



A B & A
Matthews

Auld Palnure House
Palnure
Newton Stewart
DG8 7AX

Offers in the region of £400,000





Bruntis Loch, Kirroughtree Forest

Palnure is a small, tranquil village in Dumfries and Galloway, Scotland, nestled on the banks of the Palnure Burn just outside Newton Stewart. Historically part of Kirkcudbrightshire, the settlement is set within gently rolling countryside and enjoys a strong sense of rural charm. The area is underlain by ancient Silurian rock, while the valley floors preserve marine alluvium and peat, reflecting its complex geological history. In former days, Palnure was served by a station on the Portpatrick and Wigtownshire Railway, though the line closed in the mid-20th century and the station building now serves as a private home. Beyond its peaceful setting, Palnure's surroundings are rich in nature: the Palnure Burn flows through nearby woodland and feeds into the River Cree, while the nearby Kirroughtree Forest offers wildlife-rich trails and forested beauty, part of the renowned 7stanes mountain biking network—lies close by, offering wildlife-rich trails, forest walks, and some of Scotland's best-loved mountain biking routes.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



KEY FEATURES:

- Superior detached property
- Rural location
- Five bedrooms, two en-suite
- Double glazed & gas central heating
- Walk-in condition
- Large garden
- Off-road parking

This attractive detached property enjoys a peaceful rural location and is presented in true walk-in condition. Offering five well-proportioned bedrooms, including two with en-suite facilities, the home benefits from double glazing and gas central heating throughout. Externally, the property features a large, well-maintained garden and generous off-road parking, making it an ideal choice for those seeking space, comfort and a high standard of modern living.



GROUND FLOOR ACCOMMODATION

Entrance Porch – 2.02m x 1.65m

UPVC glazed storm doors with ornate glass and transom window. Electric meters are located on the wall. UPVC ornate glazed door gives access to the hall.

Hall – 5.80m x 2.20m

Stairs to first floor accommodation. Under stairs cupboard. Radiator.

Lounge – 7.29m x 4.23m

This generously sized lounge enjoys abundant natural light from its north-east and two south-east facing windows, creating a warm and welcoming atmosphere throughout the day. The room offers ample space for a dedicated dining area and is enhanced by a characterful multi-fuel stove. Additional features include a radiator for efficient heating and a convenient built-in storage cupboard, making the space both comfortable and practical for everyday living.

Kitchen/Sitting Room – 7.40m x 4.50m

The open-plan kitchen/sitting room is a bright and welcoming space, enhanced by a north-east-facing window and fitted with a high-quality range of wall and floor cabinets. A contemporary central island, complete with built-in power supply, provides an ideal area for food preparation and informal dining. Premium integrated appliances include an induction hob with extractor above, eye-level double oven, built-in microwave, dishwasher, and fridge. Granite worktops incorporate a built-in drainer and a 1½-bowl stainless steel sink with mixer tap providing hot, cold and boiling water. A stylish splashback, multi-fuel stove, and two radiators add both practicality and comfort. A glazed hardwood door with matching glazed side panel offers an attractive outlook and provides direct access to the garden.







Utility Room – 4.42m x 4.32m

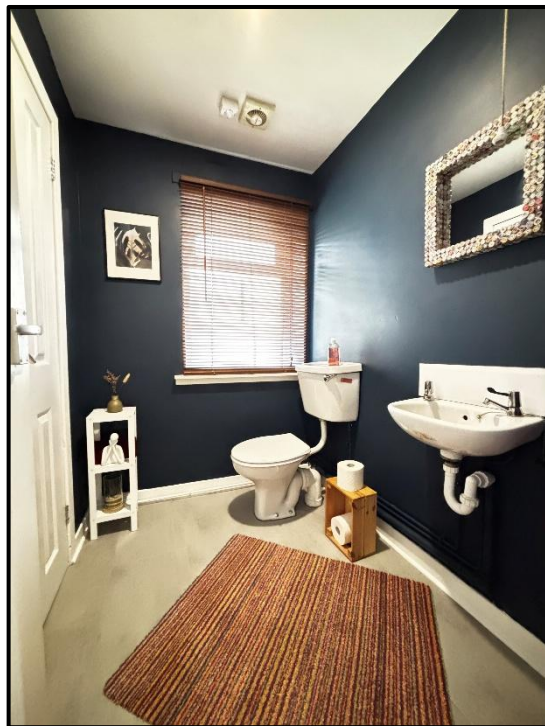
South-west facing window. Fitted with a good range of wall and floor units, ample worktops, stainless steel sink and splashback. Space and plumbing for washing machine and tumble drier. Hatch to storage space. Hardwood door gives access to the garden.

WC – 1.90m x 1.50m

Fitted with a white suite comprising WC and wash hand basin. Built-in storage cupboard.

Bedroom 5 – 4.33m x 2.86m

Two south-west facing windows. Two Velux windows. Built-in storage cupboard. Two radiators.



FIRST FLOOR ACCOMMODATION

Landing

Sky light. Access to bedrooms.

Bedroom 1 – 4.40m x 3.65m

North-east facing window. Radiator. Access to en-suite.

En-suite

Fully fitted with wet wall panelling and comprises a back to wall WC, counter-top sink with storage cupboard below and shower cubicle with mains water shower. Tiled flooring.



Bedroom 2 – 4.39m x 3.60m

South-west facing window. Radiator. Access to en-suite.

En-suite

Fully fitted with wet wall panelling and comprises a back to wall WC, counter-top sink with storage cupboard below and shower cubicle with mains water shower. Tiled flooring.

Bedroom 3 – 4.35m x 3.70m

North-east facing window. Radiator.

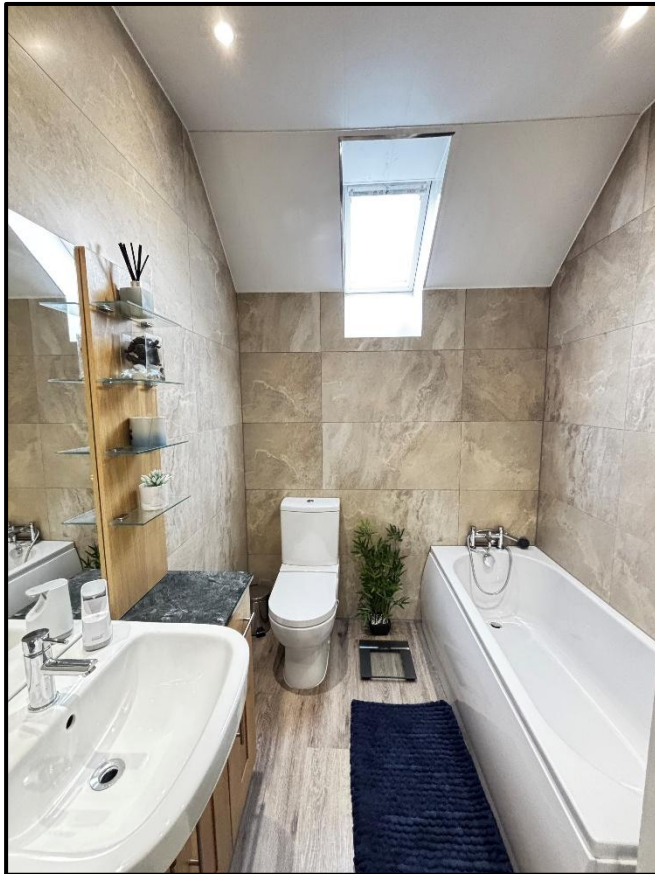


Bedroom 4 – 4.35m x 3.50m

South-west facing window. Radiator.

Bathroom – 2.25m x 1.96m

Fully tiled and fitted with a white suite comprising WC, counter-top sink with storage cupboard below and bath with shower mixer tap. Access to the attic via hatch. Vertical radiator.



Garden

The property enjoys a large, well-maintained garden, predominantly laid to lawn and bordered by mature shrubs and established trees, offering excellent privacy and year-round interest. A patio area provides an ideal space for outdoor dining and relaxation. There is a large driveway to the rear of the property providing off-road parking for several vehicles.

OUTBUILDINGS

Timber garage

Log stores

Garden shed

SERVICES

Mains supplies of water, gas and electricity.

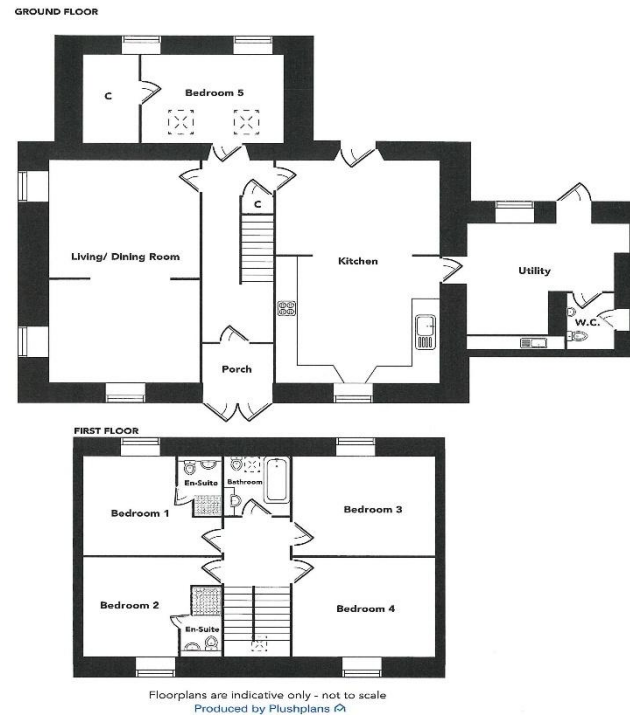
Drainage is to a septic tank. EPC = D

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.