

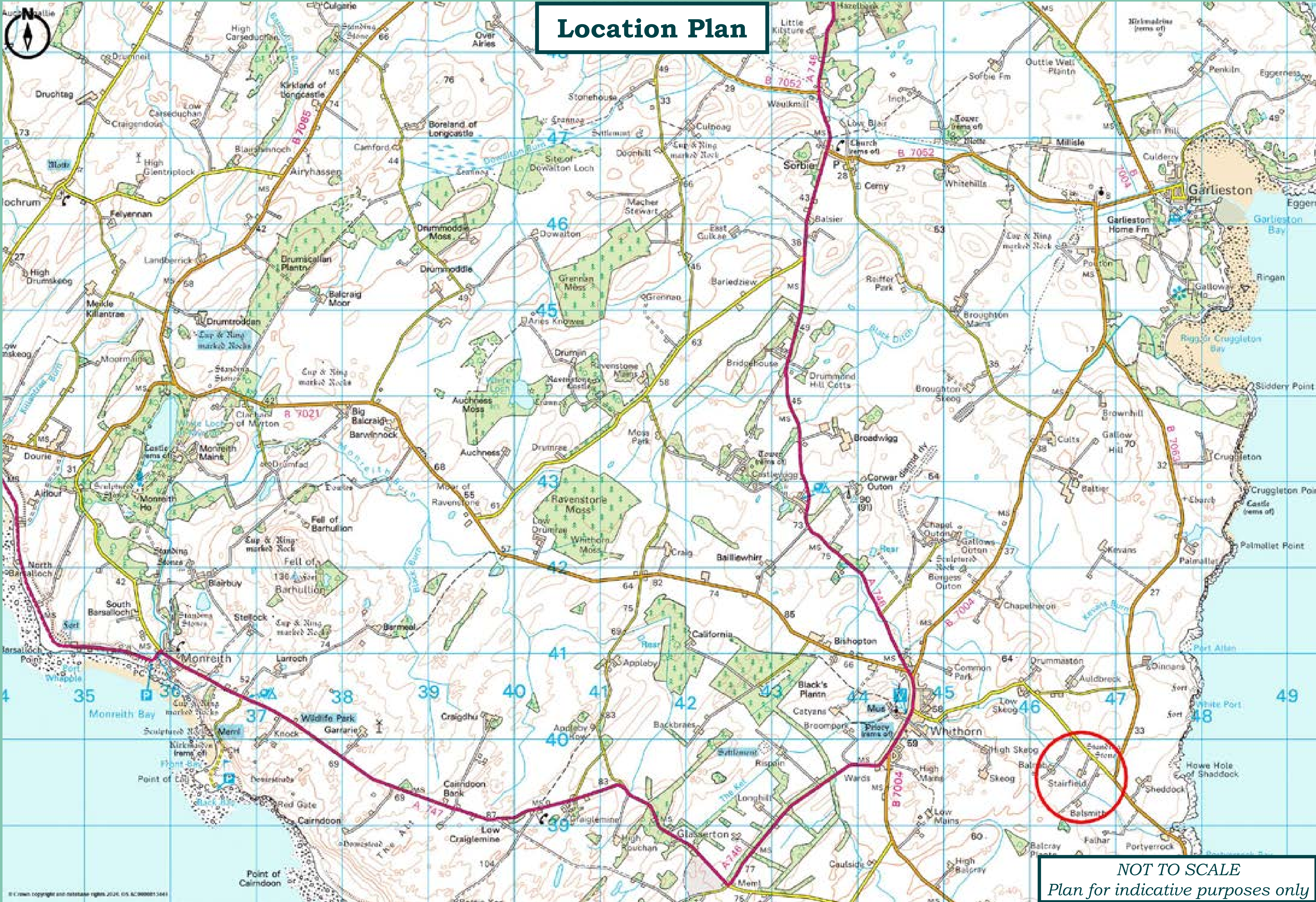
STAIRFIELD FARMHOUSE & DETACHED ANNEX

Whithorn, Newton Stewart, DG8 8HP

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

STAIRFIELD FARMHOUSE & DETACHED ANNEX

Whithorn, Newton Stewart, DG8 8HP

Whithorn 1.5 miles, Newton Stewart 19 miles, Stranraer 32 miles, Dumfries 66 miles, Glasgow 99 miles, Carlisle 100 miles

A BEAUTIFULLY RESTORED AND SYMPATHETICALLY MODERNISED FARMHOUSE INCORPORATING A DETACHED ANNEX AND GRAZING PADDOCKS SITUATED IN AN ENVIABLE RURAL POSITION WITH OPEN VIEWS ACROSS THE SURROUNDING COUNTRYSIDE TOWARDS WIGTOWN BAY

- RECENTLY RENOVATED FOUR-BEDROOM FARMHOUSE (TWO EN-SUITES)
- MATURE LANDSCAPED GARDEN GROUNDS AND AMPLE PARKING
- RECENTLY RENOVATED DETACHED ONE BEDROOM ANNEX
- GRAZING PADDOCK, STABLES AND DETACHED WORKSHOP
- EXCELLENT POTENTIAL FOR EQUESTRIAN / SMALL-SCALE AGRICULTURAL OR TOURISM PURPOSES
- FAR REACHING VIEWS TOWARDS WIGTOWN BAY
- NO ONWARD CHAIN
- WITHIN AN EASY DRIVING DISTANCE TO MAJOR COMMUTING NETWORKS

IN TOTAL ABOUT 6.67 ACRES (2.7 HA)

FOR SALE PRIVATELY AS A WHOLE

THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

VENDORS SOLICITORS

Daniel McGiffen
McCormick & Nicholson
66 Victoria Street
Newton Stewart
DG8 6DD
Tel: 01671 402813

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

OnTheMarket.com



INTRODUCTION

Stairfield Farmhouse is a beautifully presented traditionally built farmhouse with spectacular view over the surrounding countryside towards Wigtown Bay. The property has recently undergone a bespoke renovation which showcases the original features and whilst being sympathetic to a building of its age, the property incorporates all features for modern family living. The works undertaken have been thoughtfully planned with the attention to detail being second to none. The whole property is in walk-in condition offering four spacious bedrooms, farmhouse kitchen, bright and spacious sunroom, dining room, sitting room, lounge, utility room, etc. A more detailed description of the accommodation along with a floor plan can be found later within these sales particulars.

Within the landscaped garden grounds there are areas which have been set aside, including a raised balcony, to enjoy the beautiful peaceful surroundings, stunning sunsets and spectacular dark skies. The location is such that a bounty of native wildlife can be enjoyed on a daily basis.

To further complement this wonderful family home, a detached one-bedroom annex has also recently been renovated with the same attention to detail. This has huge potential for accommodating extended family or indeed for tourism purposes, there may also be further development potential within the annex building. In addition, there is about 5.5 acres of grazing land, stables and a detached stone-built workshop making this the perfect package for those seeking a rural lifestyle.

Whithorn, only a short drive from Stairfield, is a friendly rural community offering a range of local services including a primary school, pharmacy, post office and shops. Whithorn is best known for its historical significance, being closely associated with St Ninian, Scotland's first saint.

The town centre itself is steeped in history, still retaining its medieval street layout with a wide market square and long garden plots. Whithorn is also proud to be a recognised UNESCO Biosphere Community, a status that reflects its commitment to sustainability, heritage, and local culture.

Just a few miles away lies the Isle of Whithorn, a charming coastal village with a picturesque harbour and the remains of St Ninian's Chapel, standing as a reminder of the area's historical past. Beyond its history, the region offers a wealth of outdoor pursuits such as cycling through the scenic Machars on marked trails, enjoy coastal and countryside walks, fishing or golf, or simply enjoy the area's exceptional birdlife.

The Machars peninsula also boasts numerous sandy beaches and secluded coves within easy reach, making it ideal for family outings or quiet coastal escapes. Both Whithorn and the Isle of Whithorn offer opportunities for eating out, shopping, and experiencing local hospitality, with several nearby golf courses and leisure activities to enjoy.

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.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.
What3Words: ///wooden.orders.promotion

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Stairfield Farmhouse are sought **in excess of: £630,000**

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

THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

PARTICULARS OF SALE

This wonderful family home occupies a beautiful rural position surrounded by its own mature garden grounds with ample parking for several vehicles to the front. The property is set over two floors offering beautifully presented and spacious family accommodation, briefly comprising:

GROUND FLOOR

- **Rear Entrance Hallway**
  Tiled flooring and spacious built-in storage cupboards. Within the hallway, there is a **utility area** along with a **WC**.

- **Kitchen**
  A beautifully restored traditional farm kitchen with bespoke built base units fitted with a Nikola Tesla 5 ring gas hob incorporating a downdraft extractor fan. An Esse Range is set within an inglenook fireplace and an oak shelved alcove creates a lovely feature. A double Belfast type sink benefits from a modern rinser tap and the floor is laid with the original tiling. There is a window to the front elevation, and a glazed door accesses the sunroom.



- **Sunroom**
  This is truly a wonderful family room flooded with natural light from five sets of glazed doors opening into the garden grounds along with two large glazed units set in the roof. There is an exposed stone feature wall and a wood burning stove sets the scene for those cosy winter nights. The floor is laid with stone flags.



- **Dining Room**
  With a feature stone wall and woodburning stove set in an inglenook fireplace and the original wooden flooring. A window is set to the front elevation and to the rear and inset, is the rear door porch with original tiled flooring and glazed patio doors to the garden grounds.

- **Lounge**
  The lounge also benefits from a woodburning stove, exposed stone wall and feature panel walls. Double aspect windows enhance the natural light within and provide sea views.





- **Sitting Room**
  Again, with double aspect windows and a woodburning stove set in an inglenook fireplace. The sitting room is currently utilised as an office. A large walk-in cupboard under the stairs provides significant storage potential.



FIRST FLOOR

- **Upper Hallway**
  The staircase has feature panel walls and a Velux window is set above, a large built-in storage cupboard is at the top of the stairs. The hallway has very recently been fitted with a new carpet.

- **Bedroom 1**
  Filled with natural light from four large Velux windows which provide lovely views towards Wigtown Bay and across the surrounding countryside. Again, recently carpeted.

- **Bedroom 2 (En-Suite)**
  With double aspect windows and a lovely traditional feature fireplace. There is a shower enclosure set just off the bedroom and a door accesses the toilet, which also has a traditional feature fireplace and a bespoke built vanity unit with an unusual triangular shaped wash hand basin.



- **Double Bedroom 3**
  With a window to the front and another traditional feature fireplace. Loft hatch and ladders provide access to the large roof space.

- **Shower Room**
  Separate half tiled toilet and shower.

- **Master Bedroom 4 (Ensuite)**
  Although the whole house is beautifully presented, the master bedroom is absolutely spectacular. With mural style panels on the ceiling, double aspect windows, again providing wonderful views and a feature fireplace.

  Stepping down into the **ensuite** which is fitted with a free-standing bath, shower enclosure, WC and WHB. Two Velux windows are set in the roof.







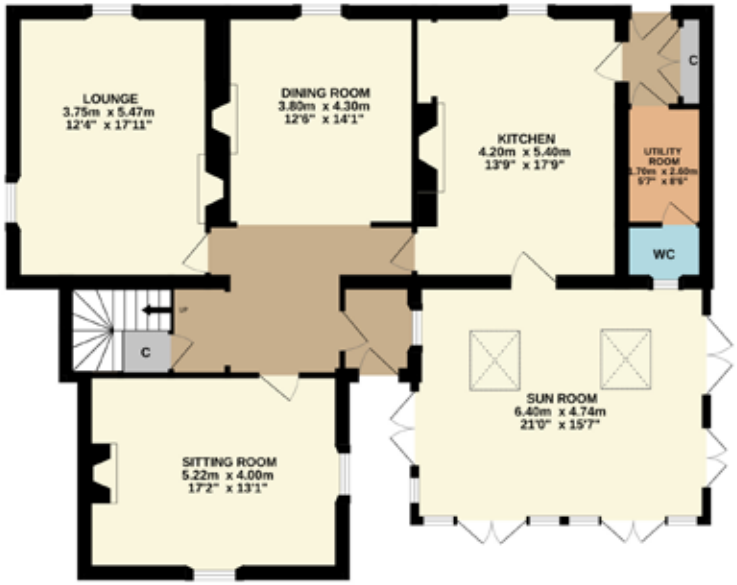








GROUND FLOOR



1ST FLOOR



THE GARDEN GROUNDS

Mature, well-kept garden grounds which are made up of lawns, mature trees, flowering borders and shrubs. There is ample parking to the front which is neatly laid with gravel upon a gravel stabiliser grid. A feature of the outside space is a raised balcony set to the side of the farmhouse creating a superb area for relaxing and enjoying the wonderful views. In addition, there is another restored traditional byre which is utilised as a workshop. Situated to the front of the property a below ground LPG tank supplying the heating and hot water system.



THE GRAZING LAND

The grazing land amounts to about 5.5 acres and in the past has been used for equestrian purposes and benefits from two good sized timber stables. The land could also be utilised for small scale agricultural or horticultural purposes. A burn runs through the land.





STARFEILD FARMHOUSE ANNEX

This charming, detached annex has been brought back to life within the traditional stone-built byre. Stepping in you have an intimate open plan kitchen & lounge with the bedroom on the first floor. The same attention to detail has been applied to this renovation with bespoke built kitchen units with a double Belfast type sink and modern gold coloured rinser tap and a built-in induction hob. There are triple aspect windows and a wood burning stove, a staircase accesses the first-floor bedroom.

The bedroom is flooded with natural light from the two large velux windows and a feature window set to the front making the most of the views down to the sea. A free-standing bath is within the bedroom area and there is a shower room and WC off. The annex provides the perfect opportunity for a holiday let or for extended family living.

The annex occupies a third of this traditional byre with the remainder used for storage. The building has been completely reroofed with new timber, slates, etc. and there may well be some further development potential for change of use to residential. Any interested party wishing to pursue this would need to make their own enquiries with the regional council. To the rear of the annex is an attached, stone and slate building currently used as a log and bin store.











SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	LPG / Wood Burning Stoves	F	F (35)

Please note: An EV charger is also attached to the front of the house.

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.

HOME REPORT

A home report can be downloaded from our website.

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' solicitors, **Daniel McGiffen, McCormick & Nicholson** for a definitive list of burdens subject to which the property is sold.

INGOING

There are no ingoing claims affecting the property.



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 August 2026


Sale Plan
ABOUT: 2.705 ha (6.683 acres)
Feather Down
(Holiday Park)
The Dairy Cottage
Stairfield
FOR IDENTIFICATION PURPOSES ONLY
Promap



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