



# CAIRNSMORE VIEW

Whithorn, Newton Stewart, DG8 8HA



LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS







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Whithorn 2.5 miles, Newton Stewart 16 miles, Stranraer 32 miles, Ayr 57 miles, Dumfries 63 miles, Glasgow 93 miles

## A STUNNING CONTEMPORARY FOUR BEDROOM FAMILY HOME SET ON AN ELEVATED SITE INCORPORATING GRAZING PADDOCKS, STABLES & MODERN AGRICULTURAL BUILDING ALL LOCATED IN A RURAL POSITION WITH STUNNING VIEWS OVER THE OPEN COUNTRYSIDE TOWARDS THE GALLOWAY HILLS

- BEAUTIFULLY PRESENTED FAMILY HOME WITH BRIGHT AND SPACIOUS ACCOMMODATION THROUGHOUT
- GENEROUS WRAP AROUND GARDEN GROUNDS
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- PRIVATE CONCRETE DRIVEWAY PROVIDING AMPLE PARKING ALONG WITH A DETACHED DOUBLE GARAGE
- MODERN AGRICULTURAL BUILDING AND STABLE BLOCK
- FORMER STONE BUILT BYRE WITH LAPSED PLANNING PERMISSION
- WITHIN A SHORT DISTANCE TO LOCAL BAYS, SANDY BEACHES AND THE RUGGED COASTLINE
- WITHIN AN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS

**IN ALL ABOUT 4.882 ACRES**

### VENDORS SOLICITORS

A B & A Matthews  
37 Albert St  
Newton Stewart  
DG8 6EG  
Tel: 01671 404100



### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY  
Tel: 01556 453 453  
Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)

## INTRODUCTION

Cairnsmore View is a stunning detached four-bedroom family home which has been vastly improved within the current ownership offering contemporary, bright and spacious accommodation throughout. The attention to details is second to none with quality fixtures and fittings complimented with calming pallets of colour adorning the walls. Occupying an elevated position, the property enjoys generous garden grounds and far-reaching views across open countryside. This is a unique opportunity to acquire a versatile property in one of the most picturesque regions of Dumfries & Galloway.

**This beautiful home incorporates about 4 acres of grazing land, a timber stable block, box profile agricultural shed incorporating further stabling, redundant traditional byre with lapsed planning permission, hay / straw shed, tack room, and even an insulated heated shed which is home to the family's pet chickens. The whole property is perfect for those seeking a rural lifestyle.**

Whithorn, located on the Machars Peninsula, offers a range of shops, cafés, a pharmacy, primary school, veterinary clinic, doctors' surgery and a garage. Nearby Wigtown, Scotland's National Book Town, is around 9.5 miles away and is home to the renowned annual Wigtown Book Festival. A wider selection of services is available in the market town of Newton Stewart (16 miles), including supermarkets, shops, professional services, a leisure centre and a secondary school.

This part of southwest Scotland is a haven for outdoor enthusiasts, offering scenic cycle routes through the Machars, beautiful coastal and countryside walks, fishing, golf, and the chance to enjoy the region's exceptional birdlife. With numerous sandy beaches and secluded coves nearby, it's perfect for family outings or peaceful coastal escapes.

Communications to the area are much improved with the A75 trunk road providing quick access from the South via the M6 & M74. Ferry services to Northern Ireland operate from Cairnryan (36 miles approx.), while Glasgow International Airport lies around 98 miles from the property. The mainline railway station at Stranraer offers regular services to Ayr, Troon, Kilmarnock, Prestwick Airport and 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 or  
*What3Words: ///restless.rural.horizons*

## GUIDE PRICE

Offers for the Cairnsmore View as a whole are sought **in excess of: £585,000**

## 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](mailto:enquiries@threaverural.co.uk)**



## PARTICULARS OF SALE

Cairnsmore View offers beautifully presented spacious and bright accommodation with quality fixtures and fitting throughout. The accommodation is set over two floors briefly comprising:



- **Utility Room**

Accessed from the rear of house via a modern composite door. the utility room benefits from floor and walls units, WHB and is plumbed for white goods, a window is set to the rear.

- **Kitchen / Diner**

A wonderful open living space which has been designed to cater for family / social dining & entertaining. There are a generous range of floor and wall units FINISHED IN Farrow and Ball pigeon green and school house white incorporating an integrated dishwasher, large Beko electric cooker and hood. A bespoke built island, incorporating a breakfast bar, is set in the centre of the kitchen along with a family dining table and there is a lounge area to the front, perfect for relaxing and enjoying the beautiful scenery. With windows to the front and rear, this room is flooded with natural light.



- **Sunroom**

Set just off the kitchen / diner the sunroom is glazed to three sides with double doors giving access to the neatly paved patio to the front.





- **Snug / Sitting Room**

Again, set just off the kitchen, this delightful snug has a picture window to the front which makes the most of the wonderful views.



- **Central Hallway**

A warm and welcoming central hallway with a staircase off to the first-floor accommodation. As you travel up the staircase, a beautiful feature window is set to the rear. Just off the hallway is a **cloakroom** which has a WC & a WHB which is housed in a bespoke vanity unit and finished with a gold-coloured mixer tap. The front door porch gives access to the front garden grounds.

- **Lounge**

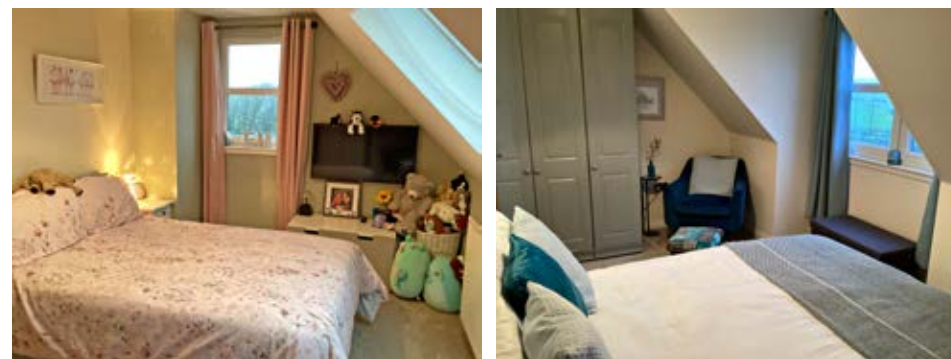
A beautiful family lounge with floor to ceiling glazing to the front and patio doors with glazed units to either side to the rear. A multi-fuel stove is inset into a fireplace with an oak beam above which sets the scene for those cosy winter nights.



## FIRST FLOOR

The first-floor accommodation has the same attention to details with beautiful décor throughout along with quality fixtures and fittings. The accommodation contains:

- **Bedroom 1**  
With a Velux window set to the rear and a window to the side.
- **Bedroom 2**  
With a window set to the side.
- **Bedroom 3**  
With a window to the front with views over the surrounding countryside towards the Galloway hills.
- **Bedroom 4 & En-Suite**  
A bright spacious room with built-in wardrobes and a picture window to the front, again with views over the surrounding countryside towards the Galloway hills. The en-suite is complimented by modern sanitary ware and a walk-in shower unit.



- **Family Bathroom**  
The bathroom has a 'P' shaped bath with a shower over and modern shower screen. There is a WC & WHB housed in a vanity unit.

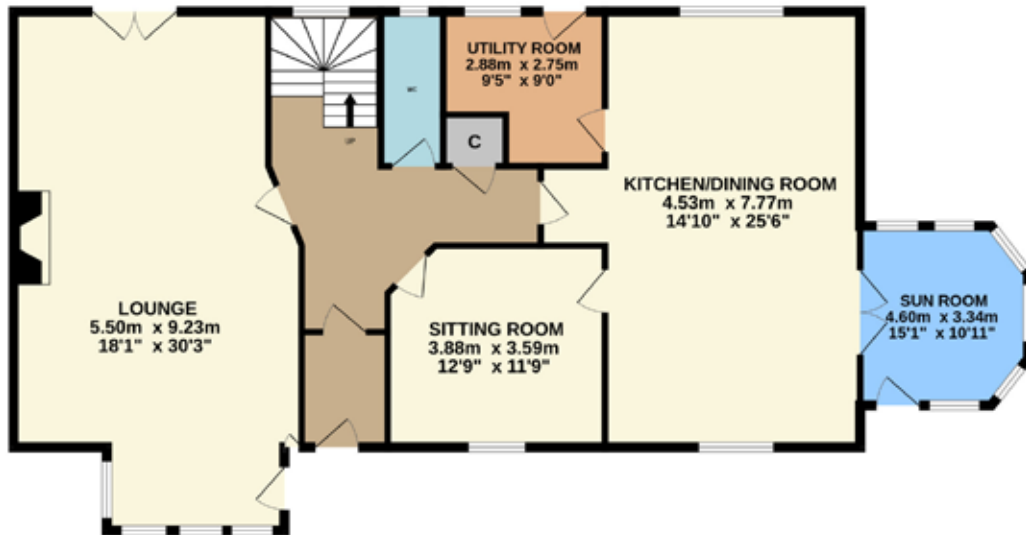
**PLEASE NOTE:** Some of the movable items within Cairnsmore View can be made available by separate negotiation.

## SERVICES

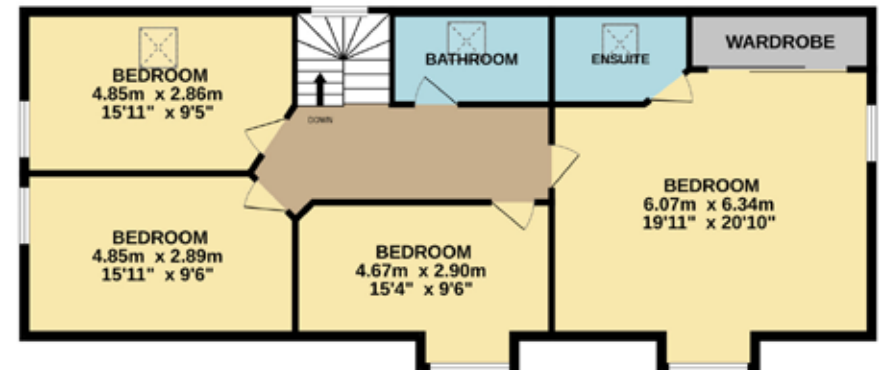
| Water | Drainage | Electricity | Heating | Council Tax | EPC    |
|-------|----------|-------------|---------|-------------|--------|
| Mains | Private  | Mains       | Oil     | E           | C (73) |

# 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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## OUTSIDE

Cairnsmore View is approached by its own private gated driveway which is laid to concrete. There is ample parking for several vehicles and in addition a detached double garage provides further parking.

The garden grounds are mainly laid to lawns with some mature shrubs, a small orchard and raised beds. An enclosure has been created for the chickens and incorporates a timber shed adapted as a chicken coop, which is heated and insulated. The location of the property is such that a plethora of native wildlife can be observed on a daily basis.

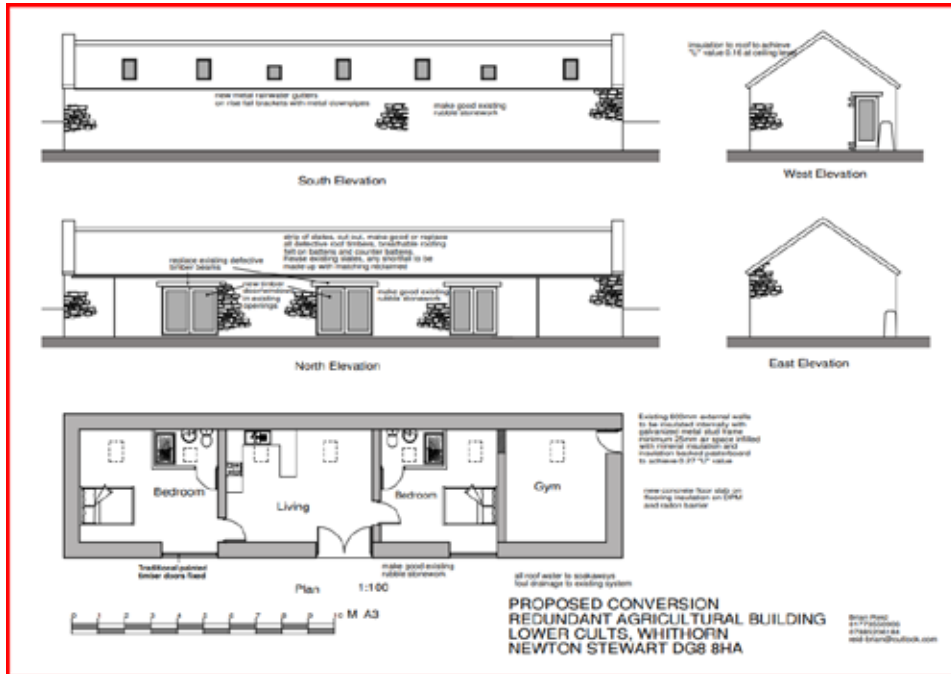
**In addition**, there is an agricultural building (18m x 9m) which has six stables and a dog grooming room along with a tack room with full lighting and electric. A detached timber building is also utilised for feed storage and can accommodate large Heston bales of hay and straw.

**A feature of the property** is the grazing paddocks which lie to the front of Cairnsmore View. The paddocks amount to about 4 acres, all post and railed and benefit from a timber block of three stables which have a concrete floor and apron, enclosed with neat timber fencing.



## THE TRADITIONAL BYRE

Sitting to the rear of Cairnsmore View is a traditional stone-built byre which has benefitted from planning permission in the past (planning ref': 19/1553/FUL) for development of a two en-suite bedroomed cottage with a kitchen, lounge area and a gym. Any interested party can view this planning via: [www.dumgal.gov.uk/planning](http://www.dumgal.gov.uk/planning) entering the planning ref' in the simple search box.



## HOME REPORT

Cairnsmore View is of mixed use and benefits from an agricultural holding number: 98/857/0064, therefore, there is no requirement to provide a home report. An energy performance certificate can be made available upon request.

## 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 December 2025***

