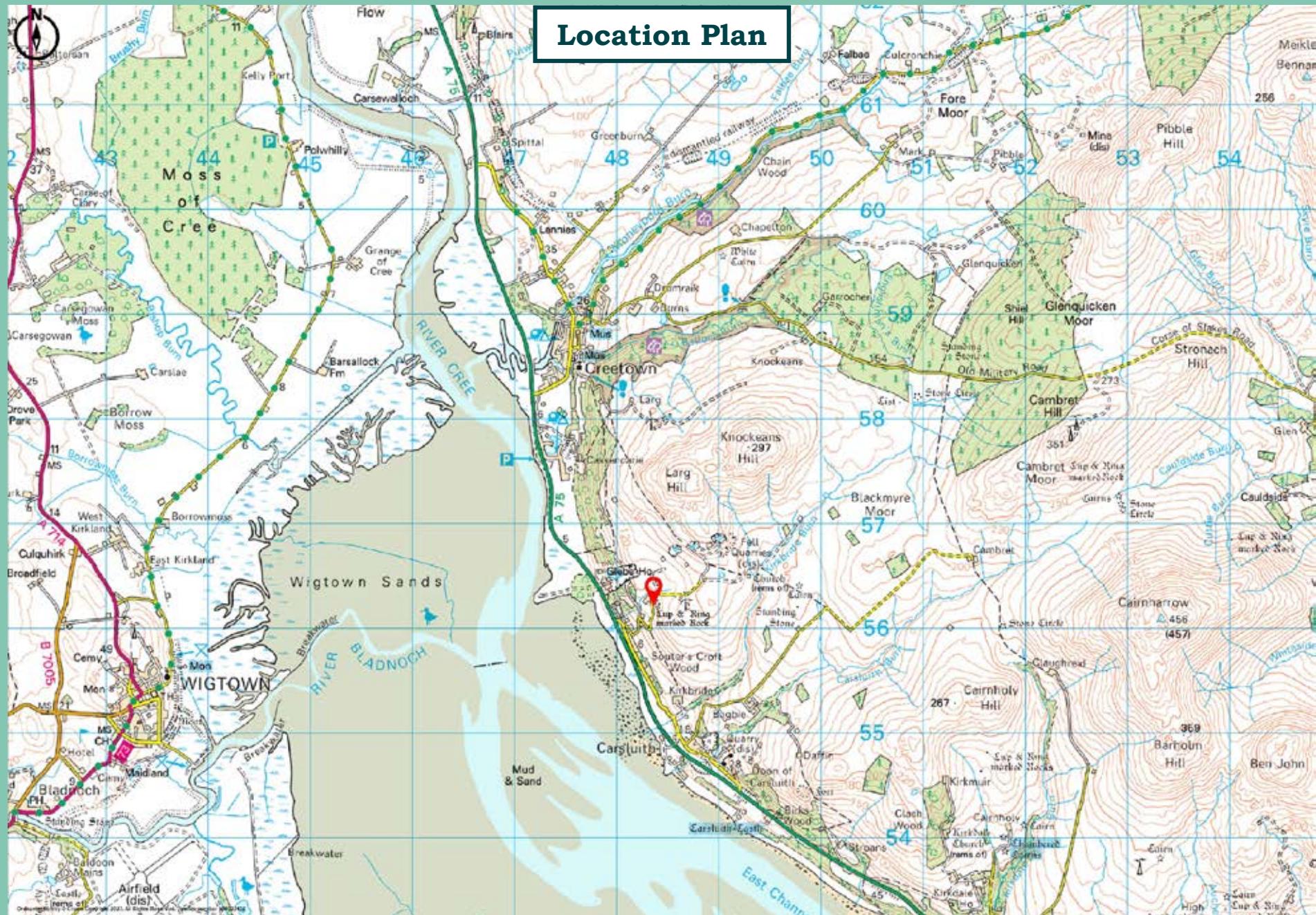




KIRKMABRECK FARM

Creetown, Newton Stewart, DG8 7DL

Location Plan



KIRKMBRECK FARM

Creetown, Newton Stewart, DG8 7DL

Creetown 2.5 miles, Newton Stewart 9 miles, Gatehouse of Fleet 8.5 miles, Dumfries 40 miles, Carlisle 75 miles

AN EXCEPTIONAL RESIDENTIAL SMALLHOLDING INCORPORATING A BEAUTIFUL PERIOD HOUSE, CHARMING COTTAGE, GRAZING LAND AND A RANGE OF FARM BUILDINGS SET ON AN ELEVATED SITE WITH STUNNING VIEWS ACROSS WIGTOWN BAY

- BEAUTIFULLY PRESENTED FOUR BEDROOM FARMHOUSE
- CHARMING TWO BEDROOM COTTAGE
- RANGE OF MODERN AND TRADITIONAL FARM BUILDINGS
- WELL-FENCED GRAZING LAND
- WITHIN AN EASY REACH OF MAJOR ROAD NETWORKS

IN TOTAL ABOUT 16.78 ACRES (6.79 HA)

FOR SALE PRIVATELY AS A WHOLE



VENDORS SOLICITORS

Katie McNab
Shepherd & Wedderburn
9 Haymarket Square
Edinburgh
EH3 8FY
Tel: 0131 228 9900

SOLE SELLING AGENTS



Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 0156 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

INTRODUCTION

Kirkmabreck Farmhouse is a beautifully presented granite stone farmhouse with spectacular view across Wigtown Bay. Situated on the periphery of the village of Carsluith and just over two miles from Creetown, the property benefits from a large garden, a two-bedroom cottage, just under 17 acres of grazing land and a range of traditional and modern farm buildings.

The farmhouse at Kirkmabreck has been a family home for many years and has been sympathetically modernised and maintained to a high standard, offering bright and spacious family accommodation over two floors. Kirkmabreck Farmhouse benefits from its own private driveway where there is ample hardstanding along with a double garage and well-maintained garden grounds which offer dedicated areas for alfresco dining and family or social entertaining.

Located within the farm steading is a two-bedroom cottage which has also been maintained to a high standard with split across three levels. There is an extensive range of farm buildings alongside 16.78 acres of agricultural land which ranges from good mowing and cropping land to productive permanent pasture.



Only a short drive from Kirkmabreck Farmhouse is the village of Creetown which offers a range of local amenities including a village shop with outreach post office, primary school, health centre with dispensary, bowling club, locally renowned 24hr fuel station, and both tennis and football clubs. A wider selection of shops, schools, and services can be found in Newton Stewart and Gatehouse of Fleet. Creetown is a former fishing village that was founded in the 18th century. It formed one end of a ferry route that took pilgrims across the River Cree estuary to the shrine of St Ninian at Whithorn. Creetown is home to the award-winning Gem Rock Museum with its collection of gemstones, crystals, minerals, rocks and fossils.

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.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiasts extremely well-catered for with fishing available locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of local courses. The area is distinctly rural in character with agriculture and tourism forming the backbone of the local economy. The region is noted for its fertile and productive grassland.

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 Kirkmabreck Farmhouse are sought **in excess of: £550,000**

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
Web: www.threaverural.co.uk



PARTICULARS OF SALE

KIRKMARRECK HOUSE

This traditional house occupies a stunning elevated site surrounded by its own mature garden grounds and enjoys spectacular views across Wigtown Bay. Kirkmabreck House is set over two floors offering bright, spacious and beautifully presented family accommodation, briefly comprising:

GROUND FLOOR

- **Rear Entrance Porch**

Part glazed UPVC door to outside, useful base units with cupboard and drawer storage, doors off to cloakroom & log store, window to the rear and Velux type window set in the roof.

- **Cloakroom**

With WC set in modern vanity unit, window to the rear.

- **Rear Hallway**

With understairs storage cupboard and walk-in pantry.



- **Farm Office**

With a window to the side.

- **Kitchen / Diner**

With a range of base and wall units, large built-in storage cupboard, oil fired AGA, plumbed for white goods, window to the side.

- **Lounge**

A lovely cosy room with a wood burning stove and double aspect windows, one of which affords spectacular views across Wigtown Bay.

- **Central Hallway**

With stairs off to first floor, door to front door porch.

- **Sitting Room**

With a feature fireplace, double aspect windows.

FIRST FLOOR

- **Split Landing**

Leading to a spacious upper landing with a picture window to the front.

- **Double Bedroom 1**

With double aspect windows.

- **Double Bedroom 2**

With double aspect windows and feature fireplace.

- **Double Bedroom 3**

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

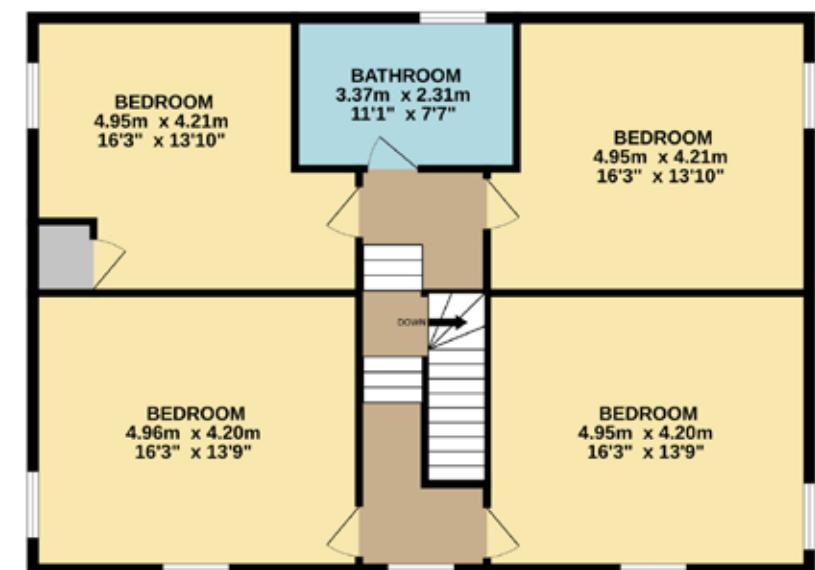


Kirkmabreck House Floor Plan

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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- **Family Bathroom**

With a modern range of sanitary ware, large walk-in shower with glazed screen, large bath.

- **Double Bedroom 4**

With a window to the side.

KIRKMABRECK SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Private	Mains	Oil Fired / Wood burning Stoves	E	E (40)



KIRKMABRECK COTTAGE

The farm cottage is set over three split levels with garden grounds with views across the surrounding countryside and over Wigtown Bay, briefly comprising:

GROUND FLOOR



- **Front Porch**

With a hard floor and a window to each side.

- **Living Room**

Open plan living space into the dining room with an under-stair cupboard, wood burning stove and a window to the front.

- **Dining Room**

With built in shelves and a window to the front.

HALF LANDING

- **Kitchen**

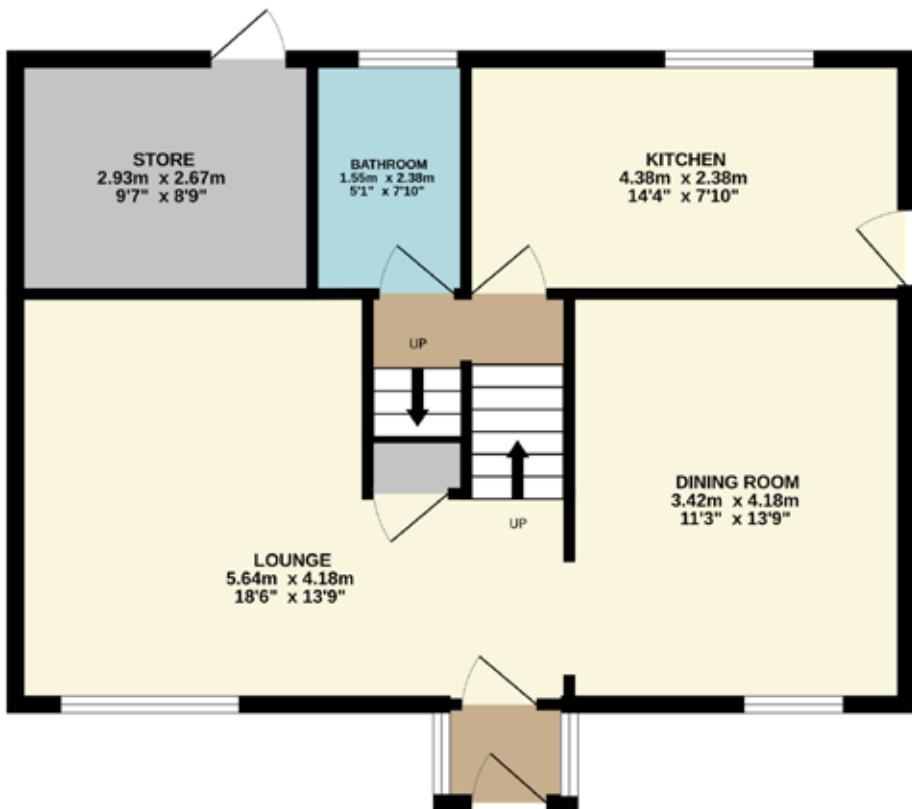
With floor and wall units, sink, electric cooker and oven, extractor fan and a door to the side. There is also a large window to the rear with stunning countryside views.

- **Bathroom**

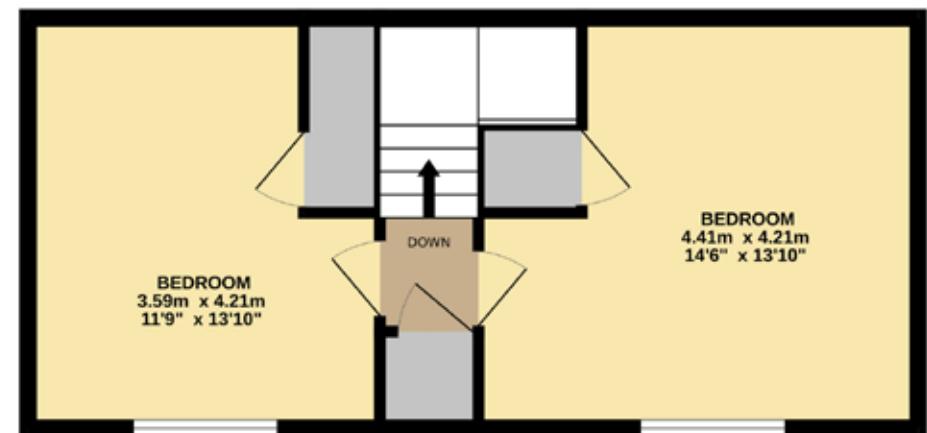
With a WC, washing hand basin, a bath with a shower over and a window to the rear.

Kirkmabreck Cottage Floor Plan

GROUND FLOOR



1ST FLOOR



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Made with Metropix ©2023

FIRST FLOOR

- **Bedroom 1**
With a coomed ceiling, built-in cupboard and a window to the front.
- **Bedroom 2**
With a coomed ceiling, built-in cupboard and a window to the front.
- **Hallway**
With a Velux window maximising light in the stairway.

KIRKMABRECK COTTAGE SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Private	Mains	Oil	B	D (58)

OUTSIDE

The garden grounds at Kirkmabreck are mature and well-kept and surround the house, made up of mature trees, shrubs, neat lawns and a plethora of colourful annual perennials which can be enjoyed whilst relaxing on the patio. There is tarmac off-road parking available with a double detached garage.



FARM STEADING

There are a range of well-maintained traditional farm buildings which comprises of mainly steel portal structures which were formally used for the overwintering of the beef herd, forage storage and general farming activity.

Range of Traditional Barns & Byres

Of stone-built construction under slated roofs.

General Purpose Steel Portal Open Frontage Shed

Utilised as forage storage.

Traditional Dutch Barn

Of corrugated iron construction.

Stone Built Former Barn

With big six roof, utilised as lambing and general storage shed.

Cattle Shed 1

Of steel portal construction under a fibre cement roof with central feed passage and under slats scrapers. Lean-to off housing a modern digital weighing system, bespoke cattle handling system and crush with digital weigh cell.

THE AGRICULTURAL LAND

The land at Kirkmabreck Farm extends to about 16.78 acres (6.79 hectares) to include the areas occupied by the farmhouse, steading, access roads, etc. The agricultural land lies within a ring fence and is mainly grazing land. The land lies within 5 good sized field enclosures. The land is fertile, well-fenced and watered.



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 McNab, Shepherd & Wedderburn** 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 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 January 2026



Sale Plan

SALE PLAN FOR INDICATIVE PURPOSES ONLY

