



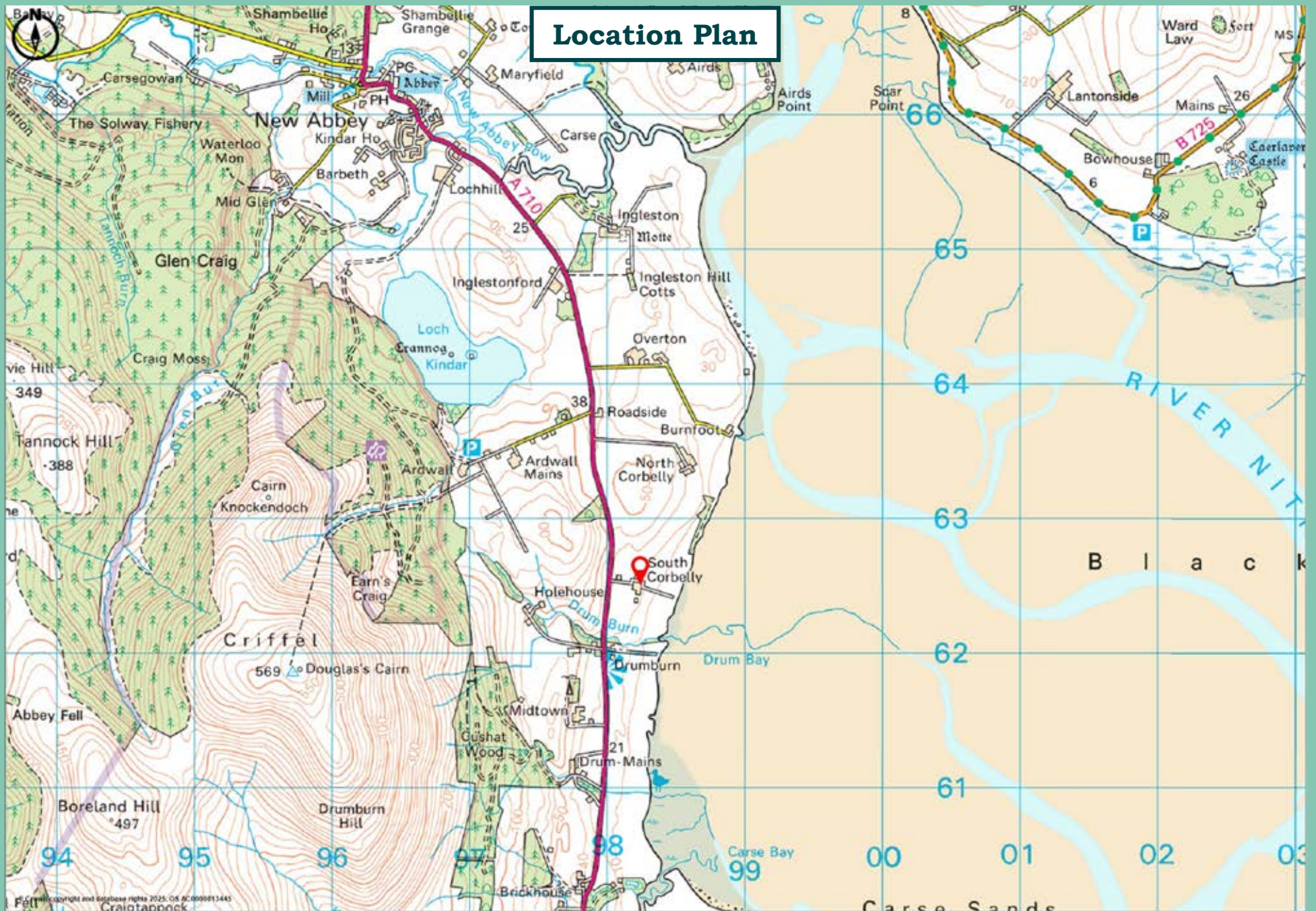
SOUTH CORBELLY FARMHOUSE

New Abbey, Dumfries, DG2 8DJ



**LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS**

Location Plan



SOUTH CORBELLY FARMHOUSE

New Abbey, Dumfries, DG2 8DJ

New Abbey 2 miles, Dumfries 9.5 miles, Carlisle 44 miles, Glasgow 88 miles

A CHARMING TRADITIONAL FARMHOUSE BENEFITTING FROM A GRAZING Paddock AND STEADING WITH BREATHTAKING VIEWS OVER THE SOLWAY FIRTH

- SPACIOUS FOUR BEDROOM FARMHOUSE
- HUGE POTENTIAL FOR SMALL SCALE AGRICULTURAL/ EQUESTRIAN PURPOSES
- TRADITIONAL STEADING
- GRAZING Paddock
- WITHIN CLOSE PROXIMITY TO THE BEAUTIFUL SOLWAY FIRTH
- RURAL BUT ACCESSIBLE LOCATION TO MAJOR ROAD NETWORKS
- IN ALL ABOUT 1.434 ACRES

VENDORS SOLICITORS

Grierson Dunlop
Turcan Connell
1 Earl Grey Street
Princes Exchange
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

South Corbelly Farmhouse enjoys a stunning rural setting with breathtaking views over the Solway Firth and the rolling countryside. Located at the foot of Criffel and near the charming village of New Abbey, the property sits in an elevated position and is complimented by a paddock and traditional steading.

The holding incorporates a four-bedroom farmhouse which requires some modernisation and offers a perfect blank canvas with lots of opportunity. In addition, a grazing paddock, ideal for equestrian use, small-scale agricultural use, or some self-sufficient living, and a traditional steading.

The local area offers a diverse range of attractions for visitors and residents alike. Just a short journey away lies the historic village of New Abbey, which has a wealth of history including the ruined Sweetheart Abbey. For outdoor adventurers, the rugged terrain of Galloway Forest Park offers ample opportunity for exploration, while the Solway Firth's unspoiled shoreline is ideal for water-based activities. For the keen walker, walking routes to the top of Criffel provide some of the most stunning views in the region. New Abbey is a very active, friendly community and benefits from a primary school, tearoom, shop, and more. Close by is Carsethorn, which is a pretty village consisting of a line of cottages facing out across the Solway Firth. The village is popular with locals and visitor alike with The Steamboat Inn, a popular local hostelry, serves lunches, dinners, fine ales and spirits throughout the year. The local beaches and the bird-rich merse where millions of seabirds live or over-winter are part of the rich natural heritage of the parish. Visitors to the National Nature Reserve on the far side of the Nith come round by the coachload to watch birds on the Carsethorn foreshore, before continuing to the nature reserves at Southwick and Mersehead.



A wider range of essential services are located within the busy market town of Dumfries, boasting all essential and professional services, along with three retail parks, an ice rink, and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling, with the Crichton University Campus offering a wide variety of further education choices.

Communications to the area are good with the M74 providing access to the north to Glasgow and south to Carlisle and the M6. The ferry links to Northern Ireland run from Cairnryan in the west of Galloway. The international airports of Prestwick, Glasgow and Edinburgh are within a two-hour drive of the property. Dumfries railway station provides regular rail links, both north and south.

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.

DIRECTIONS

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

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for South Corbelly Farmhouse are sought **in excess of: £450,000**

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

South Corbely Farmhouse requires some modernisation but provides an excellent blank canvas for any potential buyer. This spacious four-bedroom farmhouse offers accommodation over two floors, briefly comprising:

GROUND FLOOR

- **Entrance Porch**
The property is entered through a side porch with a window overlooking the rear of the property.
- **Central Hallway**
Provides access to the ground floor rooms, with a step down to the lower hallway, and stairs to the first floor. There is a window to the side.
- **Double Bedroom 1**
With built-in wardrobes and a window to the side.
- **Double Bedroom 2**
With a window to the front.
- **Dressing Room/ Box Room**
Accessed via Bedroom 2, with a window to the side.
- **Shower Room**
Fitted with a shower, WC and WHB. With a window to the front.

- **Living Room**
A cosy family space with a log burner and windows to both the front and rear.
- **Kitchen**
Fitted with kitchen units, an electric oven, and is plumbed for white goods. There is a door out to the front of the house and a window to the rear.

FIRST FLOOR

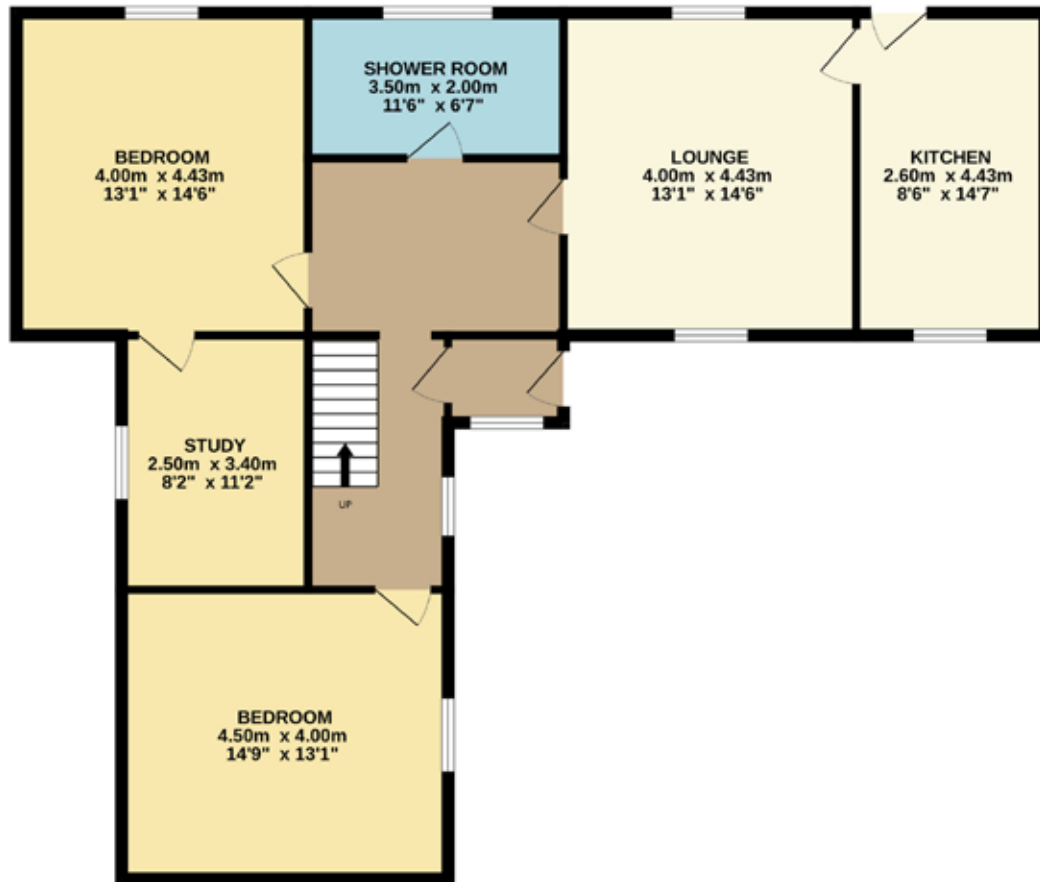
- **Upper Hallway**
An open space with a window to the rear.
- **Double Bedroom 3**
A large room with a window to the rear overlooking Criffel.
- **Bathroom**
Fitted with a bath, WC and WHB. With a window to the front.
- **Double Bedroom 4**
With access to the loft area and a window to the rear.



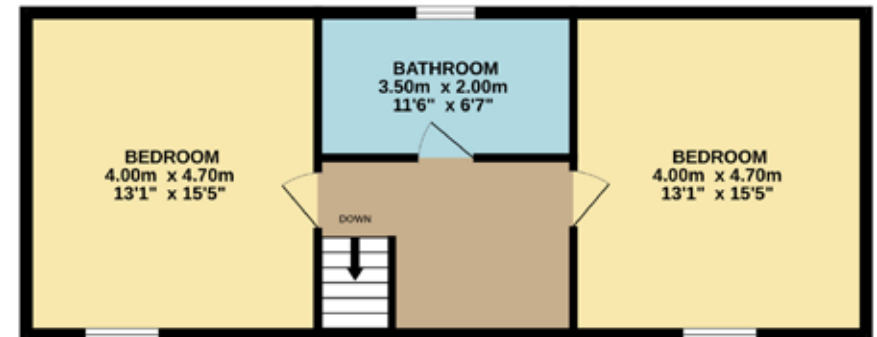


Floor Plan

GROUND FLOOR



1ST 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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OUTSIDE

As mentioned earlier, South Corbely Farmhouse occupies a generous site with lots of potential. The garden grounds to the rear of the property are mainly laid to lawns with a gravel area, whilst making the most of the wonderful views over Criffel, the perfect area for alfresco dining or family or social entertaining. A feature of the property is the grazing paddock, amounting to just over an acre, it can be directly accessed from the yard and provides a superb opportunity for smallscale agriculture / horticultural or equestrian purposes.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired	D	E (45)

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, **Grierson Dunlop**, 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.



WARRANTY CLAUSE

Whilst the 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.

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 August 2025





