



Cairndoon Byre, Whithorn

Newton Stewart, DG8 8NF

Offers in region of £570,000 are invited.

Cairndoon Byre

Whithorn, Newton Stewart, DG8 8NF

Whithorn has long been a very popular retreat on Scotland's Southwest coastline, attracting many visitors and with access to a full range of outdoor pursuits including walking, fishing, bowling, and excellent golf courses. Local amenities include primary school, church, general and specialist stores, library, post office, hotel/restaurant, chemists and general practice healthcare. The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. Both have hotel/restaurants. The well-known Book Town of Wigtown is only 8 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in the market town of Newton Stewart (20 miles) and Stranraer (30 miles approx.).

- Recently converted Steading
- Immaculate condition with comfortable and spacious accommodation
- Stunning views over Luce Bay and Galloway Hills beyond
- Annex used as Holiday Cottage
- Oil fired central heating
- Family home used as BnB
- Wider doors for wheelchair access throughout
- Spacious off road parking
- Ensuite bedrooms
- Spacious and well maintained garden grounds



Nestled in the picturesque countryside of Dumfries and Galloway, this remarkable property presents a rare opportunity to acquire a stunning 4-bedroom semi detached family home currently run as a B@B and a 3 bedroom annex currently run as a holiday let that seamlessly blends contemporary luxury with traditional charm. Recently converted from a historic steading, this abode offers an impeccable standard of accommodation, making it the ideal choice for discerning buyers seeking a unique investment or a prestigious residence. Boasting an impeccable condition throughout, this property enjoys an enviable location with sweeping views over Luce Bay and the majestic Galloway Hills beyond. The panoramic vistas provide a breath-taking backdrop to every-day life, promising a tranquil and idyllic setting.

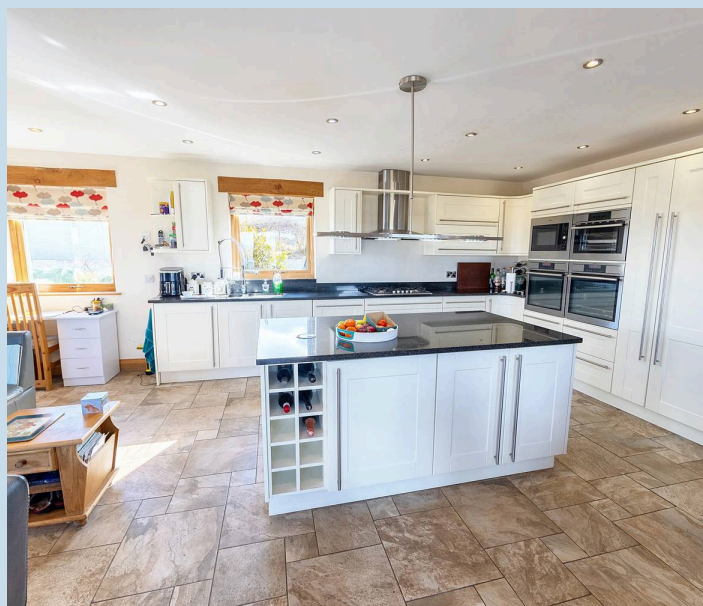
Upon arrival at the property, you are greeted by a 3 bedroom, separate self-catering annexe, perfect for accommodating additional guests or providing a supplementary income stream. Both fuelled by oil fired central heating, we also have a highly rated and award-winning family home currently run as a bed and breakfast, renowned for its exceptional service and luxurious amenities. Inside, the property offers comfortable and spacious accommodation across multiple levels. As well as 2 shower rooms, 5 of the 7 bedrooms boast ensuite facilities, ensuring privacy and convenience for guests. The interiors exude elegance and sophistication, with tasteful décor and high-quality finishes adding to the overall allure.

- Recently converted Steading
- Immaculate condition with comfortable and spacious accommodation
- Stunning views over Luce Bay and Galloway Hills



Outside, the property features spacious off-road parking, providing ample space for residents and visitors alike. The well-maintained garden grounds offer a peaceful retreat, with manicured lawns and mature plantings creating a serene outdoor oasis. Whether enjoying a morning coffee on the terrace or hosting an alfresco dinner party, the grounds provide the perfect backdrop for outdoor living. This property presents a rare opportunity to own a piece of Scottish heritage, with a rich history and modern amenities seamlessly integrated for contemporary living. Whether seeking a lucrative business venture or a luxurious family home, this property offers endless possibilities for the discerning buyer.

In conclusion, the 4-bedroom semi detached family home currently run as a B@B and a 3 bedroom annex currently used as holiday cottage are a testament to architectural excellence and timeless elegance. With its stunning views, comfortable accommodation, and exceptional amenities, this property represents the epitome of luxury living in the heart of Dumfries and Galloway. Don't miss your chance to make this extraordinary residence your own. Schedule a viewing today and experience the magic of this unparalleled property first-hand.



Dining Kitchen

31' 0" x 17' 11" (9.44m x 5.46m)

Front entrance into spacious dining kitchen and living space comprising of fully fitted kitchen with both floor and wall mounted units as well as separate island. Granite worktops with integrated twin electric fan ovens as well as steam oven and microwave. Integrated sink with mixer tap and pull down hose as well as integrated fridge freezer. Integrated pop up charging ports as well as double glazed window and bi-folding patio doors. Access to lounge and utility space to the rear.

Utility Space

11' 5" x 5' 9" (3.48m x 1.75m)

Lobby with built in storage as well as access to central heating boiler leading to rear utility space currently housing white goods with plumbing for washing machine as well as double glazed window and outside access via uPVC storm door.

Lounge

26' 11" x 14' 10" (8.20m x 4.51m)

Generous sized lounge accessed via dining kitchen with bi-fold doors to the front providing outside access as well as open views over the surrounding countryside. Access to the rear to ground floor shower room and bedroom as well as stairs giving access to upper level accommodation. Under stairs storage also.

Shower room

9' 7" x 8' 1" (2.93m x 2.47m)

Towards rear of property, a bright and spacious shower room comprising of walk in mains shower cubicle as well as separate toilet and wall mounted WHB with built in cabinet and light up mirror. Tiled walls and flooring as well as double glazed window and built in extractor fan.

Bedroom

14' 10" x 12' 8" (4.51m x 3.85m)

Spacious double bedroom to rear of property on ground floor with TV point as well as two double glazed windows providing natural light and an overlook over rear garden ground.





Landing

Open and spacious landing on the upper floor with built in eaves storage as well as two Velux windows providing natural light. Access to full upper level living accommodation.

Master bedroom

23' 5" x 17' 7" (7.13m x 5.35m)

Generous sized master bedroom on the upper floor double glazed window to side providing views over farmland & beyond as 4 Velux windows for natural light allowing for a bright and spacious room. Built in storage as well as access to Ensuite bathroom.

Ensuite

8' 9" x 8' 4" (2.67m x 2.53m)

Accessed via master bedroom, a spacious Ensuite bathroom comprising of separate walk in mains shower cubicle, bath, toilet and wall mounted WHB with built in cabinet and light up mirror. Heated towel rack as well as Velux window. Tiled walls and flooring with built in extractor fan.

Bedroom

12' 7" x 12' 3" (3.83m x 3.74m)

Spacious double bedroom on the upper level with double glazed window providing front outlook as well as built in storage and access to ensuite shower room.



Ensuite

8' 4" x 6' 7" (2.53m x 2.00m)

Ensuite shower room comprising of walk in mains shower cubicle with separate toilet and wall mounted WHB with built in cabinet and light up mirror. Velux window also with tiled walls and flooring and built in extractor fan.

Bedroom

19' 11" x 12' 3" (6.06m x 3.74m)

Spacious double bedroom towards rear of property with 2 large Velux windows for natural light as well as access to Ensuite shower room. Built in storage also.



Ensuite

7' 11" x 5' 10" (2.41m x 1.77m)

Ensuite shower room comprising of walk in mains shower cubicle with separate toilet and wall mounted WHB with built in cabinet and light up mirror. Tiled walls and flooring as well as Velux window.

Self catering Air BnB

Kitchen/ Lounge

20' 7" x 14' 5" (6.27m x 4.40m)

Open plan dining kitchen living space on ground floor with front access via uPVC storm door as well as double glazed windows and bi-fold doors to side providing garden access and open views over farmland & beyond. Fully fitted kitchen with floor and wall mounted units to include integrated electric fan oven stainless steel sink with mixer tap. Access to utility space leading to ground floor shower room and bedroom. Stairs giving access to upper level accommodation.

Utility room

8' 0" x 6' 0" (2.45m x 1.82m)

Utility room accessed off of dining kitchen area with built in storage, mounted unit as well as stainless steel sink and mixer tap. Plumbing for washing machine as well as double glazed window. Access to Shower room and ground floor bedroom.

Shower room

8' 6" x 6' 2" (2.58m x 2.00m)

Spacious shower room on the ground level with walk in mains shower cubicle as well as separate toilet and wall mounted WHB with light up mirror. Tiled walls and flooring as well as heated towel rack and built in extractor fan.

Bedroom

14' 5" x 11' 6" (4.40m x 3.51m)

Spacious double bedroom on the ground floor with two double glazed windows allowing for natural light as well as built in storage.



Bedroom

19' 11" x 14' 5" (6.06m x 4.40m)

Spacious double bedroom on the upper level with two Velux windows and central heating radiator as well as access into Ensuite shower room.

Ensuite

7' 7" x 5' 10" (2.32m x 1.77m)

Ensuite shower room comprising of walk in mains shower cubicle with separate toilet and wall mounted WHB with built in cabinet and light up mirror. Tiled walls and flooring as well as Velux window and heated towel rack.

Bedroom

18' 7" x 14' 5" (5.67m x 4.40m)

Spacious double bedroom on the upper level with double glazed window providing views over farmland & beyond as well as Velux window and access into Ensuite shower room.

Ensuite

7' 6" x 5' 10" (2.29m x 1.77m)

Ensuite shower room comprising of walk in mains shower cubicle with separate toilet and wall mounted WHB with built in cabinet and light up mirror. Tiled walls and flooring as well as Velux window and heated towel rack.

Garden

Sat on a generous plot to allow for spacious and well maintained garden grounds comprising of well maintained lawn area, Indian sand stone slabs and pathway surrounding the property. Planting borders and stone dyke wall borders as well as gravel drive way leading to ample parking spaces for multiple cars as well as access to workshops and outbuildings.

Yard

Garage/ workshop as well as gated yard area with storage containers with gravel pathway and planting borders also. Greenhouse and fenced border making it fully enclosed.

DRIVEWAY

4 Parking Spaces

Gravel driveway off of main road leading to off road

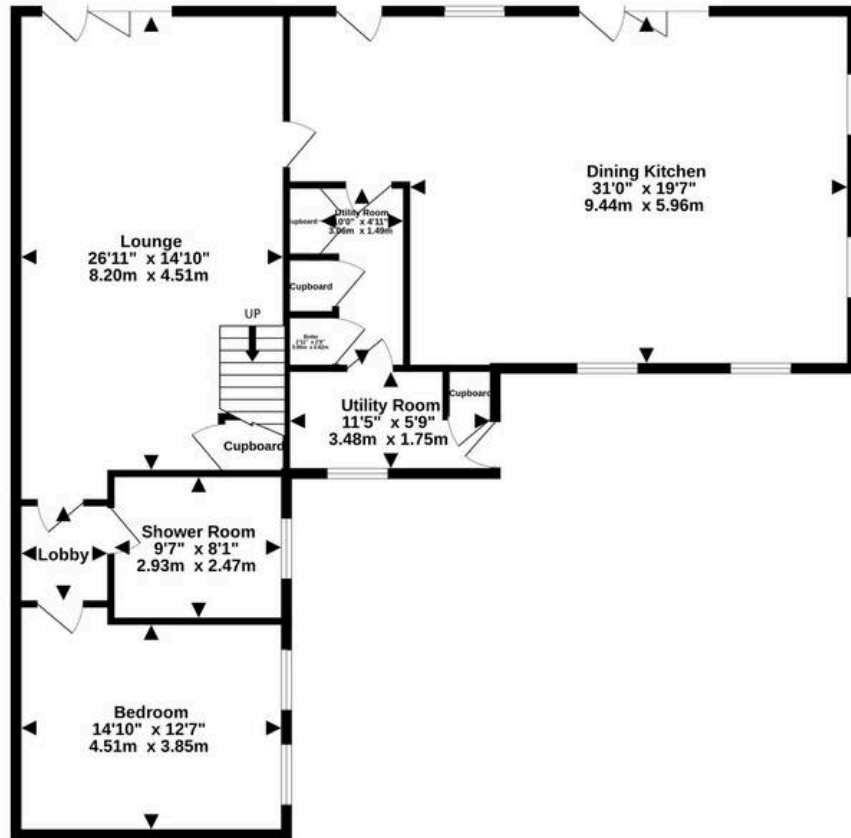




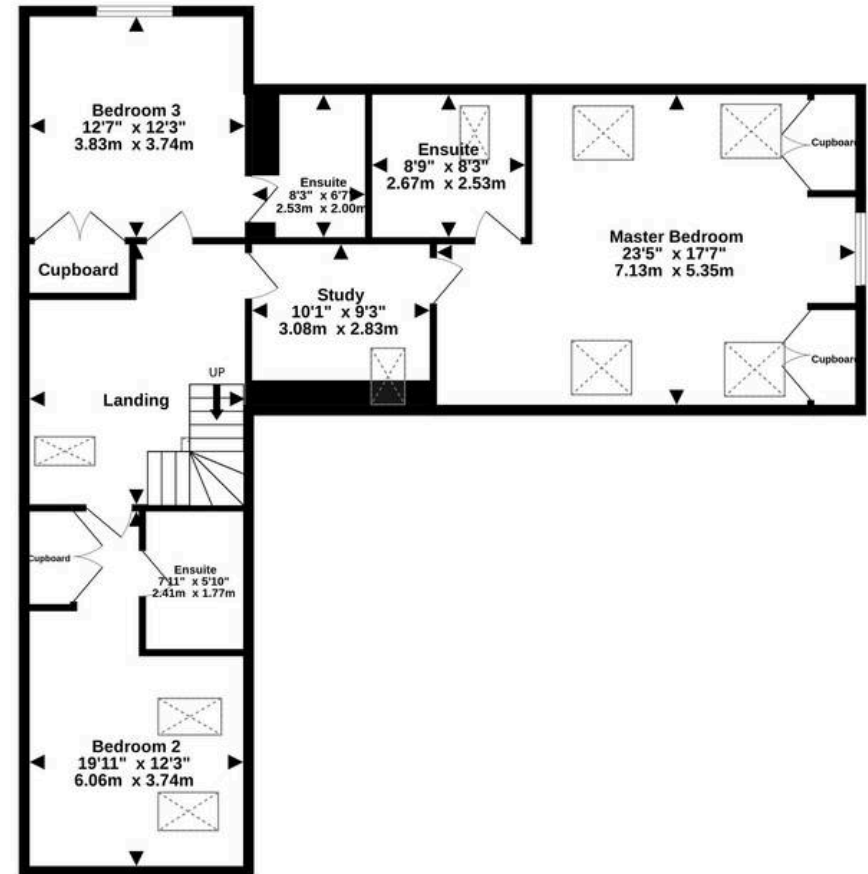




Ground Floor
1338 sq.ft. (124.3 sq.m.) approx.



1st Floor
1144 sq.ft. (106.3 sq.m.) approx.



TOTAL FLOOR AREA : 2482 sq.ft. (230.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTES

Conditions of sale It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

RATEABLE VALUE Byre: £2800 Steading: £3150 **EPC RATING** D(65)

SERVICES

Mains electricity, water & drainage to septic tank. Oil fired central heating. Multi fuel burning stove.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

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. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.

Conditions of sale

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Presale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

