



Newstead
Balmaclellan | Castle Douglas | Kirkcudbrightshire | DG7 3QS

 **FINE & COUNTRY**

NEWSTEAD



Overview: Newstead is a lovely, detached family home set in a private and rural position, offering spacious gardens and superb views over the surrounding countryside. Sitting on 6.23 acres, it includes a babbling burn, rolling hay meadow, and species-rich wetlands ideal for wildlife and bird-watching. There is a large, 9 x18 meter steel-frame shed ready for your hobby, commercial, or agricultural pursuits. An ideal smallholding or business/lifestyle opportunity!

Built in 2000, the property offers bright, spacious and flexible accommodation, with impressive views from every room, good quality fixtures and fittings, and scope to convert the large attic space into further accommodation if desired (subject to planning). Large south-facing windows and an airy conservatory offer plenty of natural light throughout.

Located on what is known locally as "The Hidden Road," Newstead offers true peace and quiet while benefitting from a range of local amenities and outstanding opportunities for outdoor recreation. Nearby Loch Ken is ideal for boating, fishing, and watersports, while the stunning Solway Coast, with its quiet beaches and coastal walks, is within easy striking distance. On the doorstep of Galloway Forest Park, the Southern Upland Way, and National Cycle Route 7, this location offers endless possibilities for hiking and biking.

Outside of the small hamlet of Balmaclellan, services can be found ten minutes away in the charming village of New Galloway, which has a community market, medical practice, and primary school, as well as the New Galloway Golf Club boasting panoramic views, and the CatStrand, a lively cafe and performing arts venue that hosts an outstanding lineup of musicians and artists on their national and international tours. Neighbouring St. John's of Dalry offers primary and secondary schools as well as an award-winning gastropub.

A broader range of amenities can be found in the market town of Castle Douglas, and a bit further are the popular and picturesque villages of Kirkcudbright, Gatehouse of Fleet, Rockcliffe-Kippford, and Wigtown, all offering an array of dining and shopping, cultural activities, and scenic walks that bring many tourists to the region.

The current owners had developed plans for a holiday glamping business at Newstead, which included two cabins, a sauna, and ponds. Detailed business plans, profit projections, and preliminary ecological surveys can be made available to seriously interested parties. In their tenure, the

current owners have lovingly maintained and improved the property: freshly decorating throughout, fully servicing the septic, boiler, and woodstove, and planting over 150 mixed native broadleaf trees and shrubs.

Accommodation: A part-glazed front door opens into the convenient vestibule, and then a part-glazed inner door leads into the reception hall. The L-shaped hall features oak effect flooring (as in most other rooms), two fitted and shelved storage cupboards, and provides direct access to all rooms bar the conservatory.

The south-facing sitting room is filled with natural light and enjoys a large window to the front elevation, with far-reaching views out over the garden and towards the ridgeline of Loch Ken. There is an attractive Clearview multifuel stove and antique wall sconces. The sitting room flows through an open doorway into the kitchen (which can also be accessed from the hall).

The kitchen is fitted with an excellent range of Shaker style units under solid wood worksurfaces. There is a Belfast sink, integrated double oven, induction hob, space for white goods and ample space for living/dining furniture to one end, with the addition of a multifuel stove too. Windows to the side and rear allow plenty of light in, as do the adjacent conservatory and rear porch.

Double-glazed French doors from the kitchen open into the wonderful conservatory, which is an absolute delight. Comprising a tiled floor and fitted radiators, this room can be used all year round and makes the most of the stunning views over the garden to the rolling countryside beyond. French doors also open straight out to the rear garden.

All three bedrooms are generous doubles in size and all feature built-in wardrobes with hanging and shelving. Large windows to all rooms allow plenty of light in and ensure excellent views are enjoyed.

The bathroom, comprising an attractively restored, free-standing cast iron bath, separate shower cubicle (mains shower), WC and wash hand basin, completes the accommodation.









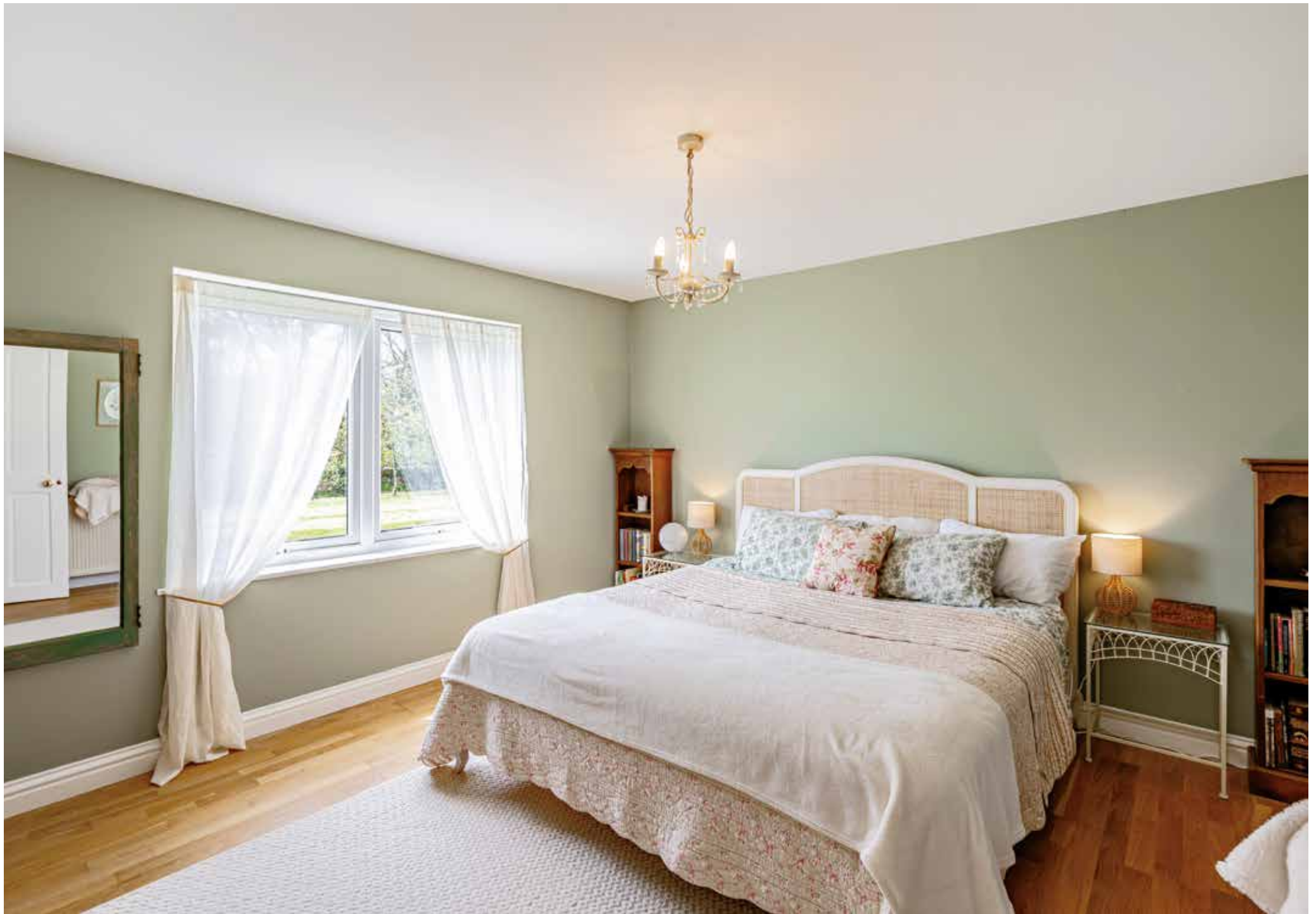




















STEP OUTSIDE

A gated and tarmac driveway offers ample parking and turning, leading to a detached timber garage at the side of the house.

There are gardens that wrap around the property and enjoy the sun all day. To the front of the house is a generous expanse of lawn, bordered by mature shrubs, bushes and perennials. There is a charming and very productive orchard with apple, plum, and pear trees. To the northern side of the plot, there are timber sheds, a greenhouse, and raised beds with a hardy patch of black and redcurrant bushes.

At the rear of the house is a large lawned garden bordered by specimen trees and hedges, with a gravelled patio area for alfresco entertaining.

There is direct access to the meadow from the garden by way of footbridge and culvert over the burn. The land also has roadside access (double farm gates) and is stockproof with a natural water supply via the burn.

The current owners have recently planted several stands of mixed native trees and shrubs.

The land has been assessed by an ecological surveyor, and there is huge scope to create a wildlife sanctuary or an ecotourism business. The meadow is classed as neutral unimproved grassland, a vanishingly rare habitat in the UK; it is a lovely old-fashioned hay meadow filled with wildflowers. In the past it has been gently grazed but mostly used to produce high-quality hay (yielding about 30 bales) which has helped maintain its lovely character.

The wetter area to the north is a species-rich wetland complex with a burn and an onstream pond; it is prime habitat for wildlife such as otter, heron, water vole, great crested newt, willow tit, and other rare species. In the summer, the marshland flowers with meadowsweet and angelica. Red kites soar and swoop overhead and red squirrels may be seen. Ecology, biodiversity and hydrology reports have been carried out, and can be passed to interested parties.

Within the grounds is a large modern box profile agricultural building measuring approximately 18.2m x 9.1m. This building features an electric roller door, separate pedestrian door, power and light, and is presently used for storage.



The Location: This region of Dumfries & Galloway is known for its slower pace and unspoilt scenic beauty. Locals often refer to it as “a hidden gem” and a “well-kept secret.” In addition to its proximity to the Solway Coast, Southern Upland Way, National Cycle Route 7, and Galloway Forest Park, the property also sits within the nation’s first designated Dark Sky Park (for excellent nighttime stargazing) and the UNESCO Biosphere of South Ayrshire and Galloway, highlighting the superb natural beauty of the region.

In the larger surrounding area, the colourful harbour town of Kirkcudbright is known as “The Artist’s Town” and a regional mecca for makers and creatives, with many fine galleries and open studios to explore—especially during Spring Fling, a yearly event that opens art & craft studios throughout Dumfries & Galloway to the public. A scenic drive down the Solway Firth takes you to Wigtown, known as Scotland’s

National Book Town, which hosts an abundance of bookshops and the famous Wigtown Book Festival.

Closer to home, the market town of Castle Douglas offers a wide range of shops and services, cafes and restaurants, gourmet delicatessens and bakeries, and weekend showings at The Fullarton, a tastefully restored cinema that programs new releases, classics, and filmed performances of ballet and theatre.

Newstead is around 25 miles and 45 minutes’ drive time west of Dumfries via the A75, and 12 miles north of Castle Douglas with a 20 minute drive time. The A75 trunk road provides quick access via the M6 and M74. The ferry links to Northern Ireland run from Cairnryan and the international airports at Glasgow and Edinburgh are within easy reach.





Services: Mains electricity, mains water supply, oil fired central heating (a smart thermostat has been installed), multi-fuel stoves. Private drainage to septic tank (registered with SEPA). The septic tank was inspected and emptied in January 2026. The boiler has been serviced in the last six months. The chimney has been swept recently and some fire bricks have been replaced. Double glazed throughout. Broadband supplied by EE, with Fibre broadband.

Fixtures and Fittings: All appliances in the kitchen may be available by separate negotiation.

Local Authority: Dumfries & Galloway Council – Band E

EPC: D

Home Report: There is no requirement to provide a home report for Newstead as it benefits from an agricultural holding number (82/508/0037), however the present owners have obtained their own home report and it can be made available upon request.

Viewings: Strictly by appointment with the sole selling agents, Fine & Country Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

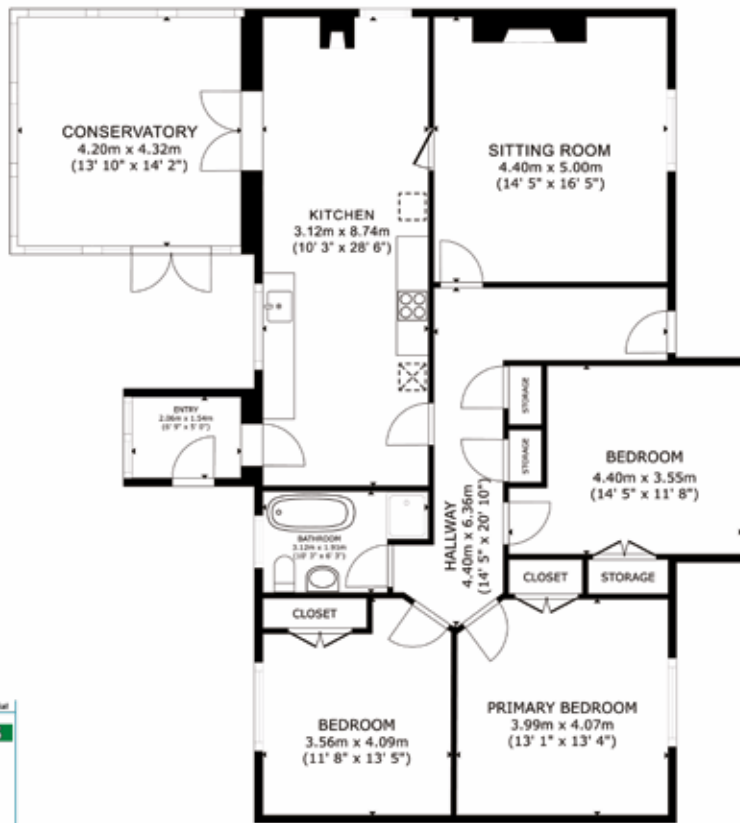
Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks when an offer is accepted. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on [facebook.com/fineandcountryscotland](https://www.facebook.com/fineandcountryscotland) and Instagram on [@fineandcountryscotland](https://www.instagram.com/fineandcountryscotland).

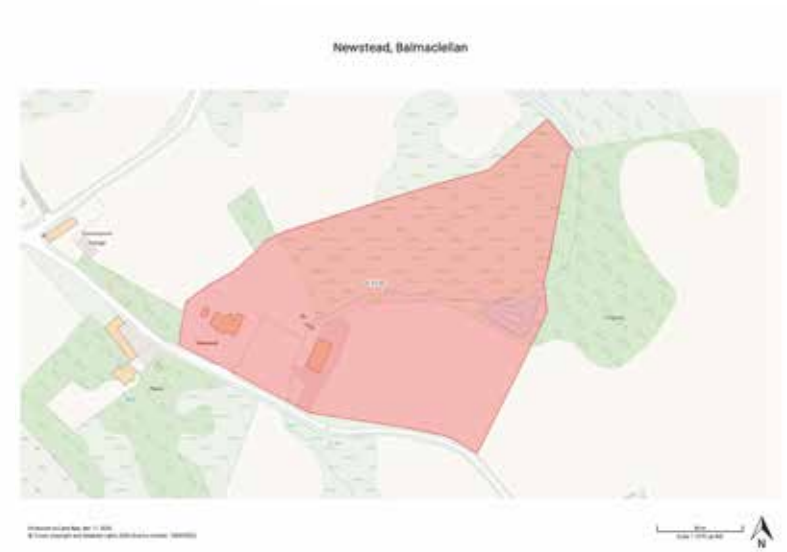
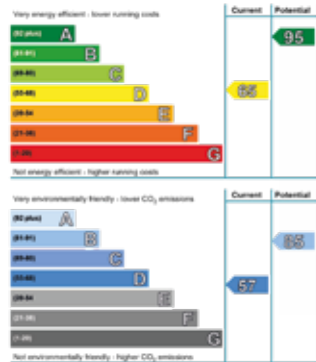
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FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 143.4 m² (1,544 sq.ft.)
 TOTAL : 143.4 m² (1,544 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed xx.xx.2026





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