on several bus routes with services to Ayr, Dumfries, Glasgow and Edinburgh. A key attraction of the village to residents is the custom-built Wallace Hall Academy state primary and secondary school. Featuring state-of-the-art educational, sporting, and community leisure facilities, the school is ranked one of the best state schools in southern Scotland. The Royal Burgh of Dumfries is historically famous as the town where Robert Burns spent his years prior to his death in 1796. As a county town, Dumfries is now an important centre of commerce serving south-west Scotland and has a good range of shops, supermarkets, and professional services. It also features a college of higher education and a general hospital. Trains from Dumfries connect to Carlisle, giving ready access to London (four hours) and Glasgow (one hour).

The Glebe lies close to the Queensbury Estate, which is one of the largest privately owned estates in the country. At its centre Drumlanrig Castle houses part of the internationally renowned Buccleuch Art Collection and is home to the Duke of Buccleuch and Queensbury.





The Glebe is an ideal base for those who enjoy outdoor activities such as fishing, game shooting (both available locally), walking, cycling, golf, mountain biking, and riding. Dumfriesshire is a county of contrasting landscapes ranging from the dramatic high tops of the Southern Upland hills to the sandy coastline of the Solway Firth.

Directions

What3words – [broadcast.spacing.running](#)

The property

The Glebe is a traditional, red sandstone former manse situated in a private setting on the outskirts of Penpont. It dates from around 1844 with “Georgian” and Victorian additions. In recent years, the house has undergone a significant programme of modernisation and refurbishment, with works completed to a high standard. It has been fully reroofed, rewired throughout, re-plumbed, and a modern heating system installed. It is an exceptional family house. The rooms are beautifully proportioned, and there are some wonderful period features, including cast fireplaces, ceiling roses, deep cornices, and picture rails. Both the reception rooms and bedrooms (all served by modern bathrooms) are of note and make the most of the views and the surrounding countryside.





Around the enclosed courtyard, the self-contained annex (with its own entrance) and home office add further flexibility and dimension to the house. (See floor plans for room layout and dimensions.)

Gardens and grounds

The Glebe is approached through wrought iron gates and along a private drive, which leads to the gravelled parking and turning area to the side of the house. The driveway leads around the back of the house to the double garage and outbuildings. The driveway is lined by trees, including cherry and beech trees, and has been kerbed and floodlit. The enclosed principal garden is situated to the west of the property with a lawn as its focus, gravel paths, running water and decking with views over the Scaur Water, and a sunken circular sitooterie.

Garden doors provide a connection from the house to the garden, making it ideal for outside entertaining. Screened from the main garden is the partly walled kitchen garden with raised beds, tool sheds, and two greenhouses. There is access from the garden down to the Scaur Water.

Services

Mains water and electricity; private drainage. The house has an oil-fired central heating system.



Conditions of sale

1. Fixtures and Fittings

Items not specifically mentioned within the sale particulars are not included in the sale but may be available for purchase at separate valuation.

2. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

3. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

Entry

By arrangement.

Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank. Prior to making an appointment to view, Knight Frank strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Closing date

A closing date by which offers must be submitted may be fixed later. Anyone who has informed the Selling Agents in writing that they intend to make an offer will be sent a letter drawing their attention to the Closing Date.

Property information

Tenure: Freehold with vacant possession

Local Authority: Dumfries and Galloway Council

Council Tax: Band H

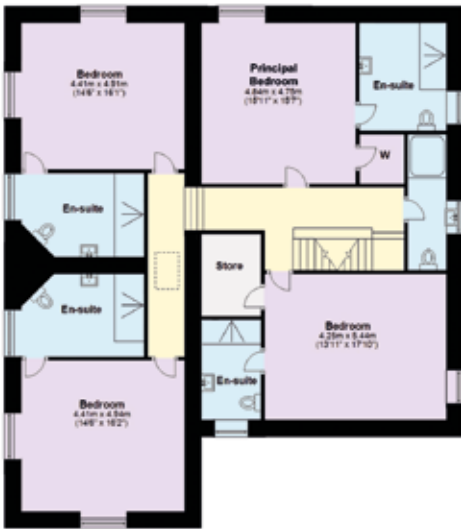
EPC Rating: F

Offers Over £695,000



Approximate Gross Internal Floor Area
624.9 sq m (6726.7 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



Second Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2023. Photographs and videos dated 2022/23.

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