



Newstead
Balmaclellan | Castle Douglas | Kirkcudbrightshire | DG7 3QS

NEWSTEAD





Newstead is a fantastic detached family home set in private and rural position, with a large, landscaped garden and superb views over the surrounding countryside. In addition, there is a large modern agricultural building and approximately 5.5 acres of grazing land (in all about 6.23 acres). An ideal smallholding or business/lifestyle opportunity.

Located on what is known locally as 'The Hidden Road' not far from the village of Balmacellan, and built in 2000 for the present owners, this property offers bright, spacious and flexible accommodation, with good quality fixtures and fittings, impressive views from every room and scope to convert the attic space to provide further accommodation if so desired (subject to planning consents).

Accommodation

A part glazed front door opens into the vestibule, where a part glazed inner door leads into the reception hall. The L-shaped hall features engineered oak flooring to the floor (also evident in most other rooms), two fitted and shelved storage cupboards, and provides direct access to all rooms bar the conservatory.

The sitting room is filled with natural light and enjoys a large window to the front elevation, with views over the front garden. There is an attractive Clearview multifuel stove and a part glazed inner door leading straight through to the kitchen (which can also be accessed from the hall).

The kitchen is fitted with an excellent range of Shaker style units under solid wood worksurfaces. There is a Belfast sink, integrated double oven, induction hob, space for white goods and ample space for living/dining furniture to one end, with the addition of a multifuel stove too, to add to the cosiness. Windows to the side and rear allow plenty of light in, as do the adjacent conservatory and rear porch. Double, glazed doors from the kitchen open into the wonderful conservatory, which is an absolute delight. Comprising a tiled floor and fitted radiators, this room can be used all year round and makes the most of the fantastic views over the garden to the rolling countryside beyond. French doors also open straight out to the rear garden.

All three bedrooms are generous doubles in size and all feature built-in wardrobes with hanging and shelving. Large windows to all rooms allow plenty of light in and ensure excellent views are enjoyed.

The bathroom, comprising a free-standing cast iron bath, separate shower cubicle (mains shower), WC and wash hand basin, completes the accommodation.





















Outside

A gated and tarmac driveway offers ample parking and turning, leading to a detached timber garage at the side of the house.

There are beautifully landscaped gardens that wrap around the property and enjoy the sun all day. To the front of the house is a generous expanse of lawn, bordered by mature shrubs, bushes and annual perennials, and a charming area of orchard. To the northern side of the plot, timber sheds, a greenhouse, and raised beds can be found.

At the rear of the house is a large lawned garden bordered by specimen trees, and with a gravelled patio area for alfresco entertaining. Impressive views can be enjoyed from every aspect.

There is direct access to the grazing land from the garden. The land also has roadside access (double farm gates), is stockproof with a water supply and is currently being grazed by the owner's sheep. The land could be utilised for a number of small scale agricultural, horticultural or equestrian purposes.

Within the land is a large modern box profile agricultural building measuring approximately 18.2m x 9.1m. This building features an electric roller door, separate pedestrian door, power and light, and is presently used for storage of machinery and as a workshop.







Local Area

Newstead is close to Loch Ken making this a good base for walking, fishing, golf and water sports. It is also on the Galloway Kite Trail, so red kites can be spotted flying overhead throughout the year. This area attracts tourism and boasts an abundance of wildlife as well as the Galloway Forest Park, which offers many opportunities to walk, cycle and to experience the UK's first dark sky park.

The nearest services can be found at Balmaclellan which is a thriving community with a variety of activities taking place throughout the year. Primary schooling and a doctor's surgery is available in nearby New Galloway with additional facilities found in St John's Town of Dalry, where both primary and secondary schooling can be found. A more extensive range of amenities can be found in Castle Douglas, which is approximately 12 miles away.

The property is around 25 miles and 45 minute drive time west of Dumfries via the A75, and 12 miles north of Castle Douglas with a 20 minute drive time. The A75 trunk road provides quick access via the M6 and M74. The ferry links to Northern Ireland run from Cairnryan and the international airports at Glasgow and Edinburgh are within easy reach.







INFORMATION

Services:

Mains electricity, mains water supply, oil fired central heating, multi-fuel stoves. Private drainage to septic tank (registered with SEPA). Double glazed throughout. Broadband supplied by EE, with Fibre broadband available if desired.

Local Authority: Dumfries & Galloway Council – Band E

EPC: D

Home Report: There is no requirement to provide a home report for Newstead as it benefits from an agricultural holding number (82/508/0037), however an EPC is available.

Viewings: Strictly by appointment with the sole selling agents, Fine & Country South Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way 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 themselves as to the nature of such matters.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on facebook.com/fineandcountrysouthscotland and Instagram on [@fineandcountrysouthscotland](https://www.instagram.com/fineandcountrysouthscotland).

Referrals: Fine & Country work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

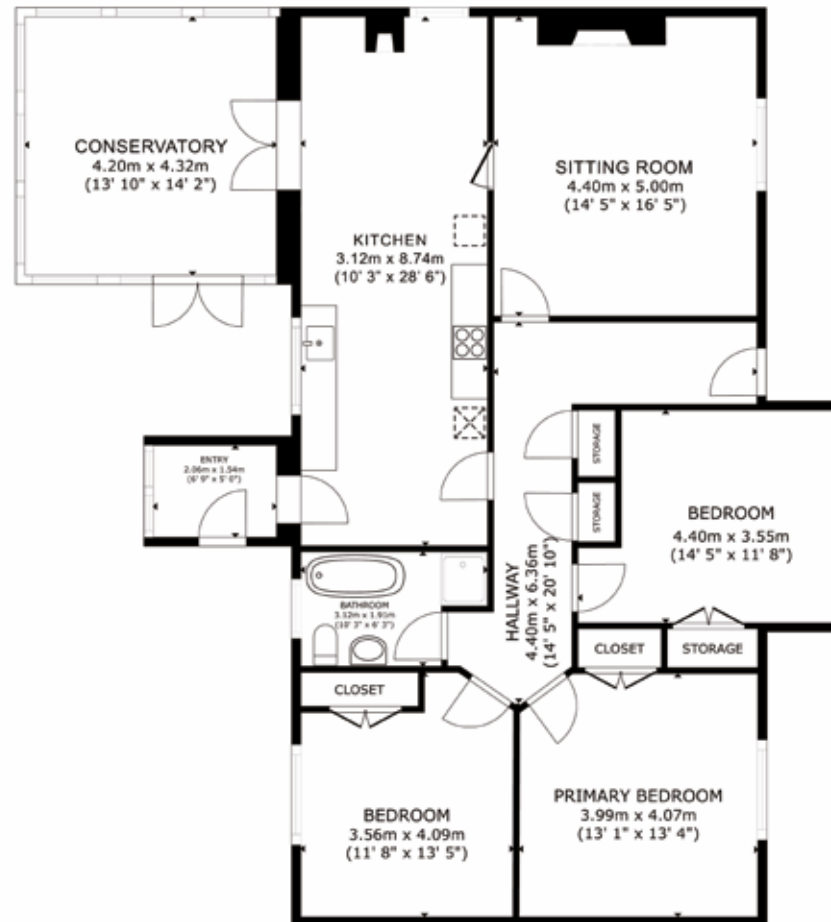


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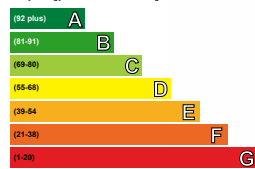
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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 143.4 m² (1,544 sq.ft.)
TOTAL : 143.4 m² (1,544 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	95
65	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 14.04.2025





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