



TROSTON HOUSE & BOTHY

New Abbey, Dumfries, DG2 8EF



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan

This topographic map shows the Troston area in Scotland. The Troston Burn is highlighted in red and flows from the north towards the south. The map features contour lines indicating elevation, with major peaks like Troston Hill (321m) and Long Cairn Fell (385m). Key locations include Troston, Beeswing, and New Abbey. The map also shows the M5 motorway and various smaller roads. A red circle is drawn around the Troston Burn area, and a red line traces the burn's course. The map includes a scale bar and a north arrow.

TROSTON HOUSE & BOTHY

New Abbey, Dumfries, DG2 8EF

Beeswing 3 miles, New Abbey 4 miles, Dumfries 8 miles, Carlisle 41 miles, Glasgow 85 miles

A BEAUTIFUL FAMILY HOME SET ON A RARELY AVAILABLE ELEVATED SITE WITH BREATHTAKING VIEWS OVER THE SURROUNDING COUNTRYSIDE

- SPACIOUS, WELL-PRESENTED FOUR BEDROOM HOUSE (1 ENSUITE)
- GENEROUS WRAP AROUND GARDEN GROUNDS
- ONE BEDROOM BOTHY FORMALLY UTILISED AS A HOLIDAY LET
- LARGE TRADITIONAL BYRE (DEVELOPMENT POTENTIAL)
- WITHIN CLOSE PROXIMITY TO THE BEAUTIFUL SOLWAY COAST
- WITHIN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND PRIMARY SCHOOL IN THE PICTURESQUE VILLAGE OF NEW ABBEY

VENDORS SOLICITORS

Paul Cavers
Cavers & Co
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DG6 4DN



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

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Email: enquiries@threaverural.co.uk

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INTRODUCTION

Troston House and The Bothy are set on an elevated site with breathtaking views over the picturesque countryside of New Abbey.

Troston House offers beautifully presented accommodation spread across three floors, with four bedrooms and spaciouly laid out living quarters. Originally a Mill, the property was converted to a residential dwelling while maintaining some original features, for example the old wheel holes have been converted into windows creating an authentic look. A more detailed description of the accommodation along with a floor plan is available within these particulars of sale.

The property is enclosed with ample parking along with a generous detached traditional barn with corrugated iron roof sheets with development potential, and a one-bedroom bothy which provides further accommodation, with an open plan living/kitchen area, bathroom and bedroom, with lovely views over the surrounding countryside. The garden grounds are mainly laid to lawns, flowering borders and mature shrubs. The location of the property is such that a bounty of native wildlife can be seen on a daily basis.

Located between the hamlet of Beeswing and the village of New Abbey, a wealth of attractions can be explored nearby. The village of New Abbey has famous landmark ruins known as the Sweetheart Abbey. Nature enthusiasts can revel in the splendour of the surrounding landscape, with hiking trails offering glimpses of verdant valleys and cascading waterfalls. Adventure-seekers can embark on excursions to explore the rugged beauty of the Galloway Forest Park or indulge in water sports along the Solway Firth's pristine shores. For the keen walker, walks to the top of Criffel provides some of the most stunning views in the region. New Abbey is a very active, friendly community and benefits from a primary school, tearoom and a village shop.

A wider range of essential services are located within the busy market town of Dumfries, boasting all essential and professional services, along with three retail parks, an ice rink, and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling, with the Crichton University Campus offering a wide variety of further education choices.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an



hour's drive via the A75. The international airports of Glasgow & Edinburgh are within a one and a half hour drive. There are mainline railway stations at both Dumfries and Lockerbie.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Troston House and Bothy are sought **in excess of: £570,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

TROSTON HOUSE AND THE BOTHY

This spacious detached house is set on an elevated site. The property offers spacious four bedroomed family accommodation over three floors, briefly comprising:

TROSTON HOUSE

Ground Floor

- **Entrance Hallway**
Entered through a glazed panel door with a wooden frame, with a window to the side. From here, there is access to a storage cupboard, the kitchen, and stairs leading to the lower ground floor.
- **Kitchen**
A spacious and functional kitchen featuring an integrated dishwasher, gas cooker with extractor fan, and a range of kitchen base units. There is ample space for a family dining table. A double door opens out to the rear of the house, and steps lead to both the left and right sides, one to the lounge and the other to the hallway.
- **Lounge**
A cosy family room with two narrow windows set into the original well wheel holes, overlooking the rear of the property. A large bay window to the side enhances the natural light. The room features a Clearview Multifuel fire and sliding doors leading to a raised timber decking area, ideal for outdoor relaxation and entertaining.





- **Hallway (Ground Floor)**
Includes a window to the front, providing natural light to the central area of the home.
- **Bedroom 1**
With a window to the front.
- **Bedroom 2**
With a window to the rear.
- **Shower Room (Ground Floor)**
Fitted with a shower, WC, and WHB.

First Floor

- **Bathroom**
Comprising a bath, WC, WHB, and a window to the rear.
- **Double Bedroom 3**
A large and airy double bedroom featuring Velux windows to both the front and rear.



- **Double Bedroom 4 (Ensuite)**
Includes a Velux window to the rear. The ensuite is equipped with a shower, WC, WHB, and an additional Velux window providing natural light.

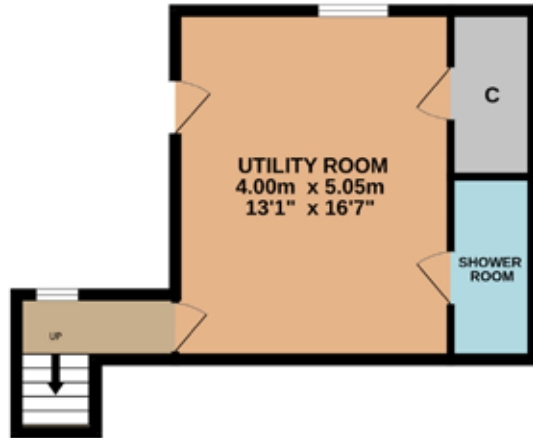
Lower Ground Floor

- **Hallway**
With a window to the side, connecting the lower-level rooms.
- **Utility Room / Snug Room**
A flexible space with a door to the front and a charming arch feature window with deep sills, currently used as a utility area but could also be a cosy snug.
- **Shower Room (Lower Ground)**
Includes a shower, WC, and WHB.
- **Boiler Room**
A practical storage space that also houses the boiler system.

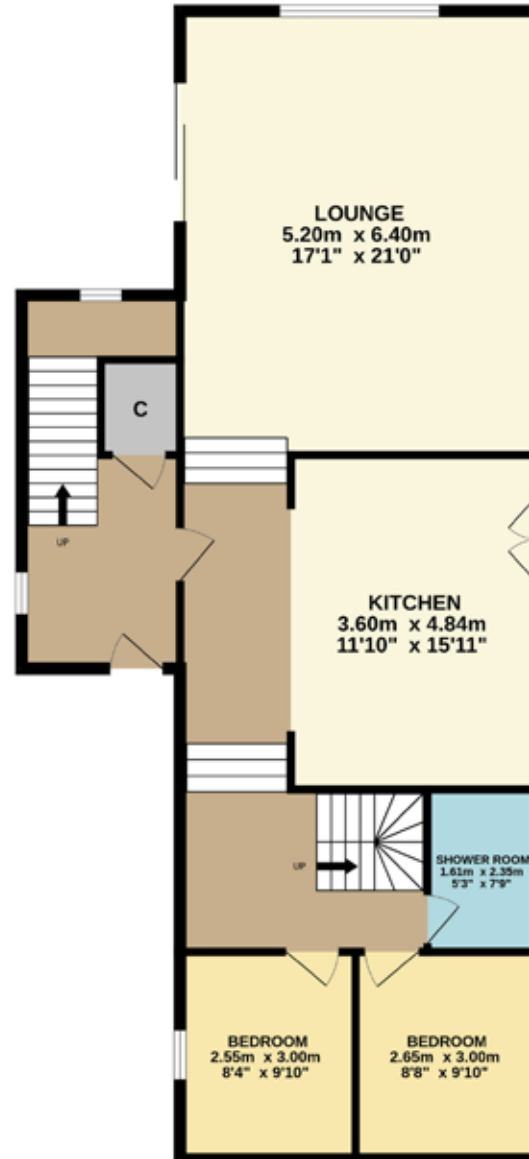


Floor Plan

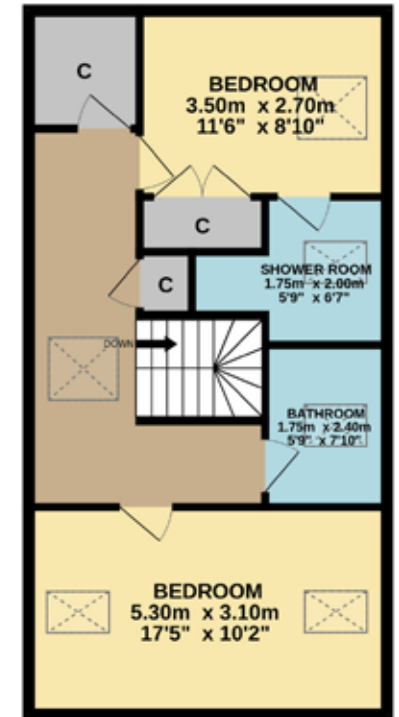
BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE BOTHY

- **Open Plan Kitchen / Living Area**
Entered through a timber door with glass panels, the kitchen is fitted with kitchen units, electric oven, with a window to the rear enjoying views over the countryside. The living area has a multifuel log burner.
- **Hallway**
With a built-in store cupboard and an airing cupboard.
- **Bathroom**
Comprising a bath with a shower over, WC, WHB and Velux window.



- **Double Bedroom**
With built in cupboards and a window to the side.



OUTSIDE

Troston House and The Bothy occupy a very generous site and are approached by its own courtyard area where there is ample parking for several vehicles. The wrap around garden grounds are mainly laid to lawns with mature shrubs. In addition, there is a traditional barn with corrugated iron roof sheets.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Septic Tank	Mains	Oil	F (Bothy C)	D (56)

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Cavers & Co**, for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

WARRANTY CLAUSE

Whilst the heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.





GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. 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. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared July 2025



Sale Plan

FOR IDENTIFICATION ONLY