



# NEWSTEAD

Balmaclellan, Castle Douglas, DG7 3QS



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



**Location Plan**

# NEWSTEAD

## Balmaclellan, Castle Douglas, DG7 3QS

Balmaclellan 4.5 miles, St John's Town of Dalry 6 miles, Castle Douglas 12 miles, Dumfries 26 miles, Ayr 39 miles, Carlisle 59 miles, Glasgow 75 Miles

## AN IDYLIC RURAL SMALLHOLDING INCORPORATING A BEAUTIFULLY PRESENTED BUNGALOW, AGRICULTURAL BUILDING AND GRAZING LAND SET WITHIN A STUNNING RURAL LOCATION

- BRIGHT & SPACIOUS THREE BEDROOM BUNGALOW (CONSTRUCTED IN 2000)
- GENEROUS LANDSCAPED GARDEN GROUNDS
- PRIVATE GATED DRIVEWAY WITH AMPLE OFF-ROAD PARKING
- NO IMMEDIATE NEIGHBOURS
- ABOUT 5.5 ACRES OF GRAZING LAND
- MODERN AGRICULTURAL BUILDING
- LOVELY OPEN VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND MAJOR ROAD NETWORKS

**FOR SALE PRIVATELY**

**IN ALL ABOUT 6.23 ACRES (2.521 HECTARES)**

### VENDORS SOLICITORS

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



**THREAVE RURAL**  
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### 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

Newstead is situated not far from the village of Balmaclellan on what is known locally as 'The Hidden Road'. This idyllic smallholding benefits from no immediate neighbours and wonderful open views across the surrounding countryside towards the hills beyond. Newstead incorporates a beautifully presented three-bedroom bungalow set within wrap around landscaped garden grounds, a modern agricultural shed and about 5.5 acres of grazing land.

The bungalow at Newstead was constructed in the year 2000 with the accommodation being light filled and spacious incorporating a fabulous conservatory, three double bedrooms, fully fitted kitchen / diner, lounge and a family bathroom with most of the flooring laid with oak. The bungalow sits in a very generous plot with wrap around landscaped garden grounds incorporating a paved patio making this a great outside area for alfresco dining and family and social entertaining.

Newstead is approached by its own gated tarmac driveway where there is ample parking for several vehicles along with a detached timber garage. The garden is mainly laid to lawns with some specimen trees, shrubs and annual perennials. There is direct access to the **grazing land** and the **modern box profile agricultural building** which benefits from electricity laid in. The building is utilised for the storage of machinery and a workshop **measuring about 3.65m in height to the eaves, length 18.288m with the width being about 9.144m**. The grazing land of about 5.5 acres and is currently grazed by the owners sheep. Given the location of Newstead, a bounty of native wildlife can be enjoyed on a daily basis.

**It should be noted** that Threave Rural are also marketing an exceptional smallholding known as **Barnshalloch** and **Land at Barnshalloch** both within a short distance of Newstead. The sales details can be downloaded from our website.

The nearest local services can be found at Balmaclellan, which is a thriving friendly community with a variety of village run activities taking place throughout the year. In addition to this, The Old Smiddy, within the village, is a satellite centre of the CatStrand art centre in new Galloway and acts as a multi-purpose Heritage and community hub for the Galloway Glens. Primary schooling can be found in the nearby picturesque village of New Galloway with a further range of local services found in St John's Town of Dalry such as a village shop, post office, hotels, etc. with both primary & secondary schooling available. A more extensive range of services can be found in Castle Douglas (The Food Town). Castle Douglas offers a range of essential services, which include a modern health centre, a wide range of professional services, leisure facilities as well as two national supermarkets. The town is renowned for its niche retailing with a thriving high street boasting a wide range of traditional shops and craft outlets.

This area of the Stewartry attracts tourism and boasts a wealth of wildlife with the nearby Loch Ken having regular inhabitants such as ducks, swans, red kites, etc. A feature of Loch Ken is the tourist industry, which has developed around the east bank. Loch Ken is one of the few lochs in the country which allows water skiing, jet skiing and other speed related sports, given that there has been no imposition of any speed restriction on the waterway. Adjacent to Loch Ken is the RSPB bird reservation, the "Galloway Kite Trail" and the Galloway Forest Park, which offers visitors many opportunities to walk, climb, cycle, bird watch and to experience the UK's first dark sky park.

This area of Southwest Scotland is noted for its spectacular coastline, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, game, coarse and sea fishing as well as shooting, sailing and cycling. There are numerous beaches and sandy coves within easy reach of the property and the area boasts numerous golf courses, the closest being at New Galloway.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan and the international airports of Glasgow and Edinburgh are within and easy driving distance.

## DIRECTIONS

As indicated on the location plan, which forms part of these particulars.  
What3words: pupils.songs.turns

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## GUIDE PRICE

Offers for Newstead are sought **in excess of: £580,000**

## 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

As mentioned earlier, Newstead bungalow offers bright, comfortable family accommodation over a single floor. The accommodation in more detail briefly comprises:

- **Rear Door Porch / Boot room**

A welcoming entrance to the bungalow and a great space to kick off muddy boots, there is a window to the rear.

- **Open Plan Kitchen / Diner**

Fully fitted cottage style **kitchen** incorporating a double electric oven, induction hob, Belfast type sink. The oil-fired Worcester central heating boiler is fitted within a base unit and there is a window to the rear.

The **dining area** has ample space for family dining and socialising. A multi-fuel stove sets the scene for those cosy winter nights in. There is a window to the side and glazed doors opening up into the conservatory.



- **Conservatory**

Filled with natural light, a fabulous living space to enjoy the beautiful views and relax during the summer months. Doors open up into the garden grounds.

- **Lounge**

A lovely cosy living space with a picture window to the front and a multi-fuel stove augmenting the oil-fired central heating.



- **Central Hallway**

With a front door porch off and two built-in storage cupboards.

- **Bedroom 1**

With a picture window to the front and built-in wardrobes.

- **Bedroom 2**

With a window to the front.

- **Bedroom 3**

With a window to the side and built-in wardrobes.

- **Family Bathroom**

With a reclaimed free-standing cast iron bath, enclosed shower cubicle, WC & WHB, window to the side.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of 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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**SERVICES**

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired/ Multi-fuel Stoves	E	D 65

**OUTSIDE**

As mentioned earlier, the property benefits from a gated driveway offering parking for several vehicles. The wrap around garden grounds are mainly laid to lawns with specimen trees, shrubs and annual perennials along with a paved patio.

**THE GRAZING LAND**

The grazing land at present is home to the current owners flock of sheep. The land could be utilised for a number of smallscale agricultural / horticultural or equestrian purposes. As mentioned, the grazing land amounts to about 5.5 acres.



**THE AGRICULTURAL BUILDING**

A modern box profile agricultural building which benefits from electricity laid in, electric roller shutter door and additional security door. The building is utilised for the storage of machinery and a workshop, measuring about 3.65m in height to the eaves, length 18.288m with the width being about 9.144m.

The grazing land and the agricultural building can be accessed via double farm gates from the road or from the garden grounds of the bungalow.





#### **HOME REPORT**

There is no requirement to provide a home report for Newstead as it benefits from an agricultural holding number (82/508/0037), however an Energy Performance Certificate is available and can be requested from Threave Rural.

#### **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, **Mr David Hall, Hall Baird Solicitors**, for a definitive list of burdens subject to which the property is sold.

#### **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.

### **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 November 2024***

# Sale Plan



FOR IDENTIFICATION PURPOSES ONLY

82/508/0037  
About: 2.521 ha (6.23 acres)

