



Upper Senwick, Kirkcudbright, DG6 4TR

Offers Over £485,000

C&D Rural

Upper Senwick, Kirkcudbright, DG6 4TR

- Off grid holiday lodge with an established profitable rental return.
- 37.25 acres (15.07 Ha) of grazing pasture all located within a ring fence.
- Situated in a rural location with views over the rolling countryside and out onto Kirkcudbright Bay.
- 3 bedroom cottage offering flexible accommodation.
- A range of modern and traditional agricultural buildings.
- Potential second income opportunity, with scope to expand and develop the smallholding into a successful holiday let enterprise.
- Various consented planning permissions offering potential and scope.

Upper Senwick is a delightful rural lifestyle property, comprising of a three bedroom cottage, range of buildings, holiday lodge and various planning permissions, set within 37.25 acres (15.07 Ha) of land all in a ring fence.

Council Tax band: C

Tenure: Scottish Heritable Title

EPC Energy Efficiency Rating: G

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Upper Senwick is a smallholding located near the rural town of Kirkcudbright, offering excellent potential for diversification into agri-tourism. The property has a diverse array of both residential and agricultural assets offering the purchaser flexibility and an extensive amount of scope to change and develop the property into the perfect smallholding.

The Accommodation

New Cottage is a detached three bedroom property located at the entrance to the farmyard. The cottage is surrounded by a generous garden and includes a paved patio area with scope for outdoor entertaining or further landscaping. Inside, the property offers a fully fitted kitchen, a bright reception room with bay windows providing plenty of natural light and an open fire that compliments the electric central heating system.

The cottage benefits from mains water, broadband, and a septic tank. The bathroom is fitted with a bath, electric shower, toilet, and sink. A central hallway leads to three double bedrooms, two of which include built-in wardrobes for additional storage.

The Secret Studio is a timber cabin positioned next to the pond, providing attractive rural views and a peaceful setting. The cabin includes a fully equipped bathroom with a bath overlooking the surrounding countryside, as well as a toilet and sink. The open-plan interior features a kitchen, bedroom, and living area centred around a wood-burning stove.

The cabin operates using a solar panel system, providing an environmentally conscious source of power. It also benefits from a fully functioning water supply and a gas-powered hot water system. A network of walking paths surrounds the cabin in the 8 acres of land allowing visitors to enjoy the secluded setting and scenic views. These features make The Secret Studio well suited as a private rural retreat.





Planning Permission

Planning permission has also been granted for the construction of two additional cabins. This presents an opportunity for purchasers looking to expand the property's accommodation or develop an agri-tourism business. Further details of this application can be found on the Dumfries and Galloway Council planning search under the reference 23/0084/FUL.

A further planning permission has been passed to convert the traditional stables into three residential properties. The building is an L-shaped, whitewashed stone outbuilding with a slated roof. Further details can be found on the Dumfries and Galloway Council planning search under the reference 24/1493/FUL.

Prior approval has been sought and a material start has been made on the erection of an agricultural shed measuring 18m x 12m. Further details can be found on the Dumfries and Galloway Council planning search under the reference 22/1828/DPA.

The Steading

The property extends to approximately 40.10 acres (16.23 Ha) and includes a range of agricultural buildings. Planning permission has been granted to convert the traditional stables into three residential properties. The building is an L-shaped whitewashed stone outbuilding with a slated roof.

There is also a modern steel portal frame agricultural building, currently arranged into four sections, providing practical accommodation for livestock and incorporating a central feed passage. In addition the farmyard includes a chicken shed offering potential for a supplementary agricultural or small-scale commercial enterprise.





The Land

The land surrounds the steading and extends approximately to 37.25 acres (15.07 Ha) excluding the farmstead and cottage and is mainly rough grazing split into four field enclosures. The land benefits from a combination of natural and mains fed water supplies and is all registered with the SGRPID Rural Payments Services.

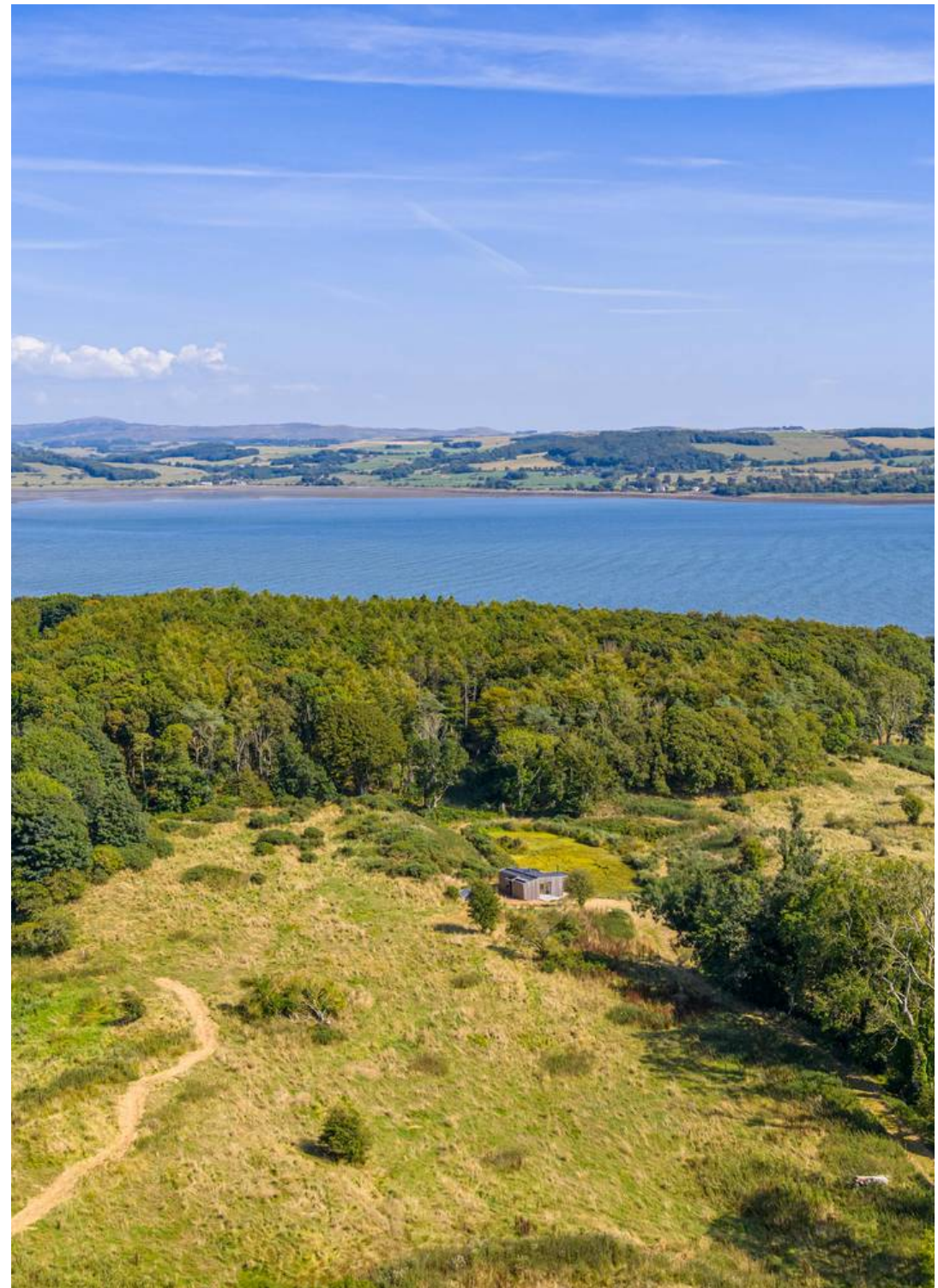
Location Summary

Upper Senwick is situated on the western edge of Kirkcudbright Bay, in a rural location, with the nearest town being some 5.5 miles to the North. Kirkcudbright offers an array of amenities that you would expect of a rural town to include, a supermarket, leisure centre and pharmacy along with various hospitality establishments. The area prides itself on its high quality lifestyle and country pursuits with some of the best shooting, stalking, fishing and golfing that the county can offer, right on the doorstep of Upper Senwick.

Directions

From the centre of Kirkcudbright head west over the River Dee, and take the first left signposted Borgue. Continue along the coastal road of the B727 for 4 miles taking the first left signposted Brighthouse Bay. Follow the road for approximately 1 mile taking the first left, after turning left the property can be found on your left after $\frac{1}{4}$ of a mile.

What3words:///deeply.sobs.excusing

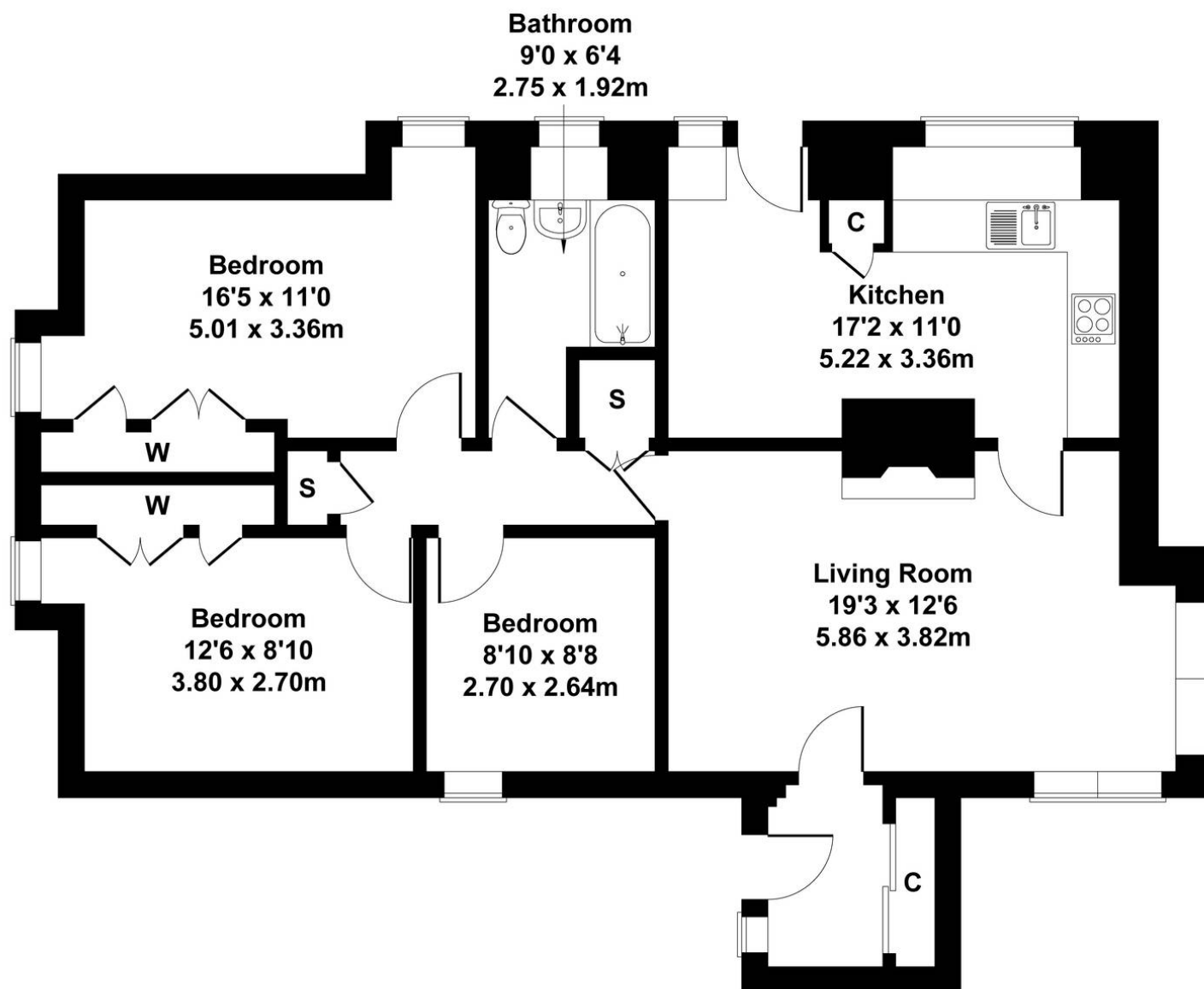






Upper Senwick Cottage

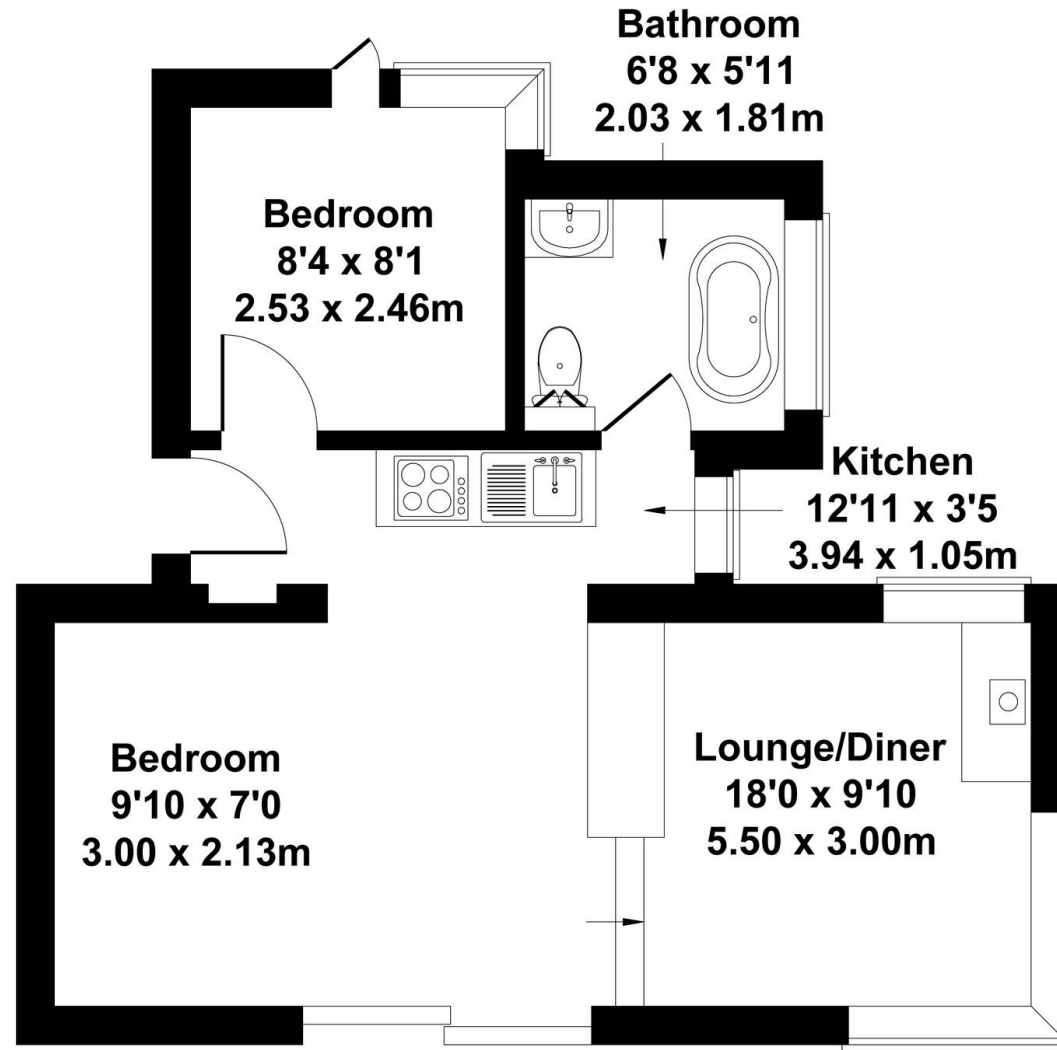
Approximate Gross Internal Area
969 sq ft - 90 sq m



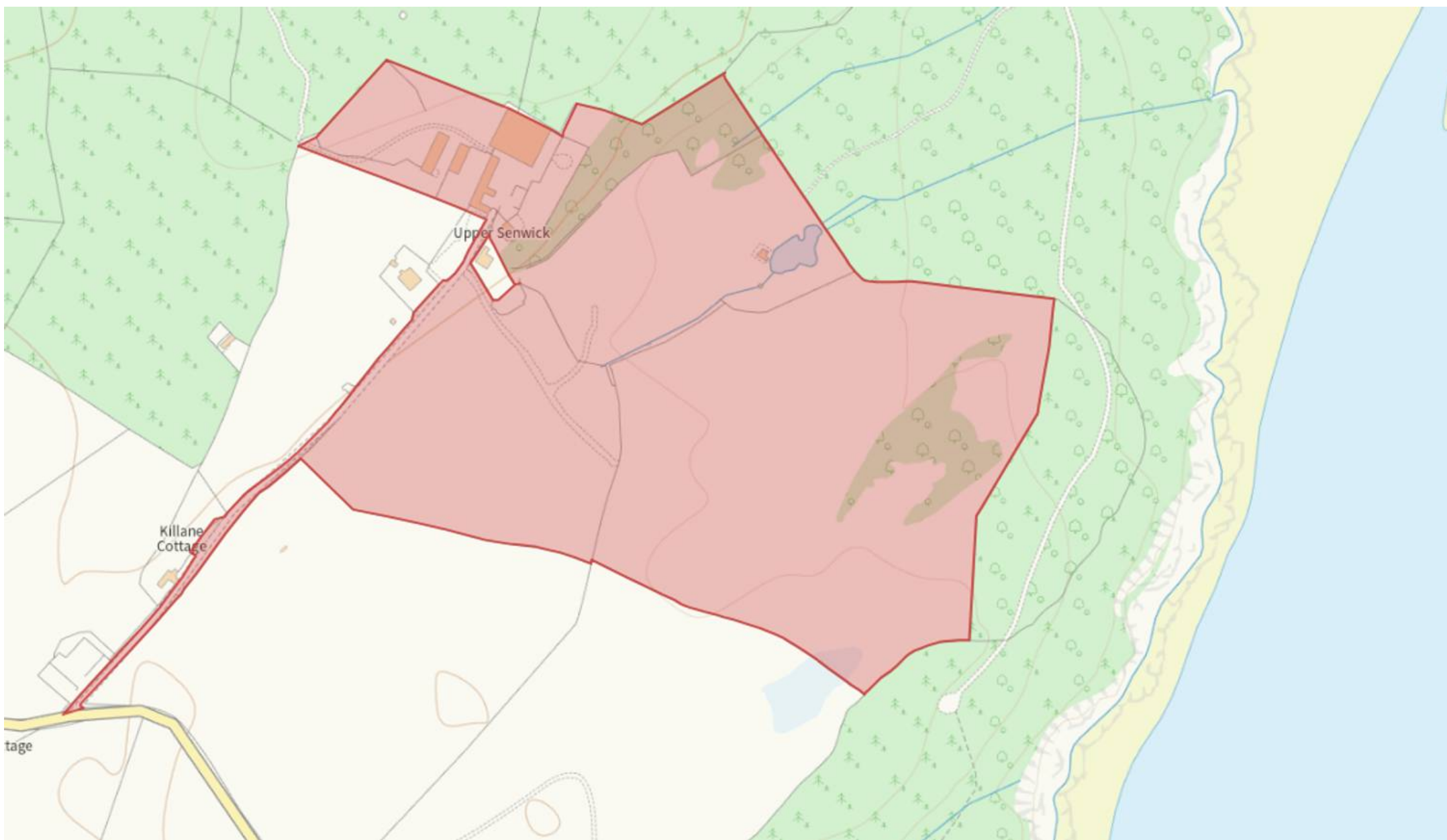
Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Holiday Lodge

Approximate Gross Internal Area
420 sq ft - 39 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



General Remarks and Stipulations

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

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. It is understood that the driveway servicing Upper Senwick is under the ownership of the property but has shared access rights with other third parties, with mainatenance being on a per user basis.

Mines & Minerals: All mines and mineral rights are included in so far as they are owned.

Sporting rights: All sporting and fishing rights are included in so far as they are owned by the property.

Council Tax: Dumfries and Galloway Council. Council Tax Band C.

Services: Upper Senwick is served by mains water, mains electricity, private septic tank and electric central heating. Prospective purchasers should make their own enquiries and satisfy themselves as to the condition, compliance and any associated costs. New Cottage has the added benefit of a solar panel array.

BPS: The land is all registered with SGRPID and extends to 13.26 Region 1 entitlements will be included within the sale. For the avoidance of doubt the seller will be retaining the entirety of the 2026 subsidy claim payment.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. 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.

Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

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

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee.



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