



CASTLEWIGG LODGE

Whithorn, Newton Stewart, DG8 8DL



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



CASTLEWIGG LODGE

Whithorn, Newton Stewart, DG8 8DL

Isle of Whithorn 4 miles, Newton Stewart 16 miles, Stranraer 31 miles, Ayr 58 miles, Dumfries 62 Miles, Glasgow 96 Miles

A CHARMING TRADITIONAL STONE BUILT B LISTED TWO STOREY FORMER B&B OCCUPYING A SUBSTANTIAL PLOT WITH OPEN COUNTRYSIDE VIEWS NEARBY THE PRETTY VILLAGE OF WHITHORN

- TRADITIONAL SEVEN BEDROOM TWO STOREY DETACHED HOME
- FORMER B & B, POTENTIAL FOR BUSINESS DEVELOPMENT
- BIOMASS CENTRAL HEATING SYSTEM
- GARDEN GROUNDS WITH VIEWS OVER THE SURROUNDING COUNTRYSIDE
- GENEROUS PLOT WITH POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- WITHIN A SHORT DISTANCE TO LOCAL BAYS, BEACHES AND THE RUGGED COASTLINE
- WITHIN DRIVING DISTANCE OF MAJOR ROAD NETWORKS

VENDORS SOLICITORS

A B & A Matthews
Bank of Scotland Buildings
Newton Stewart
DG8 6EG
Tel: 01671 404140



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

Castlewigg Lodge is a Category B Listed property set in an idyllic rural location at the heart of the Machars peninsula. This traditional stone and slate family home occupies an elevated site with generous gardens and far-reaching views across open countryside and surrounding hills. The property presents a rare opportunity to acquire a historic and versatile home in a beautiful part of Scotland.

The house offers three reception rooms and seven bedrooms, all well-proportioned, with many rooms retaining original period features including corniced ceilings and fireplaces. A floor plan with full accommodation details is available within these particulars.

Previously operated as a B&B, Castlewigg Lodge retains excellent facilities for this use including a commercial kitchen, reception/games room and a former bar. The layout lends itself equally well to family living or a return to hospitality.

Approached via a tarmac driveway, the property offers ample parking to the front. The landscaped gardens include sweeping lawns, mature trees, raised vegetable beds, sheds and outbuildings. The grounds are home to an abundance of native wildlife, with countryside pursuits on the doorstep.



The nearest village is Whithorn, a rural community offering a range of local services including a primary school, pharmacy, post office and shops. Whithorn is best known for its historical significance, being closely associated with St Ninian, Scotland's first saint, who brought Christianity to the country in 397 AD and died here in 431. Each year, pilgrims still travel to St Ninian's Cave, while the story of the saint and the town is beautifully told at Whithorn Priory & Museum.

The town centre itself is steeped in history, still retaining its medieval street layout with a wide market square and long garden plots. Whithorn is also proud to be a recognised UNESCO Biosphere Community, a status that reflects its commitment to sustainability, heritage, and local culture.

Just a few miles away lies the Isle of Whithorn, a charming coastal village with a picturesque harbour and the remains of St Ninian's Chapel, standing as a reminder of the area's historical past. Beyond its history, the region offers a wealth of outdoor pursuits such as cycle through the scenic Machars on marked trails, enjoy coastal and countryside walks, fishing or golf, or simply enjoy the area's exceptional birdlife.

The Machars peninsula also boasts numerous sandy beaches and secluded coves within easy reach, making it ideal for family outings or quiet coastal escapes. Both Whithorn and the Isle of Whithorn offer opportunities for eating out, shopping, and experiencing local hospitality, with several nearby golf courses and leisure activities to enjoy.

Communications to the area are much improved with the A75 trunk road providing quick access from the South via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is approx. 35 miles away, and the International Airport of Glasgow is approx. 97 miles from the property. There is a mainline railway station at Stranraer offering services to Ayr, Troon, Kilmarnock, Prestwick Airport & Glasgow.

METHOD OF SALE

The property is offered for sale by Private Treaty.

DIRECTIONS

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

What3Words: ///notched.rejoined.rollover

GUIDE PRICE

Offers for Castlewigg Lodge are sought **in excess of: £460,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk



PARTICULARS OF SALE

This spacious detached home is of traditional stone-built construction situated along a tarmac driveway and provides comfortable accommodation, briefly comprising:

GROUND FLOOR

- **Front Porch**
Access to the house via a welcoming front porch with beautiful tiled flooring, providing a useful area for boots and coats.
- **Hallway**
Entered through a wooden glazed door into a bright open space which provides access to the ground floor accommodation and features a staircase to the first floor.
- **Reception Room 1**
Currently used as a pottery studio, this bright and versatile room enjoys windows overlooking the front of the property.
- **Double Bedroom (En-Suite)**
A spacious double bedroom with a window facing the courtyard. Benefiting from an en-suite with shower, WC and wash hand basin.
- **Sitting Room**
A cosy and inviting room with a multifuel burning stove, built in storage and a large bay window seat overlooking the courtyard.



- **Kitchen**
A generously proportioned kitchen fitted with a range of floor units, breakfast bar, double oven, gas hob with integrated extractor and a walk-in pantry. The space comfortably accommodates a dining table.
- **Boiler Room**
Housing the Biomass boiler and plumbed for white goods, with door leading to the courtyard garden. With a large store cupboard, currently used to store wood pellets for the Biomass boiler.
- **Office**
A bright workspace with side-facing window.
- **Rear Hallway**
Providing access to the commercial kitchen and the second stairway to the first floor.
- **Commercial Kitchen**
Utilised for the former B & B, fully equipped with stainless steel floor and wall units, stainless steel sink and built-in pantry/ storeroom.

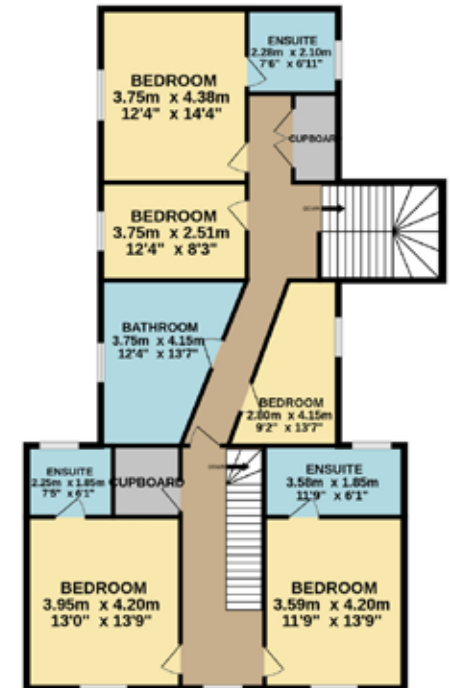


Floor Plan

GROUND FLOOR



1ST FLOOR



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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- **Dining Room / Reception Room 2**

A spacious open-plan area with space for a large dining table and a living area, currently utilised as a games room, with French doors opening onto the front patio.

- **Hallway**

Providing access to the third reception room and the master bedroom.

- **Reception Room 3**

A stunning large room with original features including an original oak fireplace and corniced ceilings. Formerly the bar, currently used as a workshop, this room benefits from dual-aspect windows which fill the space with natural light.

- **Store**

Walk-in store with concrete flooring, shelved units, cupboard and highlight windows.

- **Master Bedroom (En-Suite)**

A beautiful bedroom with feature fireplace, corniced ceilings, French doors opening to the garden and an additional rear-facing window, with a modern en-suite with shower, WC, wash hand basin and rear-facing window.

FIRST FLOOR

- **Upper Hallway**

Providing access to five bedrooms and three built-in store cupboards.

- **Double Bedroom (En-Suite)**

With a front-facing window and an en-suite with shower over bath, WC, wash hand basin and rear window.

- **Double Bedroom (En-Suite)**

With front-facing window and an en-suite with shower over bath, WC, wash hand basin and rear window.

- **Family Bathroom**

With shower over bath, WC and wash hand basin.

- **Bedroom**

A smaller bedroom with a side-facing window.

- **Double Bedroom**

A generously sized room with a side-facing window.



- **Double Bedroom (En-Suite)**

With side-facing window and an en-Suite with a modern walk-in shower, WC and wash hand basin.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Biomass	F	F (38)

OUTSIDE

As mentioned earlier, the property is approached by a gated driveway where there is ample parking. The garden grounds are mainly laid to lawns with some mature trees and shrubs, fruit trees and fruit bushes, and raised beds for growing vegetables. The property sits within a generous plot which amounts to about an acre. There is a courtyard area laid to lawn which is enclosed, and the rest of the garden grounds enjoy the wonderful open views across the surrounding countryside and hills beyond. There is a range of outbuildings and sheds which are currently utilised as workshops and storage areas.

HOME REPORT

The Home Report can be downloaded directly from our website: www.threaverural.co.uk

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, **A B & A Matthews**, 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.

INGOING

There are no ingoing claims affecting the property.



WARRANTY CLAUSE

Whilst the central 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 September 2025





