



WOODLYN

Castramont Road, Gatehouse of Fleet, DG7 2JE



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



WOODLYN

Castramont Road, Gatehouse of Fleet, DG7 2JE

Kirkcudbright 8 miles, Castle Douglas 14 miles, Newton Stewart 18 miles, Dumfries 31 miles

AN IMMACULATELY PRESENTED FIVE-BEDROOM BED & BREAKFAST TOWNHOUSE WITH ADJOINING ONE-BEDROOM ANNEX LOCATED IN THE HIGHLY DESIRABLE TOWN OF GATEHOUSE OF FLEET

- FIVE BEAUTIFULLY APPOINTED EN-SUITE BEDROOMS
- ADJOINING ONE-BEDROOM ANNEX
- ESTABLISHED AND REPUTABLE BED & BREAKFAST BUSINESS
- PRIVATE GARDEN GROUNDS OFFERING GREAT OUTDOOR SPACE
- OFF-STREET PARKING WITH THREE SPACES
- SPACIOUS ACCOMMODATION OFFERING SUPERB BUSINESS AND LIFESTYLE POTENTIAL
- PRIME LOCATION WITHIN WALKING DISTANCE OF GATEHOUSE OF FLEET TOWN CENTRE
- WITHIN CLOSE PROXIMITY TO SPECTACULAR BAYS, BEACHES AND GOLF LINKS

FOR SALE PRIVATELY

VENDORS SOLICITORS

Katie Woodhouse
Cavers & Co
40-42 St Mary St
Kirkcudbright
DG6 4DN
Tel: 01557 331217



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

Woodlyn is an exceptionally presented five-bedroom period townhouse, perfectly situated in the sought-after town of Gatehouse of Fleet. Steeped in character yet offering modern comfort, this elegant property is currently run as a thriving bed and breakfast business but could effortlessly transform back into a spacious and welcoming family home.

Arranged over two floors, Woodlyn features bright, well-proportioned rooms with high corniced ceilings throughout. The accommodation includes a lounge, dining room, well-equipped kitchen with adjoining utility, and five generous bedrooms, each with its own en-suite bathroom. There is also a self-contained one-bedroom annex.

To the rear is an enclosed L-shaped garden, offering privacy with a patio and lawn. It's a great spot for dining outside, relaxing, or entertaining. Part of the garden is currently set aside for B&B guests, giving flexibility while keeping a peaceful outdoor space in the heart of the town.

Woodlyn is conveniently located within walking distance of the town centre of Gatehouse of Fleet. Within this historic town, a range of local amenities can be found, including a primary school, several shops with a Post Office, chemist and a SPAR supermarket. Gatehouse of Fleet also offers two golf courses and a wide choice of restaurants and hotels, and is home to the Cally Palace Hotel, which provides scenic walks through its grounds as well as a swimming pool. Gatehouse of Fleet is also a recognised UNESCO Biosphere community.

In recent years, the town has become the base for the Raiders Gravel, a renowned cycling event held in the Galloway Forest Park in Southwest Scotland. Another highlight of the local calendar is the annual Gala Week, featuring a spectacular torchlight procession and fireworks, a float parade and traditional common ridings.

The town attracts a vibrant community of artists and makers. Just an 8 mile (approx.) drive away lies Kirkcudbright, also known as 'The Artists' Town', popular with visitors for its galleries, craft shops and niche retailers. Kirkcudbright also offers both primary and secondary schooling. A further range of services can be found in Castle Douglas, known as 'The Food Town', which is renowned for its independent shops, delicatessens, and craft outlets and traditional shops.

Gatehouse of Fleet is situated along the southern coast of Scotland, an area famed for its sandy beaches, local outdoor swimming spots and coastal walks. Dumfries and Galloway is one of the most diverse regions in southern Scotland, with landscapes ranging from the moorland of the Southern Upland Hills to the bays and beaches of the Solway Coast. It is a historically rural area where agriculture and tourism remain key contributors to the local economy.



Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, providing quick access from the south via the M6 and M74. The ferry terminal for Northern Ireland at Cairnryan is 46 miles away, while the international airports of Prestwick (67 miles) and Glasgow Airport (101 miles) are also within convenient driving distance. Mainline railway stations at both Dumfries (31 miles) and Lockerbie (44 miles) offer regular services north and south.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Woodlyn are sought **in excess of: £580,000**

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

Woodlyn is of traditional construction, featuring beautiful historic cornicing and high ceilings throughout, with new maintenance free uPVC sash and case windows installed in 2019. The house offers comfortable and spacious family accommodation over two floors, briefly comprising:

WOODLYN

GROUND FLOOR

- **Front Porch**

Accessed via a grand entrance with a large wooden door opening into the front porch. Inside, part-glazed double doors lead through to the central hallway.

- **Central Hallway**

A spacious and welcoming hallway featuring high ceilings, cast-iron radiators and a storage cupboard with a window to the rear. The store cupboard has a concrete floor.

- **Dining Area**

A large, open room kept cosy by a multifuel burner set within a tiled fireplace and framed by a wooden beam. The space is filled with natural light from a large bay window and boasts high, corniced ceilings. A door provides direct access to the kitchen.

- **Lounge**

A bright and generous room with a large bay window flooding the space with natural light. The lounge also features high corniced ceilings.



- **Kitchen**

Fitted with a range of wall and floor units, a sink, double oven, and 900mm induction hob with extractor fan. The kitchen is plumbed for white goods and benefits from windows on both sides of the property, creating a light and airy feel.

- **Utility Room**

Well-equipped with floor units, a sink and plumbing for white goods. There is a clothes pulley and a door leading outside, with windows to the rear and side. Steps lead down to the boiler room, which houses two gas Worcester boilers and has an external door. The utility room's roof was recently newly tiled.

- **Hallway**

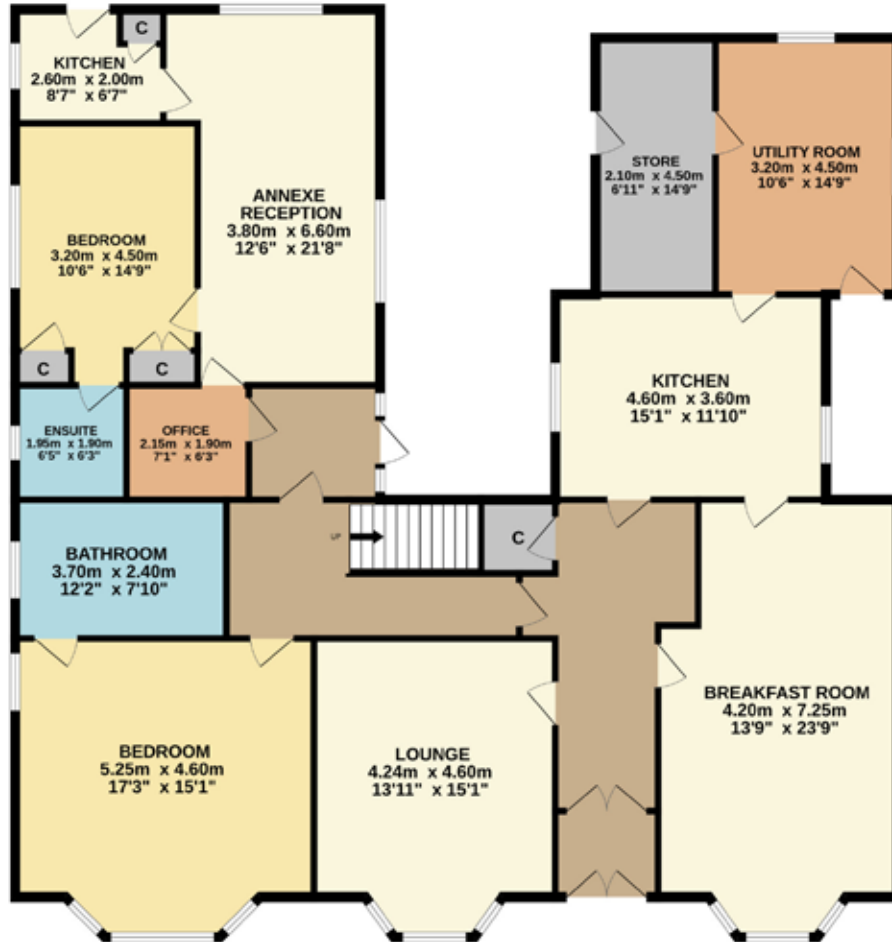
Provides access to the downstairs master suite, the annexe, and stairs to the first floor. The hallway features unique cornicing with historic carved faces.



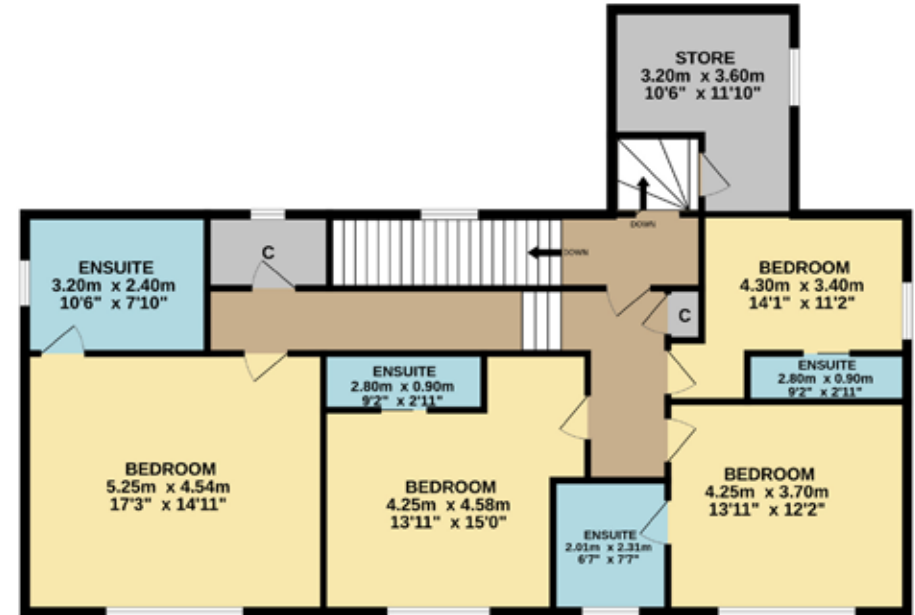


Floor Plan

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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- **Master Bedroom – Rosewood**

A large, elegant room with a grand bay window, corniced ceilings and two cast-iron radiators. It includes a high storage cupboard and an en-suite bathroom comprising a bath, shower, WC, wash hand basin and a window to the side.

FIRST FLOOR

- **Maids Room**

Accessed by a few steps down into the room, currently used for storage. A small window provides natural light.

- **Bedroom 2 – Hazel**

A double bedroom with corniced ceilings and a window to the side. The en-suite, with a space-saving sliding door, includes a shower, WC, wash hand basin and a window to the front.

- **Bedroom 3 – Maple**

A large double room with corniced ceilings and a large window to the front. The en-suite comprises a shower, WC, wash hand basin and a window to the front.



- **Bedroom 4 – Beech**

A double bedroom with corniced ceilings and a window to the front. The en-suite features a sliding door, shower, WC and wash hand basin.

- **Bedroom 5 – Willow**

A spacious room with corniced ceilings and a large window overlooking the front. The en-suite includes a generous shower, WC, wash hand basin and a window to the side.

- **Store Cupboard**

Features a part-glazed door and window to the rear.

ANNEX

- **Boot Room**

Accessible from the main house, with a fire exit door leading to the garden.

- **Office/ Hallway**

Flexible space that can serve as an office, situated between the entry door and living room.





- **Living Room**
A spacious and comfortable area with windows to the side and rear, allowing plenty of light.
- **Bedroom**
A double bedroom with a window to the side and an en-suite comprising a shower, WC, wash hand basin and window to the side.
- **Kitchen**
Fitted with a sink and induction hob, with a window to the side and a door leading out to the garden area.

OUTSIDE

To the rear, the L-shaped garden is partly walled and partly fenced, offering a mix of lawn and patio areas. A separate patio tucked around the corner provides B&B guests with privacy, while the garden also features an apple tree and a selection of shrubs and plants.

At the front, the property is enclosed by an iron fence with a gate and has three private parking spaces to the side of the property.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	Exempt	D (60)

Note: Since Woodlyn operates as a bed and breakfast, it qualifies as a small business and is exempt from business rates.



HOME REPORT

This property is home report exempt.

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, **Katie Woodhouse, 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.

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 November 2025

