



***Barburgh Mill,
Auldgirth, Dumfries,
DG2 0XW***

- **Excellent opportunity to acquire a
characterful former Mill set in a
peaceful rural location**
- **Set on a generous plot Barburgh Mill
is steeped in history and rustic
charm and is offered for sale with
Full Planning for conversion into
spacious 3- or 4-bedroom dwelling**
- **Located approximately 10 miles from
Dumfries where all local amenities
can be found**
- **Offers in the region of £120,000**

A B & A MATTHEWS

Solicitors & Estate Agents

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and as **HUNTER & MURRAY**

25 Lewis Street • Stranraer DG9 7LA

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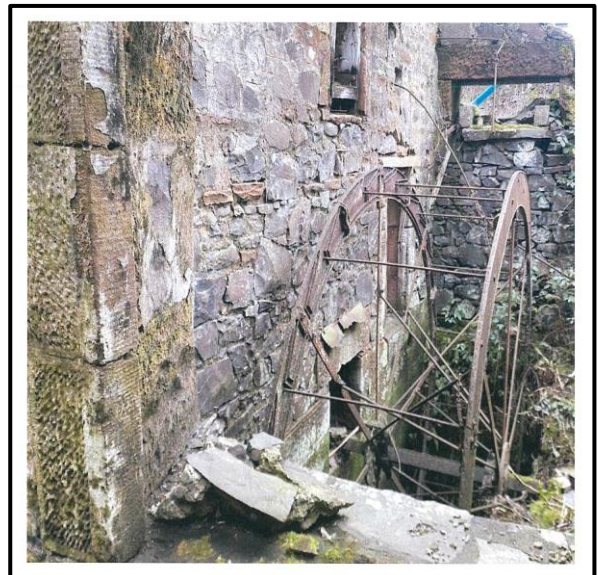


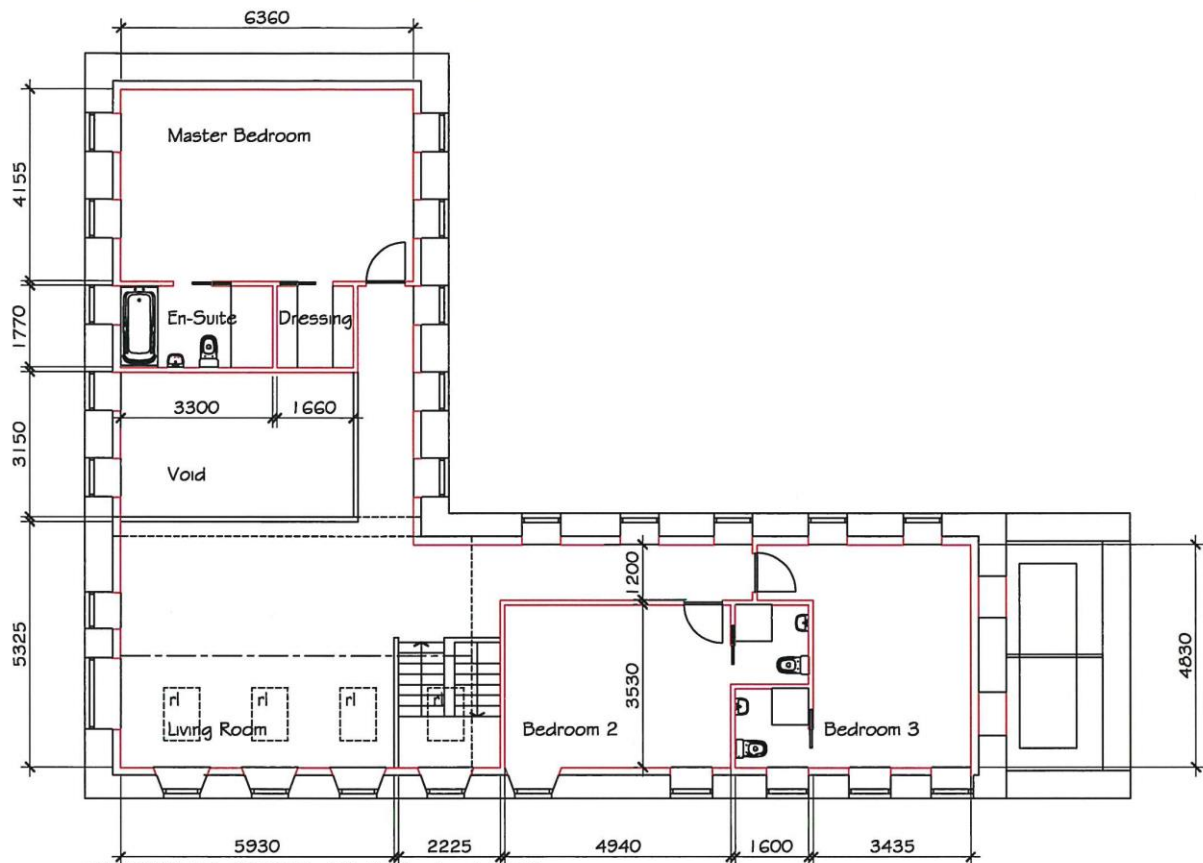
BARBURGH MILL, AULDGIRTH, DUMFRIES

A rare and exciting opportunity to acquire a characterful former mill building set in a peaceful rural location. Barburgh Mill, steeped in history and rustic charm, comes with full planning permission for conversion into a spacious 3 or 4 bedroom dwelling, perfect for those dreaming of a home that marries heritage with modern countryside living. Set on a generous plot between the A76 and the River Nith, the property enjoys a tranquil setting ideal for nature lovers and those seeking an escape from the bustle of town life.

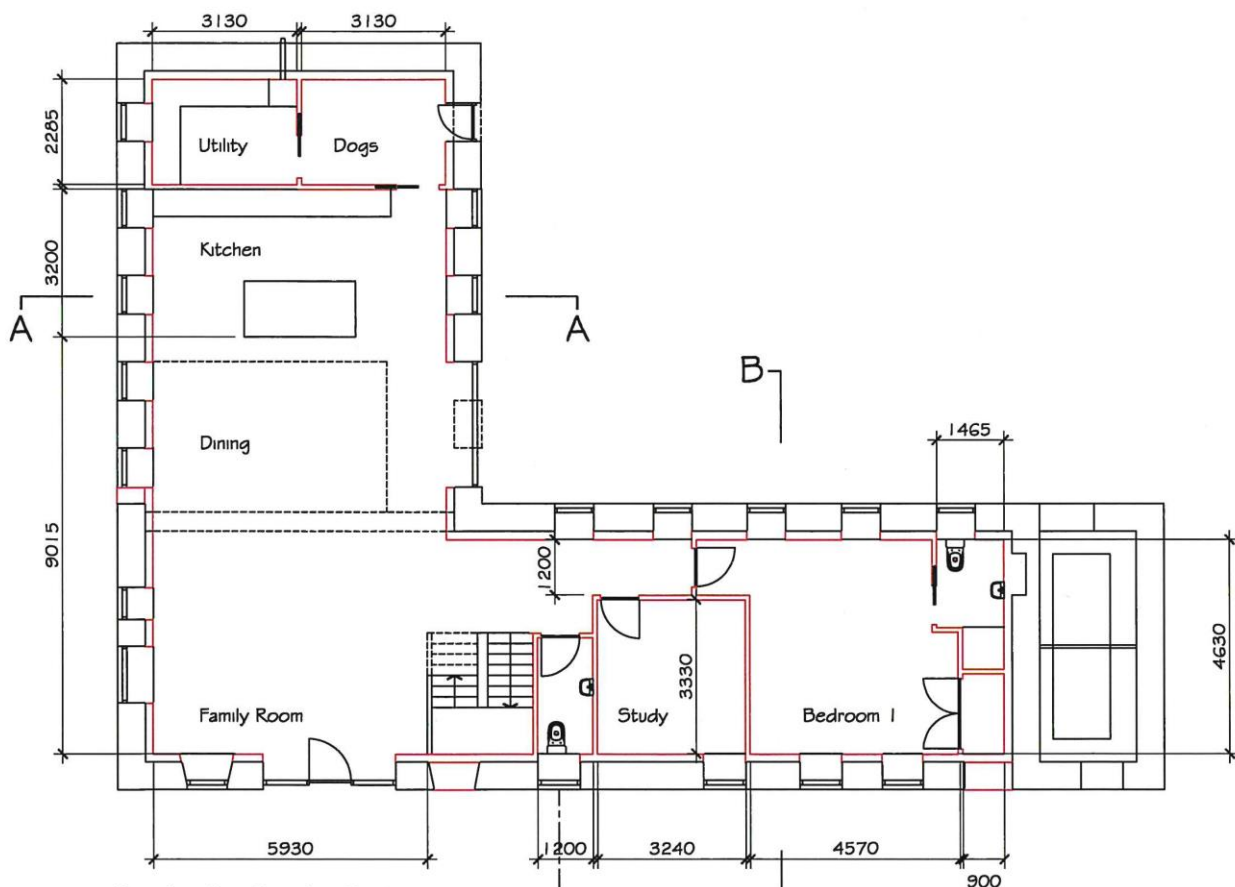
Originally built as a lint mill powered by a water wheel driven by a lade from the Lake Burn, the building retains many original features, including the mill wheel, which, though the building is now derelict, remains in place as a striking reminder of its industrious past. Later used as a woollen mill until its closure in the 1960s, Barburgh Mill was constructed from local stone with distinctive sandstone detailing beneath a traditional slate roof. This unique development opportunity offers the chance to create a bespoke rural retreat while preserving the soul and structure of an important piece of local history.

Auldgirth village is located some 6 miles from Thornhill, and 10 miles from Dumfries along the scenic A76, and is an ideal base for outdoor enthusiasts and culture seekers alike. Surrounded by the lush landscapes of Dumfries and Galloway, the village is perfectly positioned for walking, with trails that offer both serene countryside views and rich historical context. One of the nearby attractions is Drumlanrig Castle, located just nine miles north. This magnificent 17th-century Renaissance-style mansion remains a working estate and the home of the Duke of Buccleuch and Queensberry, while also welcoming the public to explore its ornate interiors, expansive gardens, and art collections. Thornhill itself is charming and well-equipped, boasting a variety of local shops and excellent eateries. Adventure seekers will appreciate easy access to the 7Stanes mountain biking trails, at the Galloway Forest, a renowned network of routes that cater to all skill levels, from family-friendly rides to adrenaline-pumping challenges.





FIRST FLOOR PLAN 1:100



GROUND FLOOR PLAN 1:100

Drawing No AP-103
Barburgh Mill Auldgrith



PLANNING PERMISSIONS

Detailed plans (ref number 20/1556/FUL) can no longer be obtained from Dumfries and Galloway portal. However, information including detailed architects and all relevant planning permission information is still available on request.

SERVICES

Mains supplies of water and electricity are nearby. Drainage is to a septic tank.

COUNCIL TAX

To be assessed.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £120,000 are anticipated and should be made to the Selling Agents.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.