



BENGAIRN

New Abbey, Dumfries, DG2 8BY



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



BENGAIRN

New Abbey, Dumfries, DG2 8BY

Dumfries 7.5 miles, Carlisle 43 miles, Glasgow 87 miles

A FABULOUS SMALLHOLDING INCORPORATING A SPACIOUS FOUR BEDROOM FAMILY HOME, GRAZING PADDOCKS & OUTBUILDINGS WITH THE HISTORICAL SWEETHEART ABBEY AS THE BACKDROP

- SPACIOUS SOUTH FACING THREE / FOUR BEDROOM FAMILY HOME
- GRAZING Paddock TO THE REAR AMOUNTING TO ABOUT 5 ACRES
- ESTABLISHED MATURE GARDEN GROUNDS & RANGE OF USEFUL OUTBUILDINGS
- TARMAC DRIVEWAY PROVIDING AMPLE PARKING
- WITHIN CLOSE PROXIMITY TO THE BEAUTIFUL SOLWAY COAST
- OUTDOOR ACTIVITIES AVAILABLE STRAIGHT FROM THE DOORSTEP
- 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

Braidwoods Solicitors
No' 1 Charlotte Street
Dumfries
DG1 2AG
Tel: 01387 257272



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453

Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk





INTRODUCTION

Bengairn is situated within the heart of the pretty village of New Abbey and close to the Solway Coast. The property occupies a generous plot of about 5.526 acres incorporating grazing paddocks, range of useful outbuildings and a bright and spacious family home. The house does require some cosmetic upgrading, however, provides a superb blank canvas for any buyer.

Currently the dwellinghouse offers three / four bedroom accommodation, utility room, kitchen, lounge, dining room, downstairs cloakroom and a family bathroom. A more detailed description of the accommodation along with a floor plan is available within these particulars of sale. The property is approached by its tarmac driveway where there is ample parking. The established garden grounds are mainly laid to lawns, flowering borders and mature shrubs. The beautiful Sweetheart Abbey forms the backdrop with the pretty Lochend & New Abbey Church to the front and local landmark, Criffel, in the distance. The location of the property is such that a bounty of native wildlife can be seen on a daily basis and outdoor activities available straight from the doorstep.

Beyond the confines of this idyllic smallholding, a wealth of attractions can be explored including Sweetheart Abbey which forms the backdrop to the property. Nature enthusiasts can revel in the splendour of the surrounding landscape, with hiking trails offering glimpses of verdant valleys and cascading waterfalls. The outdoor enthusiast 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, shop, etc.

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 Bengairn are sought **in excess of: £430,000**

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

BENGAIRN

Bengairn offers bright and spacious family accommodation throughout and as mentioned earlier, the property does require some cosmetic upgrading but provides a superb blank canvas for any potential buyer to put their own stamp on. The property offers spacious three / four bed roomed family accommodation over two floors very briefly comprising:

GROUND FLOOR

- **Utility Room**

Accessed via a covered porch which also incorporates a useful storage space currently utilised for coal / wood for the open fires. The utility room comprises of two large built-in cupboards and a WHB.

- **Kitchen**

With double aspect windows enhancing the natural light within and providing views across the garden and towards Lochend and New Abbey Parish Church. There are floor and wall units and a traditional oil-fired AGA.



- **Central Hallway**

A bright and spacious hallway with two built-in storage cupboards and a timber staircase gives access to the first floor. There is a front door porch off which is glazed to three sides.

- **Dining Room**

The dining room has a large picture window to the front overlooking the church with Criffel in the distance. There is an open fire and built-in storage cupboards.



- **Snug / Bedroom 1**

This room has a large picture window to the rear looking towards Sweetheart Abbey and the grazing land.

- **Lounge**

As with the dining room, a picture window is set to the front with another set to the side. There are built-in storage cupboards and an open fire.

- **Cloakroom**

With a WC & WHB.



FIRST FLOOR

- **Upper Landing**

With three good sized storage cupboards, one of which has a door to the rear giving access to eves storage.

- **Box Room**

With a window to the side.

- **Double Bedroom 1**

With a window to the front and built-in wardrobes.

- **Double Bedroom 2**

With a window to the front and built-in wardrobes.

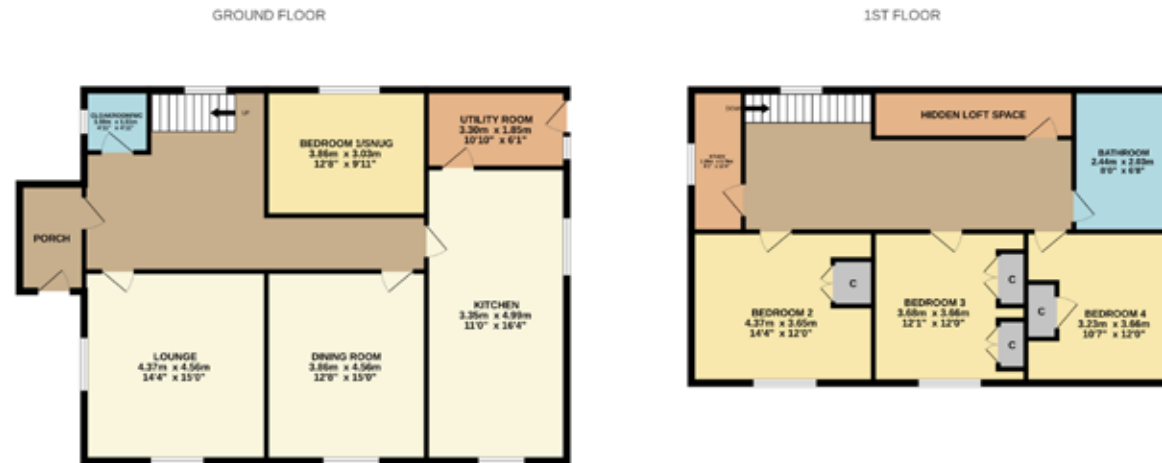
- **Double Bedroom 3**

With a window to the side and built-in wardrobes.

- **Family Bathroom**

With a bath, WC, WHB and a shower cubicle.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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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OUTSIDE

Bengairn occupies a very generous site and is approached by its own tarmac driveway where there is ample parking for several vehicles. The wrap around garden grounds are mainly laid to lawns with flowering borders and mature shrubs.

THE OUTBUILDINGS

There are an excellent range of outbuildings which can be utilised for a number of purposes. The overall dimensions of the building amount to about **28m long x 5.1m wide and 7m to the widest point**, the widest section is currently utilised as a garage. The remainder of the buildings are mainly used for storage & workshops however have huge potential for repurposing such as stabling.

THE LAND

The grazing land can be accessed and looked over directly from the dwellinghouse and has huge potential for equestrian or smallscale agricultural purposes. The land wraps around the rear of Sweetheart Abbey and amounts to about 5 acres with the whole plot occupying 5.526 acres.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Oil Fired	F	F (29)





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, **Braidwoods Solicitors**, 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 August 2025



Sale Plan

FOR IDENTIFICATION PURPOSES ONLY



IN ALL ABOUT : 2.236 ha (5.526 acres)

