



PEMBRIDGE COTTAGE

Dundrennan, Kirkcudbright, DG6 4QF



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



PEMBRIDGE COTTAGE

Dundrennan, Kirkcudbright, DG6 4QF

Kirkcudbright 5 miles, Castle Douglas 11 miles, Dumfries 27 miles, Carlisle 60 miles, Glasgow 102 miles

A BEAUTIFULLY PRESENTED TRADITIONAL TWO BEDROOM COTTAGE SITUATED IN AN IDYLIC RURAL POSITION WITH EXCEPTIONAL COUNTRYSIDE VIEWS NEAR THE VILLAGE OF DUNDRENNAN

- IMMACULATELY MAINTAINED HOME ARRANGED OVER TWO FLOORS
- SPACIOUS AND VERSATILE ACCOMMODATION
- LANDSCAPED GARDEN GROUNDS OFFERING FLEIXBLE OUTDOOR SPACE
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- COUNTRYSIDE PURSUITS AVAILABLE STRAIGHT FROM THE DOORSTEP
- WITHIN A SHORT DISTANCE TO LOCAL BAYS, BEACHES AND THE RUGGED COASTLINE

FOR SALE PRIVATELY

VENDORS SOLICITORS

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

Pembridge Cottage occupies an idyllic rural position and is a beautifully presented traditional stone and slate country cottage. Set on an elevated site, the property enjoys generous garden grounds and wonderful open views across the surrounding countryside.

The cottage has been exceptionally well maintained throughout and offers spacious accommodation comprising two reception rooms, a kitchen and two bedrooms.

Off-road parking is available to the side of the property, with two additional parking spaces being created at the far side. The beautifully landscaped gardens feature colourful flower beds, well-kept lawns, pebble pathways, a summer house and a patio area, providing the perfect setting for alfresco dining while enjoying the attractive countryside views.

All essential amenities can be found in the busy harbour town of Kirkcudbright, approximately five miles away, situated on the banks of the River Dee. Known as the "Artist's Town", Kirkcudbright is a popular destination with visitors and offers a charming selection of craft shops and independent retailers, alongside a full range of retail and professional services. Highly regarded primary and secondary schools are also located within the town.

The surrounding landscape is among the most picturesque in the lower Urr Valley and is characteristic of the Dumfries and Galloway region, renowned for its dramatic coastline, sandy beaches, and rolling countryside. The area offers an excellent range of outdoor pursuits, including walking, hill and woodland trails, shooting, fishing, sailing, kayaking, mountain biking and golf courses catering to players of all abilities.

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 57 miles away, while the international airports of Prestwick (66 miles) and Glasgow Airport (99 miles) are also within easy reach. Mainline railway stations at both Dumfries (27 miles) and Lockerbie (40 miles) offer regular services north and south.



METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Pembridge Cottage are sought **in excess of: £330,000**

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

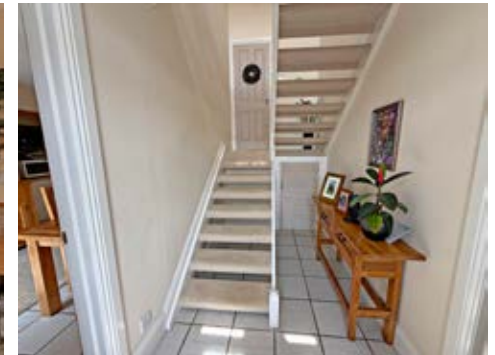


PARTICULARS OF SALE

Pembridge Cottage is of traditional construction and offers comfortable, spacious accommodation arranged over two floors, benefitting from underfloor heating throughout the ground floor. The property briefly comprises:

GROUND FLOOR

- **Front Entrance**
Opens into the central hallway, providing access to the ground floor accommodation and the staircase leading to the first floor.
- **Kitchen**
Beautifully presented and featuring dual-aspect windows, a range of fitted base and wall units, an integrated hob with extractor hood, built-in oven, sink and plumbing for white goods.

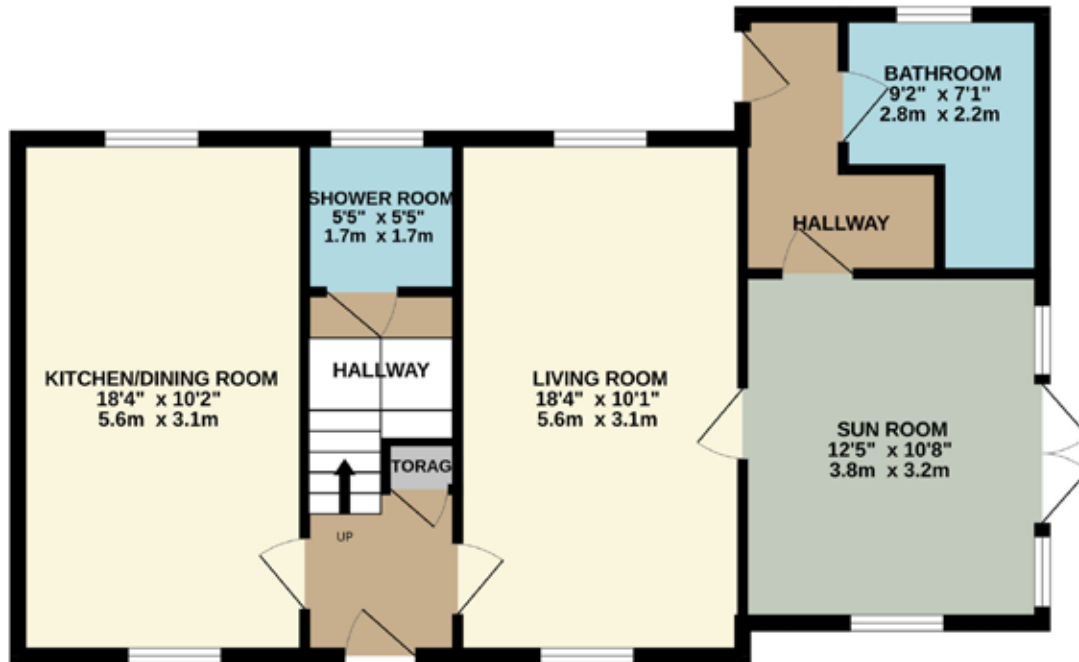


- **Living Room**
A cosy and welcoming reception room featuring a multi-fuel burner and dual-aspect windows overlooking the surrounding countryside.
- **Sunroom**
A bright and airy space with French doors opening onto the patio, complemented by windows to the front and side, creating an ideal space to relax and enjoy the garden views.

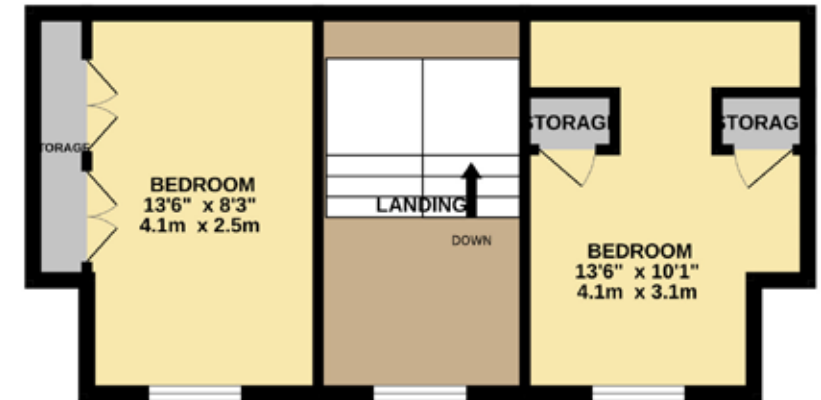


Floor Plan

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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- **Utility Room**

Fitted with plumbing for white goods and a door providing access to the rear of the cottage.

- **Bathroom**

Fitted with a bath, WC, wash hand basin and a window to the rear.

HALF LANDING

- **Shower Room**

Comprising a shower, WC, wash hand basin and a window to the rear.

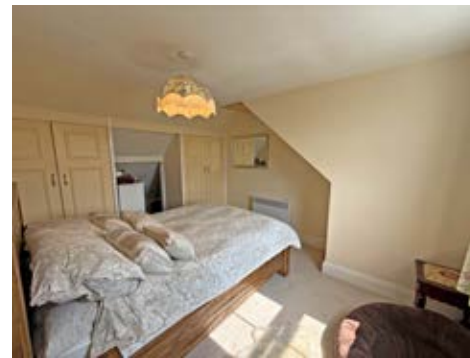
FIRST FLOOR

- **Bedroom 1**

A spacious double bedroom with built-in wardrobes and a window overlooking the front of the property.

- **Bedroom 2**

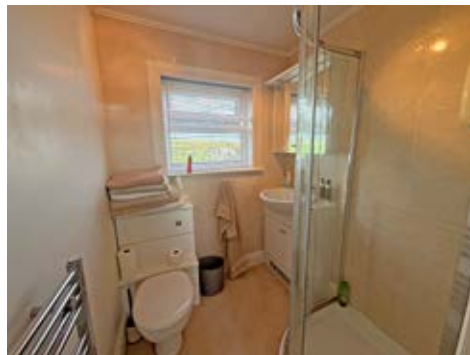
A well-proportioned bedroom with built-in wardrobes and a window to the front.



OUTSIDE

The property benefits from off-road parking to the side of the cottage, with two additional parking spaces being created at the far side of the property. Surrounding the cottage are generous and beautifully maintained garden grounds, which have been thoughtfully landscaped to create an attractive and peaceful outdoor setting.

The gardens are interspersed with colourful, well-stocked flower beds and mature planting, while winding pebble pathways lead through the grounds. A charming summer house provides a delightful spot to relax and take in the tranquil surroundings, while the patio area offers the perfect space for outdoor entertaining and alfresco dining during the warmer months.



Occupying an elevated position, the gardens enjoy wonderful open views across the surrounding countryside, creating a picturesque backdrop throughout the seasons.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Electric/Wood burning stoves	D	E (41)

HOME REPORT

A home report can be downloaded from our website: www.threaverural.co.uk/property

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, **Cavers and 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 AntiMoney 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 July 2026

Sale Plan

Penbridge
Cottage

For identification purposes only

0m 5m 10m 15m

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