



Stockmoss Smithy

Stockmoss Smithy, Auchencairn, DG7 1RG

Galbraith

A traditional small Galloway farmhouse and steading with grazing paddocks and coastal views.



Castle Douglas 11 miles

Kirkcudbright 8 miles

Dumfries 24 miles



 2  1  1

1 reception room. 2 bedrooms

In need of major upgrading

Small steading

0.46 acre paddock adjacent

1.95 acre paddock across road

Distant coastal views

Offers Over £175,000

Situation

Stockmoss Smithy sits in an enviable position west of the village of Auchencairn close to the coast. Auchencairn is a vibrant village with a strong sense of community. The village has its own church, primary school, bowling green, a shop with a Post Office and licenced café which does takeaway most nights, a day crèche, and a garage. There is a bus route to the local towns direct from the centre of the village and school buses travel to the secondary schools at Kirkcudbright and Dalbeattie. Kirkcudbright is famous as Scotland's Artists' Town and its well-known connections to The Glasgow Boys. The town provides a range of services including two small supermarkets and individual specialist shops, 3 churches, museum, library, doctor's surgery, optician, two veterinary practices, swimming pool, tennis court, bowling green, as well as primary and secondary schools.

Castle Douglas, known as Dumfries & Galloway's Food Town, is a thriving market town providing a broad range of shops and services including two supermarkets, solicitors, large health centre and numerous individual shops and businesses. The regional capital of Dumfries offers a wider range of high street shops, retail parks, university campuses and a large hospital. Mainline train services are available at Dumfries, Lockerbie and Carlisle, with the M74 and M6 motorway networks available at Gretna, Moffat and Lockerbie.

DIRECTIONS

In the village of Auchencairn, travelling west on the A711, follow the road all the way through the village. On leaving the village continue to follow the road for approximately 2.5 miles. Take the fork to the left signed for Orroland. Follow this road for a short distance and as you approach the next left turn you will see Stockmoss right in front of you. Take the left turn and the entrance to the property is on the right.



Description

Stockmoss Smithy is traditional one and a half storey Galloway farmhouse with later extensions. There is a small steading attached to the rear and a store, shed and garage. Now in need of major upgrading, the house would make a lovely family home, with the steading offering potential as stabling or further accommodation subject to all necessary planning consents. There is a good sized garden to the rear and a 0.46 acre paddock adjacent. A further 1.95 acre paddock is situated a short walk from the house along the lane. Views of the coast across farmland give the property a wonderful outlook.

With a primary school in nearby Auchencairn, and both primary and secondary schools in Kirkcudbright and Dalbeattie, the property is ideal for young families wishing to have a rural lifestyle in the area. The property has been in the same ownership for over 47 years, so this is a rare opportunity to create the next chapter in its story.

ACCOMMODATION

Ground Floor: Entrance area. WC. Utility Room. Kitchen. Sitting Room

First Floor: Bathroom. Bedroom 1 with Box Room off. Bedroom 2

GARDEN AND GROUNDS

The garden is mainly to the rear and is laid to lawn bounded by hedging. The 0.46 acre paddock sits immediately beside the house and garden. The 1.95 acre paddock sits across the lane a short distance along the way.





IMPORTANT NOTES:

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 14/03/2025.

ANTI MONEY LAUNDERING (AML) REGULATIONS:

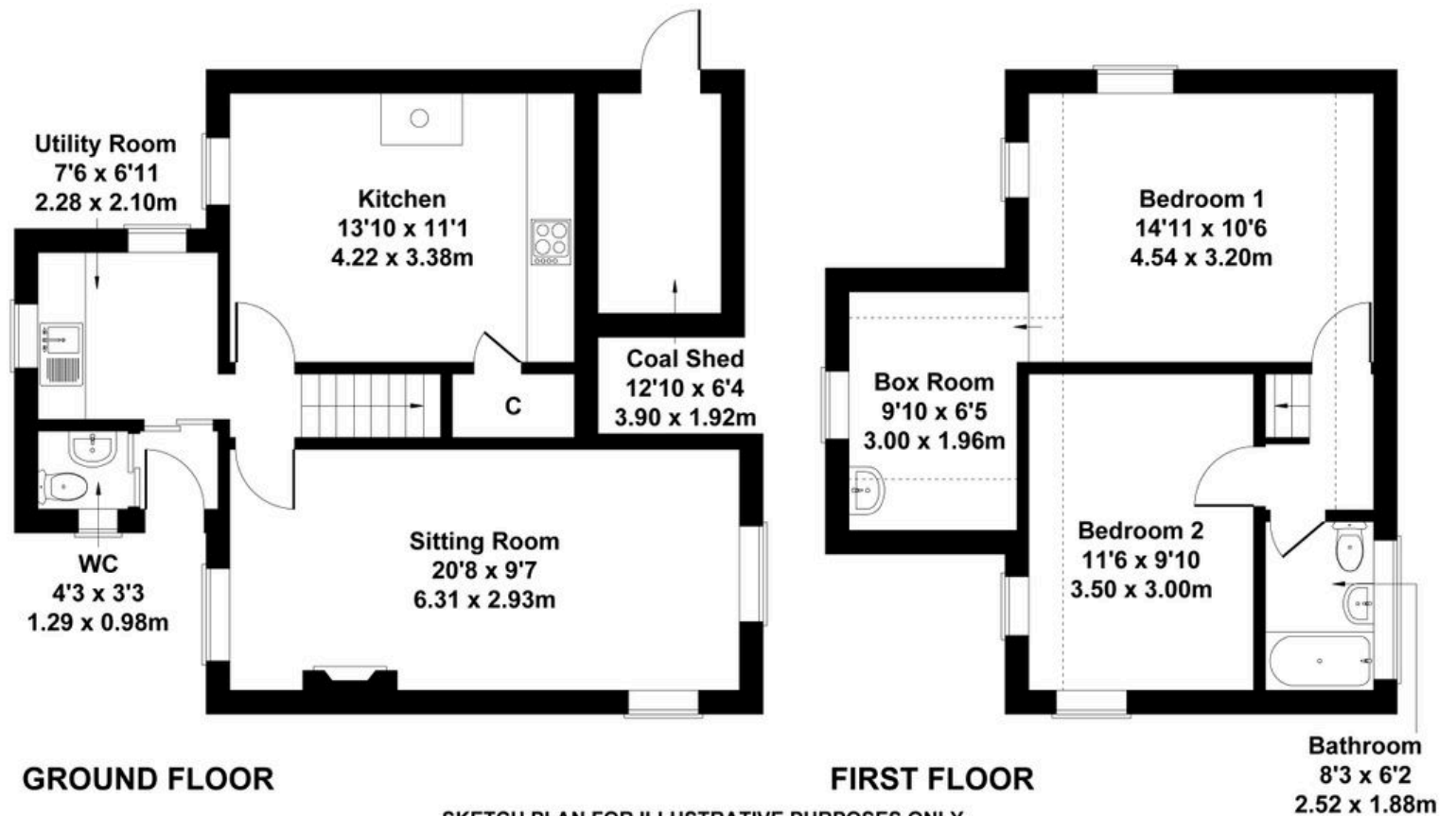
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

Plans

Total Area: 92 sq m

Stockmoss Smithy, Auchencairn DG7 1RG

Approximate Gross Internal Area
990 sq ft - 92 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Viewings

Strictly by appointment with Galbraith Castle Douglas Tel: 01556 505346 Email: castledouglas@galbraithgroup.com



Listing

.

Tenure

Freehold

Local Authority

Dumfries & Galloway Council

Council Tax

E

EPC

F



Services

Water

Mains Supply

Electricity

Mains Supply

Drainage

Private Supply

Central Heating

Open Fire

Internet

None



Additional Information



93, King Street, Castle Douglas, DG7 1AE
T: 01556 505346 | E: castledouglas@galbraithgroup.com

galbraith.com

Galbraith