



HOLM OF GLASNICK

Kirkcowan, Newton Stewart, DG8 0EB



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



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NOT TO SCALE
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HOLM OF GLASNICK

Kirkcowan, Newton Stewart, DG8 0EB

Kirkcowan 2 miles, Newton Stewart 4.5 miles, Stranraer 19 miles, Dumfries 52 miles, Ayr 48 miles

AN IMPRESSIVE SMALLHOLDING WITH LAND AND AGRICULTURAL BUILDINGS SET WITHIN A PRIVATE RIVERSIDE SETTING WITH BREATHTAKING COUNTRYSIDE VIEWS

- TRADITIONAL DETACHED FIVE BEDROOM COTTAGE
- ENCLOSED GROUNDS WITH GATED DRIVEWAY
- USEFUL AGRICULTURAL BUILDINGS, STABLES AND GRAZING LAND
- RIVERSIDE LOCATION WITH FISHING RIGHTS AND A PRIVATE LOCH
- NO IMMEDIATE NEIGHBOURS
- WITHIN DRIVING DISTANCE OF MAJOR ROAD NETWORKS

In all about 4 acres

VENDORS SOLICITORS

Shaws Law Ltd
Scottish Marine Institute,
Oban,
Argyll,
PA37 1QA
Tel: 01631 705007



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

Holm of Glasnick is a beautifully maintained smallholding set in the countryside close to the village of Kirkcowan, with the river forming a picturesque backdrop.

Built of traditional stone under a slate roof, the property sits within approximately 4 acres of land and comprises paddocks, stables, an agricultural building, fishing rights on the river and a loch to the front of the property. It is approached via a gated entrance leading to a hardstanding parking area in front and side of the house.

The house offers spacious accommodation throughout, including five bedrooms, an open-plan kitchen and dining area, dining room, a lounge, two bathrooms and a WC. A more detailed description of the accommodation along with a floor plan is available within these particulars of sale.

The nearest village is Kirkcowan which is a small rural village which features a garage, post office/store, primary school, village hall and the Craighlaw Arms Hotel which has served as a coaching inn for over 200 years. A wider selection of services are available in Newton Stewart (4.5 miles), including a doctors surgery, which is available 3 mornings a week, a medical centre, supermarkets, shops, professional services, a leisure centre and a secondary school. Newton Stewart and surrounding villages are popular location for hill walkers and mountain bikers as it is near Galloway Forest Park which has internationally recognised gravel and mountain biking trails set amidst some of the most dramatic scenery in Southern Scotland. The Galloway Forest Park is also one of the best places in the UK to enjoy the night sky with breathtaking and rare stargazing conditions. There are many great places to visit within close proximity to Holm of Glasnick including beaches, historic sites, castles, interesting museums and a whole lot more.

This area of southwest Scotland is renowned for its spectacular coastline, offering a wealth of opportunities for outdoor enthusiasts, including scenic walks, coarse and sea fishing, shooting, sailing, coastal rowing and cycling. There are numerous beaches and sandy coves within easy reach of the property, along with several local golf courses.

Communications to the area are much improved with the A75 trunk road providing quick access from the South via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is 23 miles away, and there are international airports in Glasgow (86 miles) and Edinburgh (119 miles). There is a mainline railway station at Stranraer offering services to Ayr, Troon, Kilmarnock, Prestwick Airport & Glasgow.



METHOD OF SALE

The property is offered for sale by Private Treaty.

DIRECTIONS

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

GUIDE PRICE

Offers for Holm of Glasnick are sought **in excess of: £385,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk



PARTICULARS OF SALE

This spacious detached cottage is of traditional brick-built construction under a slate roof, briefly comprising:

GROUND FLOOR

- **Kitchen/ Dining Area**

The house is accessed through a stable door opening into the kitchen. There are a range of fitted floor units, a Rayburn, sink and plumbing for white goods. A picture window overlooks the rear garden. The floor units continue into the dining area, which provides ample space for a kitchen table and has a window to the front.

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- **Dining Room**

A flexible room currently used as a dining room but equally suited as a second living area. It benefits from dual aspect windows and a multifuel stove set within a beautiful stone fireplace.

- **Bedroom 1**

With a window to the side and built in cupboards.

- **Bathroom**

With a sunken bath, pedestal basin, wash hand basin, WC and a window to the rear.

- **Bedroom 2**

Featuring a built-in wardrobe and triple aspect windows.

- **Hallway**

Leading from the kitchen/dining area, the hallway provides access to the rest of the house. It also benefits from a range of built-in cupboards and the rod and tackle room, together with a door leading out to the rear garden.

- **Lounge**

A light and spacious room with large dual aspect windows and a multifuel stove serving as a cosy focal point.

- **WC**

With WC, wash hand basin and a side window.

- **Bathroom**

Fitted with a bath, shower, wash hand basin and a window to the rear.

- **Bedroom 3**

With dual aspect windows and a sink.



Whilst every attempt has been made to ensure the accuracy of the description 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.
Made with Metaplan (2020)





FIRST FLOOR

- **Bedroom 4**
With dual aspect windows, coombed ceilings and a walk-in cupboard.
- **Bedroom 5**
With dual aspect windows, coombed ceilings and a small built in cupboard.

OUTSIDE

Holm of Glasnick occupies a generous plot in a peaceful riverside setting and is approached via a gated driveway providing parking for several vehicles. The property benefits from a stable block with a storage room, together with a large agricultural building with a lean-to, previously used for hay storage, and a large wood store.



The surrounding land is divided into several smaller paddocks, previously used for grazing a horse.

To the front, the property is set within attractive, well-maintained grounds, with a manicured path leading down to the private loch. The rear garden is mainly laid to lawn and complemented by a variety of mature trees and shrubs.

The river runs alongside the rear of the property and the fishing rights can be accessed directly from the garden. In addition, there is a wooden shed providing further outdoor storage. The property enjoys a secluded position with no immediate neighbours.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Private	Mains	Oil fired	F	F (38)

HOME REPORT

The home report for Holm of Glasnick can be downloaded direct from our website: www.threaverural.co.uk/property



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, **Shaws Law Ltd** 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.

INGOING

There are no ingoing claims affecting the 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.

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 March 2026

Sale Plan

For identification purposes only



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