



## MOSSEND

Lochdougan, Kelton, Castle Douglas, DG7 1SX



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# MOSSEND

Lochdougan, Kelton, Castle Douglas, DG7 1SX

Castle Douglas 5 miles, Kirkcudbright 7 miles, Dumfries 23 miles, Carlisle 57 miles, Glasgow 90 miles

## ATHOROUGHLY CHARMING AND DECEPTIVELY SPACIOUS DETACHED COTTAGE INCORPORATING AN INTIMATE CERTIFIED CARAVAN SITE OCCUPYING A RURAL SETTING WITHIN THE BEAUTIFUL STEWARTRY AREA OF DUMFRIES & GALLOWAY

- SPACIOUS THREE BEDROOM COTTAGE
- EXTENSIVE ENCLOSED GARDEN GROUNDS
- PRIVATE GATED ENTRANCE WITH PARKING FOR SEVERAL CARS
- COUNTRYSIDE PURSUITS AVAILABLE STRAIGHT FROM THE DOORSTEP
- NO IMMEDIATE NEIGHBOURS
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

In all about (1.541) acres

FOR SALE PRIVATELY

### VENDORS SOLICITORS

Karen Baird  
Hall Baird Solicitors  
The Old Exchange  
Castle Douglas  
DG7 1TJ  
Tel: 01556 502764



### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY  
Tel: 01556 453 453  
Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

Mossend is a beautifully situated cottage with picturesque countryside views, enjoying a generous plot with extensive grounds and a certified caravan site.

The house has been in the same family for 40 years and has been extended over this period to create a lovely family home. Offering three spacious bedrooms, along with a utility room, kitchen and three reception rooms. A more detailed description of the accommodation, along with a floorplan, is available within these particulars of sale.

A particular feature of the property is its vast gardens, including well-maintained lawns, mature hedges and shrubs. Mossend benefits from a certified caravan site for five caravans/ motorhomes. The land would also lend well as an excellent equestrian paddock or for self-sufficient living. Situated in the rural countryside, Mossend offers beautiful walks and outdoor pursuits directly from the doorstep.

Local services can be found 4 miles away in the busy market town of Castle Douglas. Castle Douglas, known as the "Food Town", forms the heart of the Stewartry area, offering all essential services with a comprehensive range of leisure facilities, modern health service, wide range of professional and banking services in addition to a comprehensive range of supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops, butchers, bakers, greengrocers and craft outlets. Primary schooling is available at the nearby Village of Gelston with both Primary and Secondary schools available at Castle Douglas.



Communications to the area are excellent with the A75 link being 3 miles away, providing quick access from the South via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is 58 miles away, and there are international airports in Glasgow (89 miles) and Edinburgh (95 miles). Main train links are available from Dumfries (22 miles) and Carlisle (56 miles) offering an express train to London and Glasgow.

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 enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing 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 good local courses.

## DIRECTIONS

As indicated on the location plan which form part of these particulars.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## GUIDE PRICE

Offers for Mossend are sought **in excess of: £385,000**

## 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](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**





## PARTICULARS OF SALE

The property is situated in the countryside and is of traditional rendered stone construction under a slated roof. Mossend offers comfortable family accommodation, briefly comprising:

- **Front Entrance Porch**  
Accessed via a UPVC door with two glazed panels into the front entrance. A useful space with a large cupboard, ideal for hanging coats and storing boots.
- **Utility Room**  
Fitted with floor and wall units, a sink, plumbing for white goods and a window to the front.
- **Kitchen**  
Fitted with floor and wall units, a pantry cupboard and double doors opening into the sunroom. There is a large window to the front which provides plenty of natural light.

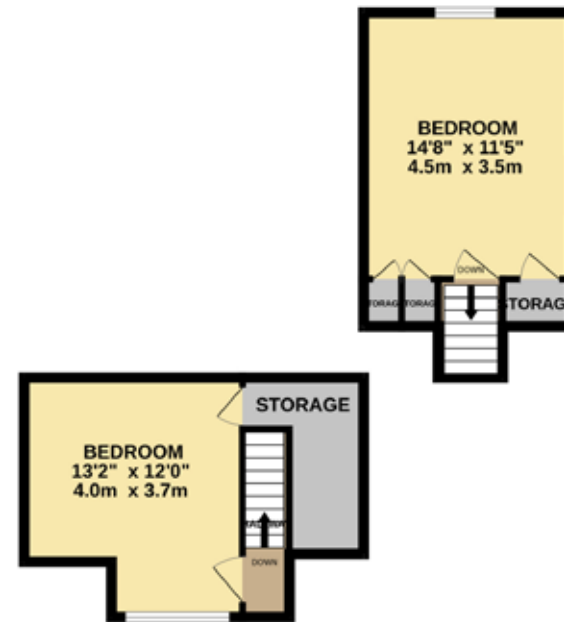
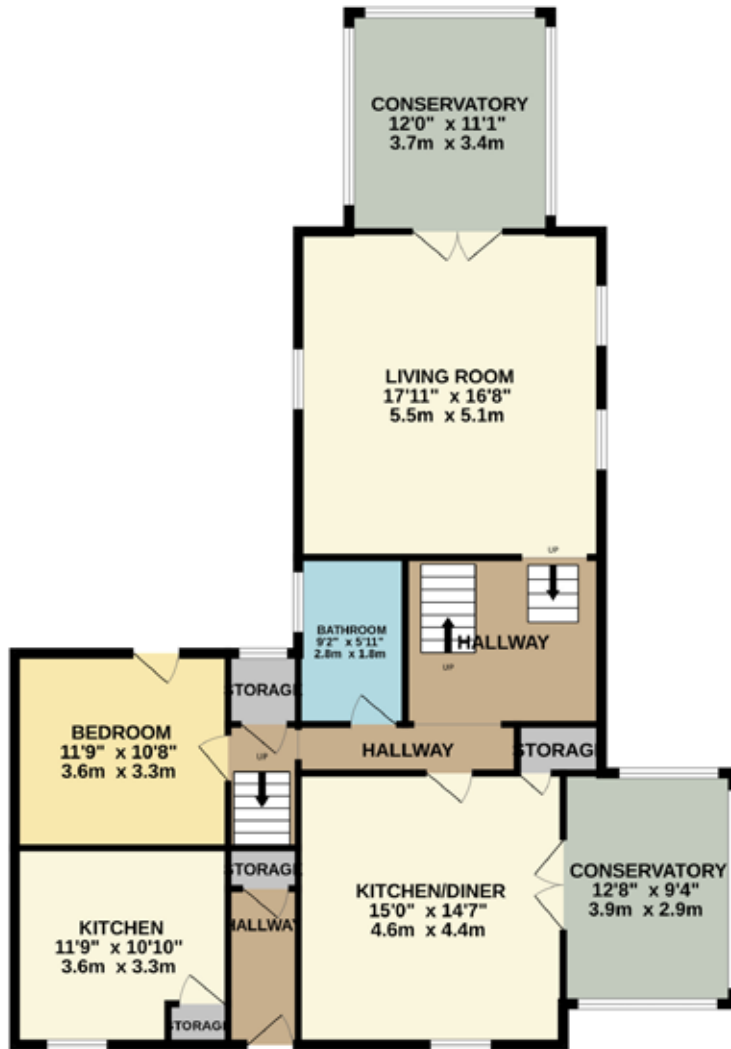


- **Sunroom**  
Accessed from the kitchen, this beautiful light-filled room of UPVC construction enjoys stunning countryside views.
- **Hallway**  
A bright and open space with a large cupboard, a door leading outside and two separate staircases providing access to the upper levels.
- **Shower Room**  
Fitted with a shower, WC, wash hand basin set within a vanity unit and a window to the side.
- **Double Bedroom 1**  
With door leading outside.
- **Lounge**  
Accessed via steps down from the hallway into a spacious light-filled room featuring a stone-built fireplace and dual aspect windows.
- **Conservatory**  
A peaceful room to the rear of the property, of UPVC construction with a door opening out to the garden.

# 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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## FIRST FLOOR

### (Left Side)

- **Double Bedroom 2**  
With a large window to the front.

### (Right Side)

- **Double Bedroom 3**  
With built-in cupboards and dual aspect windows.



## OUTSIDE

Mossend is situated in a picturesque position surrounded by open farmland and countryside views. The property benefits from parking to the front for several vehicles, together with a gated entrance to the side providing access to the certified caravan site, which is popular throughout the year, and further parking.

The gardens are mainly laid to lawn and feature a variety of mature trees and shrubs. To the front of the sunroom is a stone patio, creating the perfect setting for alfresco dining and outdoor entertaining.



The plot extends to just under two acres, with the caravan site area offering excellent flexibility and potential for a range of alternative uses, including equestrian use or those seeking a more self-sufficient lifestyle.



## SERVICES

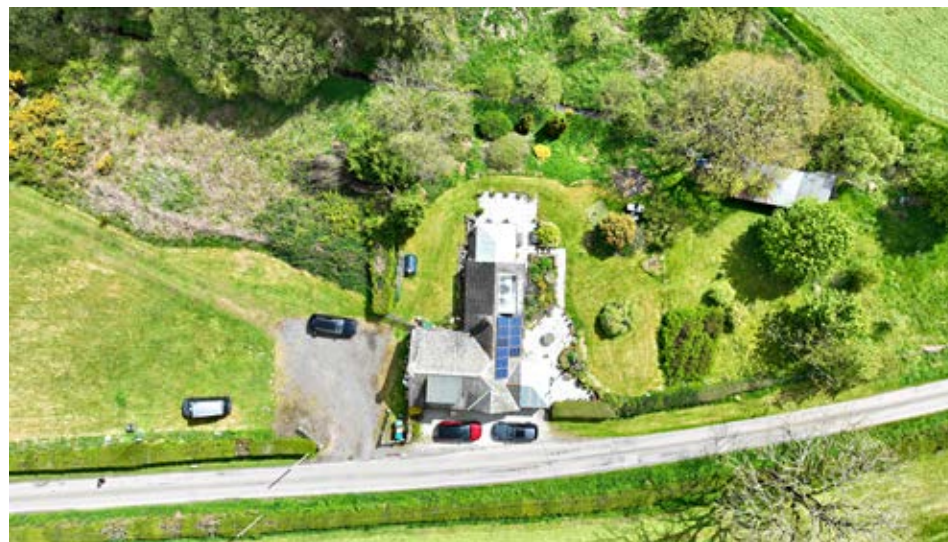
Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Oil	E	F (36)

## HOME REPORT

The property is home report exempt due to being mixed use

## 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, **Karen Baird at Hall Baird**, 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 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 May 2026***

**Sale Plan**



For identification purposes only

