



1 The Mews
Balcary | Auchencairn | Castle Douglas | Dumfriesshire | DG7 1QZ

1 THE MEWS





With spectacular sea views from almost every room, 1 The Mews, Balcary is beautifully situated and comprises a traditional detached house with two additional properties, all set within a charming courtyard setting amongst mature and well-maintained grounds, with ample parking and garaging. From its slightly elevated position, all three properties boast some of the most incredible coastal and mountain vistas in the UK and enjoy direct beach access.

The property was originally built in the 17th century as ancillary accommodation and stabling for the neighbouring Balcary House and has been extended and improved over the years. The present owners have painstakingly renovated the main house and cottage from top to bottom to an exacting standard and they also obtained planning permission to build The Nook in 2019. The Nook and Balcary Mews Cottage, which are included in the sale, are both presently run as very successful holiday lets, but could be utilised for multi-generational living, or the cottage could easily be incorporated back into the attached principal house, creating one very large family home.

Rare to the market, with high quality fixtures and fittings throughout, and stunning views from nearly every single room, this property really needs to be viewed in person to be truly appreciated.

1 The Mews, Balcary

This is the principal house, which has been designed to make the most of the incredible views, with a flexible layout and scope to increase the footprint if desired. Features include porcelain tiles with underfloor heating to all tiled areas, contemporary bathroom fittings, silestone worksurfaces and modern multi-fuel stoves to name a few.





Accommodation:

The front door opens into a large porch, with cloaks area and tiled floor. Directly off the porch is a cosy snug, which offers a modern multifuel stove, tiled floor and a glazed elevation giving an outlook over the inner courtyard. The porch continues into the hall, with carpeted stairs rising to the first floor and a useful understairs cupboard. There is a generous ground floor double bedroom with built in cupboard and a modern en-suite shower room, and this bedroom enjoys a dual aspect and super views over Balcary Bay.

To the rear of the hallway is a spacious utility/boot room, which comprises built in storage units with sink, hot water tank, WC off, and a door leading outside. It is worth noting that even the utility room boasts an incredible view out to Hestan Island!

The real heart of the home is the fabulous kitchen/dining/living room. This huge room is fantastic for entertaining and boasts a glazed elevation to the rear, drawing your eyes over the garden to Auchencairn Bay and Hestan Island, and connecting the outside to the indoors via the sliding doors. There are dedicated living and dining spaces, including a two-way multifuel stove to one of the seating areas.

The kitchen area comprises an impressive in-frame solid wood kitchen with Silestone worksurfaces, central island and breakfast bar. There is a Quooker boiling water tap, Rangemaster cooker, American fridge/freezer, integrated dishwasher, bespoke pantry cupboard and space for a wine fridge.

A comfortable family room/office, located directly off the kitchen and benefiting from the two-way multifuel stove, completes the ground floor accommodation.

Upstairs, two further en-suite bedrooms can be found. There is a lovely bright double bedroom with a dual aspect, sea views and an en-suite shower room. The principal bedroom is extremely large, with enough room for a seating area around the multi-fuel stove. It was previously laid out as two bedrooms/bathrooms and could easily be converted back if desired. The room features a dual aspect with two windows overlooking Balcary Bay, and further windows looking into the courtyard, and has a spacious dressing room attached. Two steps from the bedroom lead down to the fantastic en-suite bathroom, which comprises twin sinks in a vanity unit, WC, shower cubicle and a free-standing bath that is perfectly positioned to make the most of the sea views.

N.B It is worth noting that there are closed off doors from the dressing room and from the family room/office, that previously connected to the adjoining property (Balcary Mews Cottage). It would be a relatively simple job to connect the two properties together again, creating one large principal house, if desired, and subject to any necessary consents.

















The Nook

This super, modern Cedral built lodge was designed and built by the vendors in 2019. It is fully enclosed with a gated entrance, private driveway parking and a low maintenance gravelled and paved garden, with far reaching sea views. Again, it is presently run as a very successful holiday let.

Inside this single storey property there is underfloor heating with a tiled floor throughout. A lovely double bedroom is located to the rear of the lodge and there is a modern shower room. The kitchen/living space is open plan with a double height, vaulted ceiling. There are Shaker style units with integrated appliances and sliding doors to the glazed elevation give incredible sea views, and direct access to its private garden.



Balcary Mews Cottage

This charming, attached cottage has its own entrance and a parking area within the courtyard. It enjoys a low maintenance and enclosed gravelled garden, unrivalled sea views and well-presented accommodation within. It is presently run as a very successful holiday let.

Internally there is a bright sitting room with triple aspect and a multifuel stove, a modern kitchen/breakfast room with shaker style units, two double bedrooms and a generous shower room. All rooms boast sea views.







Outside

The property is approached via Shore Road from Auchencairn, which is a quiet road that follows the shoreline to a dead end. There is ample guest parking outside of the courtyard. A gated entrance opens into a courtyard providing ample parking and turning and giving access to The Nook's own driveway. Within the courtyard is a large garage and workshop and its adjoining laundry room, with 'wet' area for wetsuits and paddle boards, a shower cubicle and plumbing for white goods.

As previously mentioned, The Nook and Balcary Mews Cottage have their own low maintenance enclosed gardens. 1 The Mews, Balcary has a large, superb, enclosed garden to the rear.

The main garden is predominantly laid to lawn, with mature, established shrubs and bushes, and colourful borders. There are various areas from which to sit and enjoy the coastal views, including a sheltered decked area, ideal for alfresco entertaining. A gate from the bottom of the garden offers direct beach access, which is quite remarkable and really makes the beach an extension of the garden.

Finally, within the garden is a superb purpose-built garden room/studio. This insulated space is wired for electricity and broadband and could be used as a home office, studio or simply as an extra reception room, and naturally enjoys the incredible sea views.

Local Area

The properties sit within a prime position on Balcary Bay, at the end of Shore Road. Shore Road is accessed from the pretty village of Auchencairn, which has a range of local amenities including a shop/deli, garage, village hall and a school. The hotel next door also offers a bar and restaurant meals.

A wider range of amenities and schooling can be found in Castle Douglas, which is just under 10 miles away. Dumfries is approximately 22 miles away and has a well regarded hospital, shops and a mainline railway station, with road connections via the A75, A74 (M) and with airports at Glasgow, Prestwick and Edinburgh.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and a wide range of outdoor pursuits. The Solway Coast also has many beautiful gardens to visit, including Threave Gardens at Castle Douglas (National Trust). Close to the Galloway Forest Park, the first Dark Sky Park in the UK, and central to 5 of the 7 Stanes, it is also a popular location for cyclists and mountain bikers.





INFORMATION

Services: 1 The Mews, Balcary – Mains electricity, mains water, oil fired central heating with wet underfloor heating to all tiled areas, plus radiators and multi-fuel stoves. Private drainage to shared septic tank. Fibre broadband to the premises, supplied by BT. Hamilton lighting system in the main kitchen/dining/living area is dimmable and zoned. This means it is fully customisable to set whatever mood is required throughout the day and into the evening. It is either app or control switch plate driven. Heating controlled via WiFi. Burglar alarm: the alarm is a monitored simplisafe system working via wifi app or control panel which can be transferred with the property. LPG gas bottles for rangemaster hob. Traditional style uPVC sash windows installed in 2016. Balcary Mews Cottage – Mains electricity, mains water, oil fired central heating with electric underfloor heating to the kitchen, plus radiators and multi-fuel stove. Private drainage to shared septic tank. Fibre broadband, supplied by BT. Traditional style uPVC sash windows installed in 2016.

The Nook – Mains electricity, mains water, oil fired central heating with underfloor heating throughout. Drainage to private septic tank. Fibre broadband, supplied by BT. N.B There are two sub main fuse boxes within 1 Balcary Mews, with all properties having their own fuse boxes too. One electric meter for all properties i.e one electricity bill.

Note: The property is located within a small group of houses. There are three other small, attached properties located on the south side of the courtyard. These are marked in yellow on the boundary plan.

Local Authority: Dumfries & Galloway Council.
1 The Mews, Balcary: Council tax band F. Balcary Mews Cottage and The Nook are presently rated for business use.

Fixtures and Fittings: Contents of the two holiday cottages are available by separate negotiation.

EPC: 1 The Mews, Balcary - D. Balcary Mews Cottage – E. The Nook – C.

Viewings: Strictly by appointment with the sole selling agents, Fine & Country Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country Scotland by email to scotland@fineandcountry.com

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.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

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

Referrals: Fine & Country 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 Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

1 The Mews, Balcary

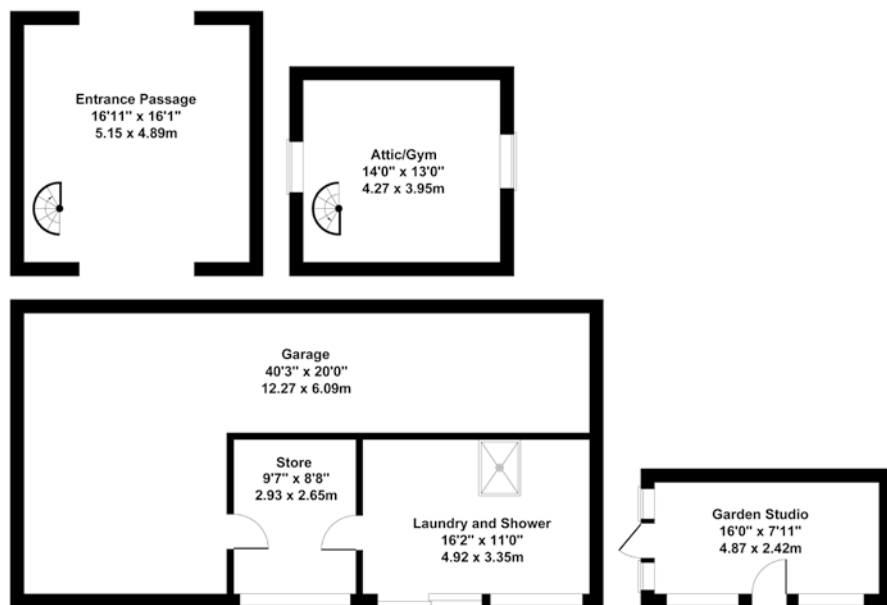


GROSS INTERNAL AREA
 FLOOR 1: 1,942 sq. ft, 110 m², FLOOR 2: 1,129 sq. ft, 104 m²
 TOTAL: 3,071 sq. ft, 285 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
 Cumulative total square footage - 5931 sq. ft (551 sqm)



1 The Mews, Balcarry (outbuildings)

Approximate Gross Internal Area
1389 sq ft - 129 sq m

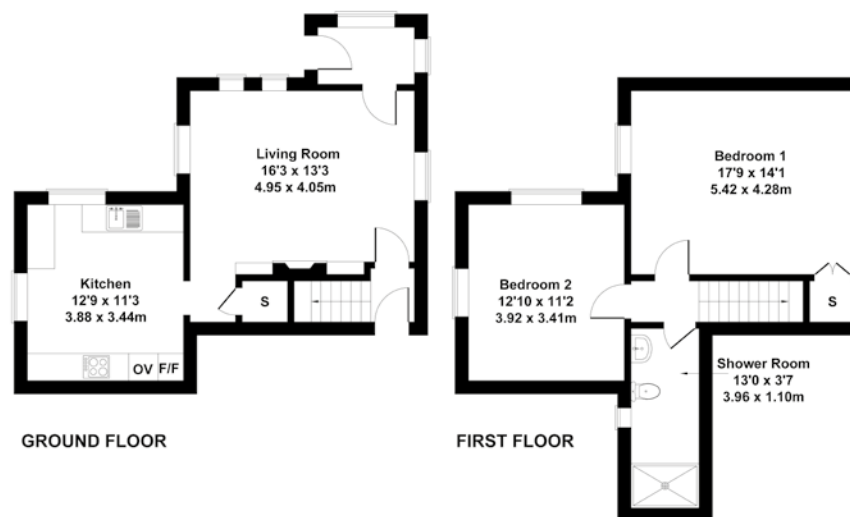


OUTBUILDINGS

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Balcary Mews Cottage

Approximate Gross Internal Area
936 sq ft - 87 sq m

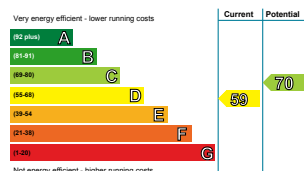


GROUND FLOOR

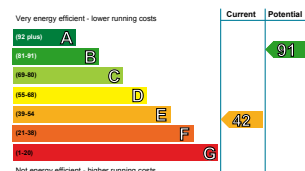
FIRST FLOOR

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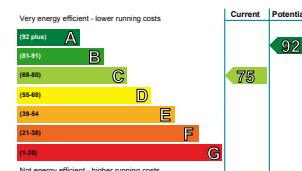
1 The Mews Balcary



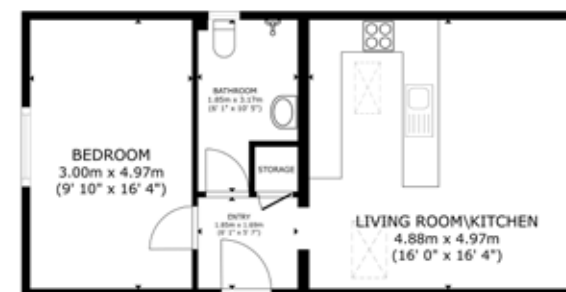
Balcary Mews Cottage



The Nook



THE NOOK



FLOOR PLAN

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY
FOUNDATION

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