



Barnbarroch House
Dalbeattie | Dumfries and Galloway | DG5 4QS

BARNBARROCH HOUSE





Barnbarroch House is a beautifully situated property, comprising a large traditional detached house and two further cottages, set within mature and well-maintained grounds. From its slightly elevated position, the main house boasts excellent views over the Urr Water and surrounding countryside. The property is regarded as early Victorian, rooms are bright and generously proportioned and many enjoy views over the garden grounds and countryside. It retains desirable traditional features including high ceilings, window shutters, original skirting boards, fireplaces and cornicing.

Barnbarroch House is an opportunity rarely presented to the market offering a large four-bedroom home, with the additional two-bedroom cottages suitable for a variety of uses such as separate accommodation for elderly/dependant relatives, as a holiday let or long-term letting properties.

The grounds have been very well maintained and offer a private driveway with pillared and gated entrance, expanses of lawn, a pond, fruit trees, small paddock and an enclosed tennis court. There is a modern built and larch clad double garage with electronically operated roller doors, and a traditional stone-built garage/shed with adjoining store and workshop.

Accommodation

This fine period property is stone-built under a slate roof. Positioned to enjoy the sun and the tremendous views over the surrounding countryside, Barnbarroch House enjoys a quiet and very private setting, with fantastic views from nearly every room.

The solid front door opens into a vestibule, with part glazed inner door to the hall. Directly off the main hall is the drawing room, dining room and the study. The drawing room is filled with natural light via three large sash windows set into a bay, and enjoys far reaching views. There is an additional window to the side, ornate cornice work to the ceiling, and an open fire set in a marble surround. The adjacent dining room is equally large in proportion, and is a fabulous space for entertaining, with large windows to the side elevation and a black marble fireplace.

The study is a multi-purpose room, that could equally become a child's playroom, and there is a sunny garden room to the rear of the house, with French doors leading directly out to the patio and garden.

The kitchen is open plan to the family/breakfast room and enjoys a dual aspect, again with lovely views of both the garden to the rear and the countryside to the front. The kitchen area offers a good range of solid wood units and complementary worksurfaces, space for white goods, a central island and a Rangemaster electric cooker. Located off the kitchen is a large utility/boot room, comprising storage units, a sink, cloaks area and a cupboard housing the newly installed water tank and the oil boiler, and this room has direct access to the garden. A cloakroom/WC completes the ground floor accommodation.











Carpeted stairs rise to the first floor, where four well-proportioned double bedrooms can be found. The principal bedroom suite is accessed via three further stairs, and offers an area with fitted wardrobes, a separate dressing room and an ensuite bathroom comprising free standing bath, corner shower cubicle, WC and wash hand basin. The bedroom itself is very generous in size and boasts an ornate ceiling cornice, an original fireplace and a wide bay window that offers fantastic views.

The remaining bedrooms are all bright and spacious double rooms. There is a family bathroom, comprising bath, WC and wash hand basin, and a separate modern shower room, comprising a generous cubicle, WC and wash hand basin.

From the first floor stairs rise to the second floor. This floor comprises three separate areas, which would make an ideal children's wing or teenage den perhaps. The large central area is an open plan flexible use space with skylights, WC and deep storage cupboard (there is certainly potential to create a shower room if desired). A set of open tread wooden stairs lead to a charming office/bedroom 5, which has a dual aspect, great views, exposed beams and access to attic storage. A further set of open tread stairs from the central area leads up to an attic room/den.









Cottages

The two detached cottages (titled The Barn and Old Mill) have been run as successful holiday lets in the past and could easily be reinstated as such. Alternatively, they could be used for multi-generational living, or even as office spaces.

The Barn

This bright and spacious cottage offers a modern fitted kitchen, a large double height sitting room with multifuel stove and direct access to a patio, a family room, garden room, WC, and two generous en-suite double bedrooms.

Old Mill

Tucked behind the garage and workshop, with private parking space and small wooded garden area, this cottage offers a kitchen/breakfast room, cosy sitting room with multi-fuel stove, utility cupboard, two double bedrooms, an attic room/den, bathroom and an additional WC.

Garaging

A smart larch clad garage is attached to the rear of the main house and vehicular access is gained via the secondary driveway (which also provides access to the cottages). This large modern garage building is insulated, with concrete floor, power, light, electronically operated doors and double glazed windows and pedestrian doors. Alternative uses for the garage could be a gym, home office or games room.

Additional buildings

Within the grounds are two garages with sliding wooden doors, a store room and a workshop. There are also two summerhouses located near the tennis court and a lean-to greenhouse attached to the main house.

















INFORMATION

Outside

The property is approached via a gated entrance and private tarmac driveway that splits off to the cottages and outbuildings and then continues on to the front and side of the property where ample parking and turning is available.

There are areas of lawn, a paved terrace, fruit trees, a pond and wooded areas offering privacy from the road. There is also a tennis court and hot tub. Superb views from all areas of the garden.

Local Area

Barnbarroch House is located between Kippford and Dalbeattie. Kippford is one of the most desirable areas in the region, featuring beautiful coastal walks as well as being on the edge of Dalbeattie Woods, which is ideal for cycling and walking. Within Kippford are two inns, a sailing club, a café/gift shop, village hall and a 9 hole golf course.

The nearby town of Dalbeattie offers a large range of amenities as well as primary and secondary schools, health centre and veterinary services. The region's capital of Dumfries is 18 miles to the east and offers a wide range of services including a major hospital.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and a wide range of outdoor pursuits. The Solway Coast is popular with sailors and Kippford have safe moorings.

Transport links to the area are very good. There is a main line railway station in Dumfries, and there are regular flights to the rest of the UK, Ireland and Europe from Prestwick Airport, which is about 1 1/2 hour's drive to the north. Edinburgh and Glasgow can be reached in less than two hours.

Services: Mains electricity, mains water, oil fired central heating, open fire. Private drainage to septic tank (registered with SEPA). Fibre broadband to premises, supplied by Yellowcom.

Local Authority: Dumfries & Galloway Council

Fixtures and Fittings: Most of the contents are available by separate negotiation.

EPC: F

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

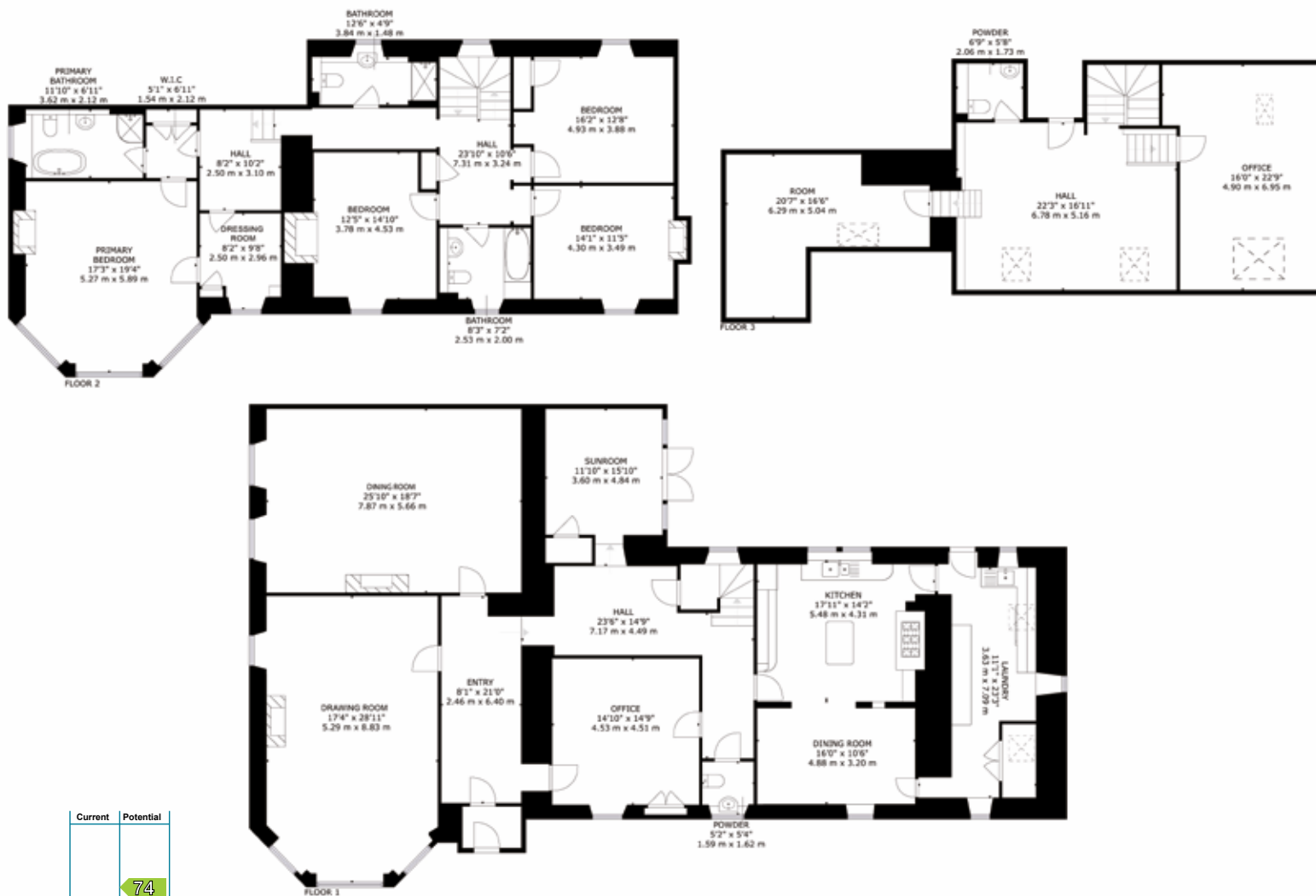
Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country Scotland by email to scotland@fineandcountry.com

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

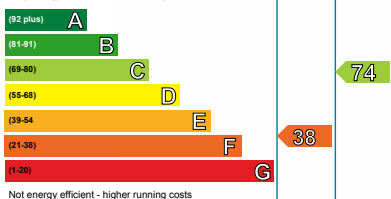
Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

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](https://www.facebook.com/fineandcountrysouthscotland) and Instagram on [@fineandcountrysouthscotland](https://www.instagram.com/fineandcountrysouthscotland).

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Very energy efficient - lower running costs



GROSS INTERNAL AREA
FLOOR 1: 2873 sq.ft, 267 m², FLOOR 2: 1679 sq.ft, 156 m², FLOOR 3: 1076 sq.ft, 100 m²
TOTAL: 5628 sq.ft, 523 m²

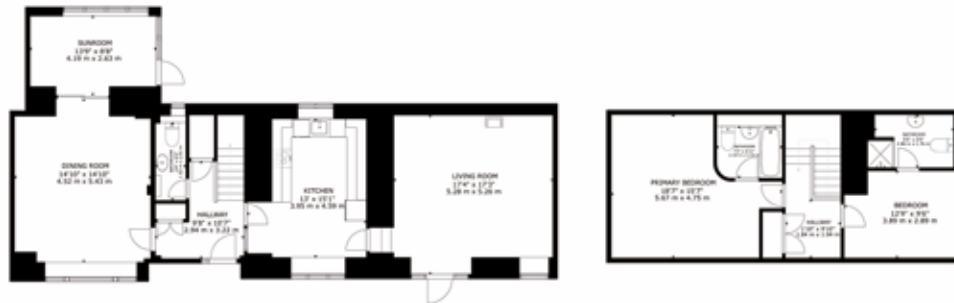
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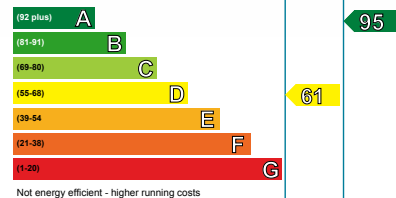
THE BARN



OLD MILL

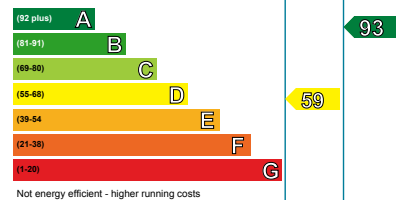
The Barn

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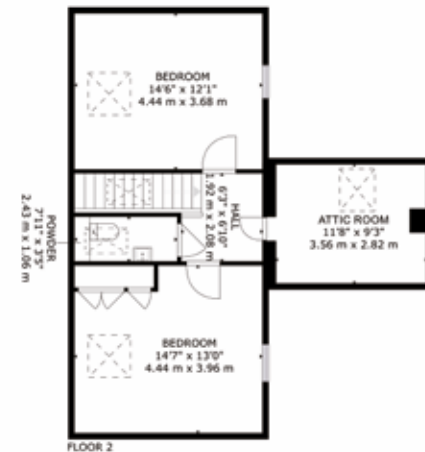
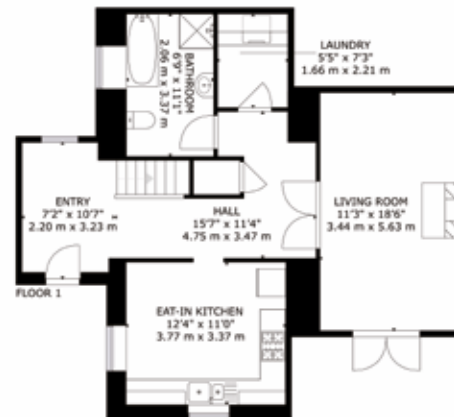
Old Mill

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GROSS INTERNAL AREA
FLOOR 1: 1085 sq ft, 100.00 sq m; FLOOR 2: 108 sq ft, 10.00 sq m
TOTAL: 1193 sq ft, 110.00 sq m

FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 753 sq ft, 70 m²; FLOOR 2: 592 sq ft, 55 m²
TOTAL: 1345 sq ft, 125 m²

Matterport



FINE & COUNTRY

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