



NEWFIELD FARMHOUSE

Main Street, St John's Town of Dalry, Castle Douglas, DG7 3UW



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



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Castle Douglas 16 miles, Dumfries 26 miles, Carlisle 61 miles, Ayr 33 miles, Glasgow 70 miles

A TRADITIONAL TWO-STOREY FARMHOUSE WITH A SUBSTANTIAL FARM STEADING OCCUPYING A PROMINENT POSITION WITHIN ST JOHN'S TOWN OF DALRY AND ENJOYING STUNNING PANORAMIC VIEWS ACROSS THE SURROUNDING COUNTRYSIDE

- WELL-PRESENTED AND SPACIOUS FOUR BEDROOM TRADITIONAL FARMHOUSE
- TRADITIONAL FARM STEADING OFFERING EXCELLENT DEVELOPMENT POTENTIAL
- PLANNING PERMISSION FOR CHANGE OF USE OF AGRICULTURAL BUILDINGS (REF: 22/0019/FUL)
- GENEROUS GARDEN GROUNDS PROVIDING SUPERB OUTDOOR SPACE
- PROMINENT VILLAGE LOCATION WITHIN EASY WALKING DISTANCE OF LOCAL AMENITIES
- ACCESSIBLE LOCATION TO MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Cavers and 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

Newfield Farmhouse enjoys a stunning rural setting on the edge of St John's Town of Dalry, occupying an elevated position with far-reaching views across the surrounding farmland. The property is complemented by an attractive range of traditional farm buildings, creating an appealing lifestyle opportunity.

The farmhouse is well proportioned and provides spacious family accommodation throughout. The accommodation comprises a large utility room, office, kitchen/dining room, living room and four generously sized bedrooms, making it well suited to modern family living.

In addition to the farmhouse, the property benefits from an excellent range of traditional outbuildings, including a substantial brick-built farm steading. The steading offers excellent potential for a variety of uses, including storage, agricultural purposes or conversion, subject to the necessary planning consents. The property benefits from planning permission to convert the former agricultural buildings to form four dwellinghouses. Further details can be found via the local regional council's website: www.dumgal.gov.uk/planning using the planning reference: 22/0019/FUL.

Nestled along the 214-mile Southern Upland Way, St. John's Town of Dalry perfectly blends outdoor adventure with a vibrant community. The village features excellent local amenities, including hotels, a petrol station, schools, two shops, a Post Office and the award-winning Clachan Inn, CAMRA Good Beer Guide favourite serving locally sourced food. As a gateway to Galloway Forest Park and national cycle routes, it is a haven for nature lovers. Anglers



flock to nearby Loch Ken for premier fishing tournaments, while culture thrives at the Town Hall and Community Centre through film nights, yoga, and a bustling local arts scene. From the annual Glenkens Show to watching Red Kites soar overhead, Dalry offers a captivating rural lifestyle.

A wider range of essential services are located within the busy market town of Castle Douglas with a range of leisure facilities, health services, wide range of professional services and three national supermarkets. The high street is renowned for its retailing with a wide range of traditional shops, butchers, bakers, grocery stores and craft outlets. Primary & Secondary education is available within the town. Castle Douglas and surrounding towns offer a variety annual events throughout the year such as Civic Week and The Soapbox Derby.

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.

Communications to the area are good with the M74 providing access to the north to Glasgow and south to Carlisle and the M6. The ferry links to Northern Ireland run from Cairnryan in the west of Galloway. The international airports of Prestwick, Glasgow and Edinburgh are within a two-hour drive of the property. Dumfries railway station provides regular rail links, both north and south.

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 Newfield Farmhouse are sought **in excess of: £380,000**

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

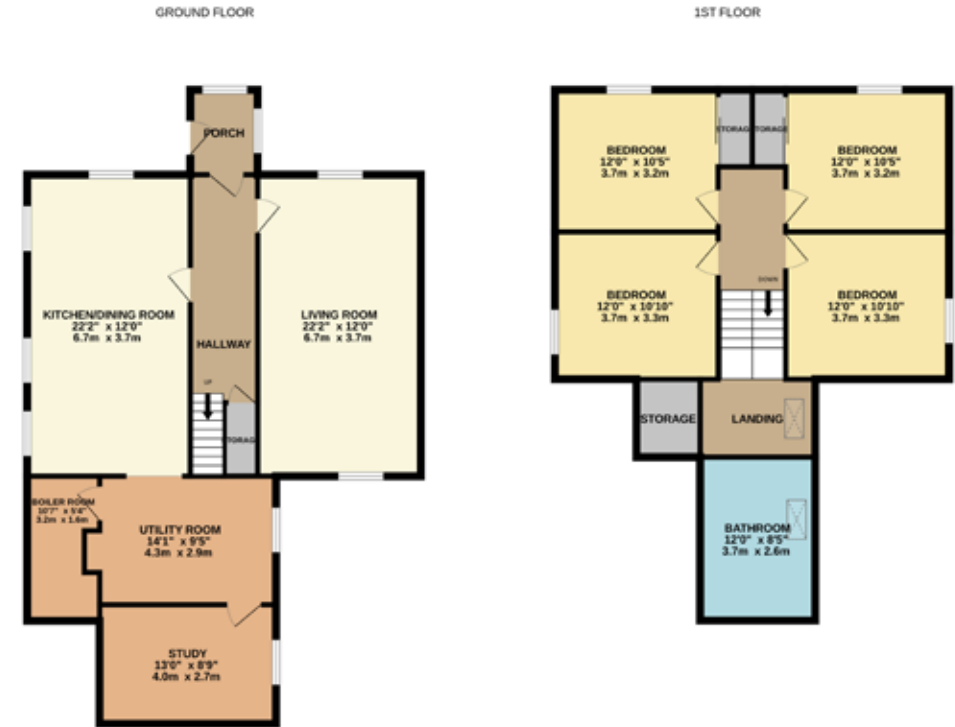


PARTICULARS OF SALE

Newfield Farmhouse is of traditional construction, offering spacious family accommodation arranged over two floors, briefly comprising:

GROUND FLOOR

- Utility Room**
 The property is entered via the utility room from the steading, providing a generous open space with a sink, base units and plumbing for white goods. There is a window to the side.
- Office**
 A useful home office space located off the utility room, with a window to the side.
- Boiler Room**
 Housing the boiler, with additional space for storage and further appliances.



- Kitchen/ Dining Area**
 A bright and spacious kitchen fitted with a range of wall and base units, incorporating a central island with sink and storage, integrated hob and extractor fan, oven, grill and microwave. There are two windows to the side, while the adjoining dining area provides ample space for a family dining table and benefits from a window overlooking the front.
- Central Hallway**
 Providing access to the principal ground floor accommodation, with stairs leading to the first floor and a useful under-stairs cupboard.
- Front Porch**
 A practical entrance space ideal for coats and boots, with direct access to the garden.
- Living Room**
 A cosy reception room featuring a fireplace with a timber beam above, creating an attractive focal point. The room benefits from dual aspect windows providing excellent natural light.



FIRST FLOOR

Accessed via a bifurcated staircase.

Right Side

- **Upper Landing**
Featuring a large storage cupboard and Velux window.
- **Family Bathroom**
Fitted with a WC, wash hand basin, shower cubicle and bath, with a Velux window providing natural light.

Left Side

- **Bedroom 1**
With a window to the side.
- **Bedroom 2**
With a window to the side
- **Bedroom 3**
Featuring built-in cupboards and a window to the front.



- **Bedroom 4**
Featuring built-in cupboards and a window to the front.



OUTSIDE

Newfield Farmhouse benefits from exceptional outdoor space. Located just off the main street, the farmhouse is approached via a hardstanding driveway leading into the farmyard. Within the steading is an excellent range of outbuildings, currently used as dog kennels and for storage. As mentioned earlier, planning permission has been granted to convert the agricultural buildings.

To the front of the house is a generous garden, mainly laid to lawn and complemented by a variety of mature shrubs and trees. The property enjoys picturesque views over the surrounding countryside, providing an attractive rural setting.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Oil Fired	E	E (46)

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.

WARRANTY CLAUSE

Whilst the 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 July 2026

