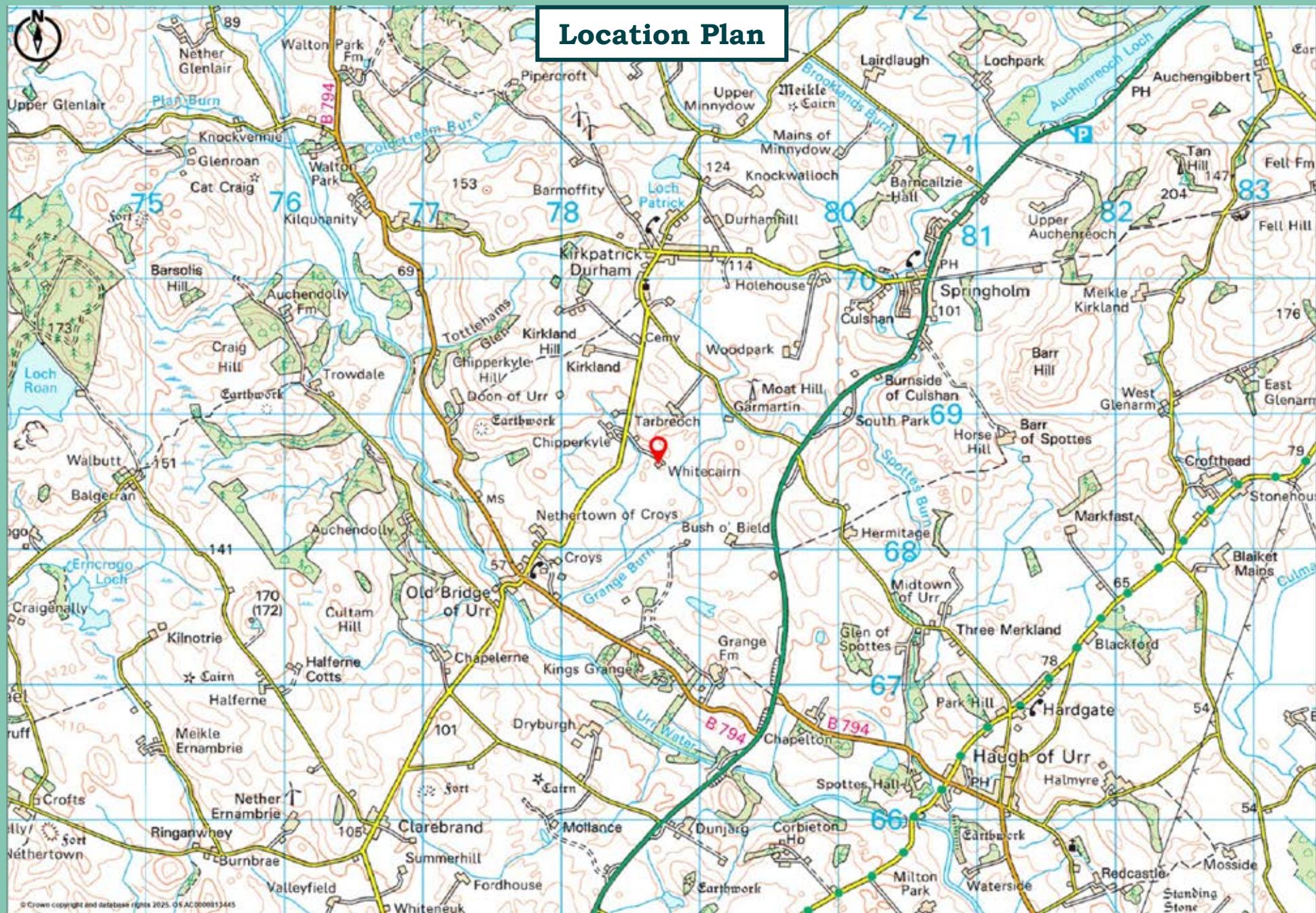




WHITECAIRN FARMHOUSE

Kirkpatrick Durham, Castle Douglas, DG7 3EY

Location Plan



WHITECAIRN FARMHOUSE

Kirkpatrick Durham, Castle Douglas, DG7 3EY

Springholm 3 miles, Castle Douglas 5 miles, Dumfries 15 miles, Carlisle 48 miles, Glasgow 91 miles

A PICTURESQUE FARMHOUSE WITH LAND SITUATED IN A QUIET COUNTRYSIDE LOCATION ON THE OUTSKIRTS OF KIRKPATRICK DURHAM IN DUMFRIES & GALLOWAY

- WELL-PRESENTED FIVE BEDROOM FARMHOUSE
- TRADITIONAL U-SHAPED COUTYARD WITH STONE BYRE
- HUGE POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- WITHIN EASY COMMUTING DISTANCE OF THE HOSPITAL & MAJOR ROAD NETWORKS
- IN ALL ABOUT 3.19 ACRES



VENDORS SOLICITORS

Turcan Connell
Princes Exchange
1 Earl Grey St, Edinburgh
EH3 9EE
Tel: 0131 228 8111

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

Whitecairn is a traditionally built farmhouse set in an elevated position, offering excellent views over the surrounding countryside. The property comprises a 3.19 acre plot, with a U-shaped courtyard and a range of outbuildings, presenting a wealth of opportunities. Located just outside the village of Kirkpatrick Durham, Whitecairn enjoys a peaceful setting in the heart of the picturesque Kirkcudbrightshire countryside, renowned for its rolling rural landscapes.

Recently refurbished, the property has been fitted with a new kitchen and offers a superb balance of reception rooms, family living space, and excellent bedroom accommodation.

A particular highlight of Whitecairn is the extensive outdoor space. Arranged around the U-shaped courtyard is a mix of traditional outbuildings, and a box profile shed with a lean to off, providing a variety of uses and potential. The grazing land surrounds the house, enhancing its privacy while also offering potential for small-scale agriculture or equestrian use.

The nearest local services can be found at Springholm where there is a village shop and a primary school. The nearby market town of Castle Douglas is a designated Food Town and has a wide selection of independent shops as well as supermarkets, including a brand-new Aldi which opened in November 2024. Castle Douglas also provides leisure facilities, restaurants, health, banking and professional services. There are further primary and secondary schools in Castle Douglas and Kirkcudbright. Castle Douglas high street is renowned for its niche retailing with a wide range of traditional shops, delicatessens, craft beer & wine outlets, butchers, grocers and craft shops offering a selection of goods from local artists.

This area of Southwest Scotland is renowned for its natural rural beauty, ranging from the moorland of the Southern Upland hills to the bays and sandy beaches of the Solway Coast. It is an historic and distinctly rural county where agriculture and tourism form the backbone of the local economy.

Given the diverse landscape and proximity to the Solway Coast the area offers unique walks, equestrian hacking, cycling, sailing and for the keen golfer, Dumfries & Galloway boasts no fewer than twenty-nine 18-hole courses. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

Communications and arterial links are very good with the A75 in close proximity and the M6 and M74 at Lockerbie, less than half an hour's drive, with the international airports of Glasgow and Edinburgh within easy commuting distance.



METHOD OF SALE

Whitecairn is offered for sale by private treaty.

DIRECTIONS

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

GUIDE PRICE

Offers for Whitecairn are sought in excess of: £525,000

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

Whitecairn Farmhouse is of traditional construction rendered under a tiled roof, offering bright and spacious accommodation over two floors, briefly comprising:

GROUND FLOOR

- **Kitchen**

Newly fitted with integrated dishwasher, Belfast sink, and two windows overlooking the courtyard. Open plan layout with a fireplace and space for either a living area or dining table.

- **Utility Room**

With WC and WHB. Plumbed for white goods, with built-in wall units and a window.

- **Central Hallway**

With a built-in storage cupboard.



- **Living Room**

Single window and a fireplace.

- **Snug / Double Bedroom 1**

Accessed through a part-glazed door from the living room. A cosy snug or optional downstairs bedroom, with double-aspect windows offering stunning countryside views.

- **Sitting Room**

Features double-aspect windows, a fireplace, and a part-glazed door.

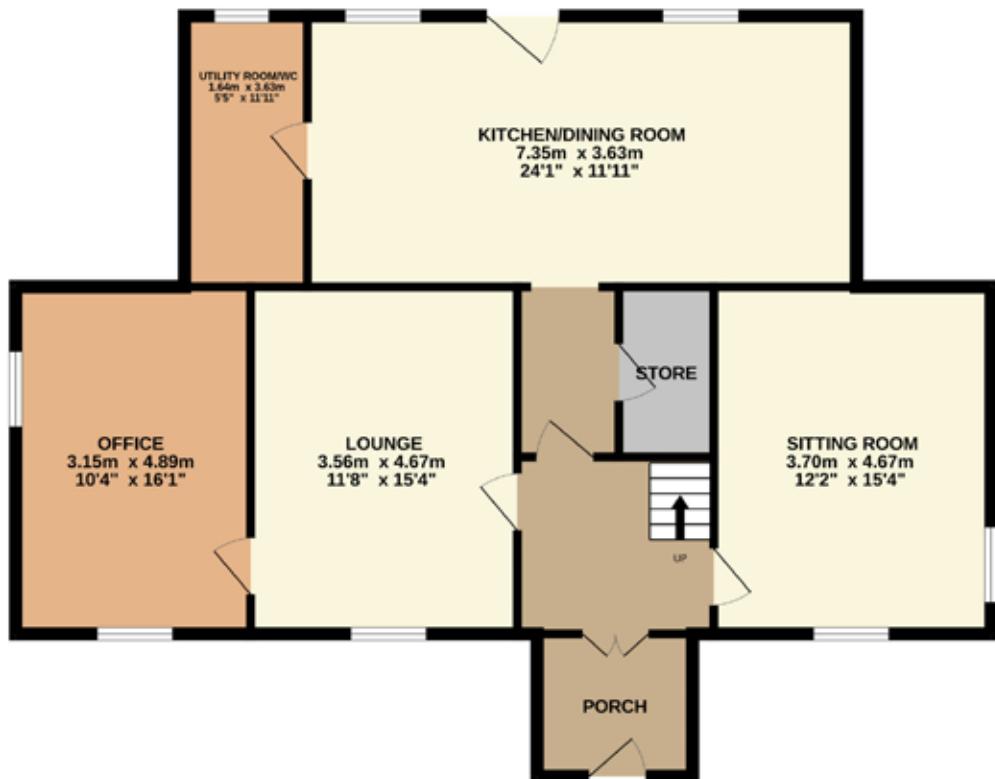
- **Front Door Porch**

Entered via double part-glazed doors into a spacious porch, with a single part-glazed door leading outside. Allows natural light into the hallway, with ample space for boots and jackets.



Floor Plan

GROUND FLOOR
97.2 sq.m. (1047 sq.ft.) approx.



1ST FLOOR
79.8 sq.m. (859 sq.ft.) approx.



TOTAL FLOOR AREA: 177.0 sq.m. (1905 sq.ft.) approx.

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

Accessed via a bifurcated staircase.

Right Side

- **Double bedroom 2**

With fireplace and a window overlooking the courtyard. Leads into:

- **Double bedroom 3**

With fireplace and courtyard-facing window. Ideal as a bedroom, walk-in wardrobe, nursery, or potential en-suite.

- **Bathroom**

With WC, WHB, bath, large shower, and window to the courtyard.



Left Side

- **Double bedroom 4**

With fireplace and countryside-facing window.

- **Double bedroom 5**

With a fireplace and double-aspect windows offering countryside views.



THE GARDEN GROUNDS

As mentioned earlier Whitecairn benefits from mature garden grounds which are a mixture of lawns, mature trees and shrubs, etc. The location is such that wonderful views can be enjoyed on a daily basis, along with a plethora of native wildlife.

OUTBUILDINGS

The courtyard area has been very well-maintained and is currently utilised for storage. The stone buildings offer plentiful space for workshop, stables or these steading buildings could well have some development potential for change of use, however, any interested party wishing to pursue this would need to make their own enquiries with the regional council.

There is also a large box profile shed with a lean to off which is currently used for storing calves in the winter.



THE GRAZING PADDOCKS

The grazing paddocks amounting to about 3.19 acres can be directly accessed from the property. These paddocks present a fantastic opportunity for small scale agriculture, equestrian or horticultural purposes.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil	E	E (43)

HOME REPORT

The home report can be downloaded from our website www.threaverural.co.uk/property





WARRANTY CLAUSE

Whilst the central 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.

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, **Turcan Connell** for a definitive list of burdens subject to which the property is sold. However, it should be noted that a right of pre-emption exists over part of the subjects.

ENTRY & VACANT POSSESSION

Immediately upon completion.

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 July 2025

