Hamewith Cottage,
Enterkinfoot, Thornhill, DG3 5BY

Offers Over £275,000







Immaculately presented newly refurbished detached two bedroom cottage set in beautiful rural location with fantastic views of the River Nith. Benefits from large gardens, off street parking for a couple of cars, double glazing and detached studio which would be idea as a holiday let.

The property is situated just over 6 miles from Thornhill and 6 miles to Sanquhar. Thornhill, in the stunning Nithsdale Valley, is a popular village which is approximately 14 miles north of Dumfries on the A76 main road, and offers excellent primary & secondary schools, a quality 18-hole golf course and a thriving bowling club. Also Sanquhar offers a Primary and secondary School, a wide selection of shops, Library, Health Centre, Pharmacy, Post Office, Swimming pool and a 9 hole golf course.









Entrance hall with built-in cupboard with electrics and further cupboard above. Doors to living room, bedroom one and shower room.

Spacious and bright living room with wood burning stove and heath. Two windows to the front. Door to kitchen and stairs to first floor. Under stairs cupboard

Modern newly fitted kitchen with wall and base units. Sink with mixer tap and right hand drainer. Integrated electric oven and hob with extractor fan. Window and door to garden with fantastic views over the River Nith.









Master bedroom which is a bright room with window to the front.
Modern newly fitted shower room with walk-in shower with Thermostatic mixed shower. W. C. and wash hand basin with mixer tap and vanity unit. Window to the rear.
Stairs to first floor with large landing that could be used as an office or play area. Velux window to the front.
Built-in cupboard with water tank and further cupboard.
Bedroom 2 with Velux window to the front.
Two cellar rooms both with power and light.









Detached studio which would be an ideal holiday let. Spacious bright room which can be used as a living room/bedroom with three windows to the side and one to the front and door.
Newly fitted kitchen with wall and base units. Sink with mixer tap. Door to side.
Newly installed shower room with shower cubicle, W. C., and was hand with mixer tap and storage.
Large beautifully laid gardens to the front and side with patio area, various plants, shrubs, trees and three ponds.
Outside tap and clothes poles. Off street parking with a couple of cars. Fantastic views over the River Nith.









Measurements (all approx.)(at longest & widest)

Entrance hall – 2.30m x 2.06m
Bedroom 1 – 4.55m x 3.64m
Bedroom 2 – 4.49m x 3.22m

Living Room – 4.69m x 4.53m
Shower Room – 2.09m x 2.08
Cellar room 1 – 4.31m x 3.71

Kitchen – 3.66m x 2.20m
Landing – 5.79m x 3.20m
Cellar Room 2 – 3.72m x 2.26m

Detached Studio
Living Room/Bedroom – 5.30m x 3.53m

Kitchen – 2.21m x 1.92m

Shower Room – 1.94m x 1.24m





EPC = F

Council Tax Band = C





These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.

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