

# SOUTHFIELD

SOUTH MAIN STREET, WIGTOWN, NEWTON STEWART



**Galbraith**



# SOUTHFIELD, SOUTH MAIN STREET, WIGTOWN, NEWTON STEWART

An elegant Georgian townhouse in Scotland's National Book Town, with generous outbuildings and peaceful walled garden.

Newton Stewart 7.1 miles ■ Stranraer 26.4 miles  
Ayr 51.2 miles ■ Dumfries 54.2 miles

Acreage 0.23 acres

Guide Price £328,000

- 2 reception rooms. 5-6 bedrooms
- Recently redecorated throughout
- Views over Wigtown Square
- Range of stone outbuildings
- Walled garden

**Galbraith**

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 OnTheMarket





### SITUATION

Southfield is situated in the heart of Scotland's National Book Town, Wigtown. Wigtown has a primary school, church, post office, supermarket, several smaller shops and cafés and many bookshops. Down the road in Bladnoch is Scotland's southernmost whisky distillery. Between the end of September and beginning of October, Wigtown hosts its internationally renowned annual book festival and the town becomes a hub of activity. Other smaller events run during the spring and early summer. The town is also located within the UNESCO Galloway and Southern Ayrshire Biosphere. The house is just a short walk to the Wigtown Harbour with views across the Solway Firth.

Newton Stewart is a market town on the River Cree known as the Gateway to the Galloway Hills. Newton Stewart has primary schools, the Douglas Ewart Secondary School, a leisure centre, cinema, additional supermarkets, and a larger range of shops, businesses, hotels and restaurants.

In addition to being within the Biosphere, the area is well known for outdoor pursuits and sports. The Galloway Forest Park offers superb walking, mountain biking and is home to Britain's first Dark Sky Park, where phenomenal views of the night sky can be enjoyed. Kirroughtree Visitor Centre, approximately 4 miles from Newton Stewart, is part of the 7 Stanes range of mountain biking trails. Fishing, shooting, golf and equestrian facilities are all readily available throughout the area.

Trains to Ayr and Glasgow are available at Stranraer, about 26 miles from Wigtown and ferries to Northern Ireland sail from nearby Cairnryan. Trains to Edinburgh run from Lockerbie 67 miles east, and on the fast train south, London is just 4 hours from Lockerbie. Domestic and international flights are available at Prestwick Airport, 58 miles north, and Glasgow and Edinburgh Airports, 90 and 124 miles respectively. Motorway links and trains are available at Lockerbie, 68 miles east, and Kilmarnock, 66 miles north.



### DESCRIPTION

Southfield stands prominently within the town, with Georgian pediment and columns enhancing the front door entrance directly from South Main Street. The hall leads through to a cloakroom, which opens to the walled garden at the rear and double doors open in to the main hall and elegant staircase, connecting the two levels above. The kitchen is a bright and spacious room with natural light flooding in through from the garden behind and a Clearview stove set in to the original open fireplace adds additional warmth when required. A number of original features have been retained in the kitchen, the original wooden beams, including an upright beam and the floor tiles, they combine tastefully with a new more modern and practical kitchen with electric range cooker. In contrast the imposing dining room/snug adjacent overlooks South Main Street and is the perfect place to entertain guests, with a 'Dowling Stoves' firebox adding both warmth and a focal point to the room.

A bedroom with en-suite shower room completes the ground floor, this room benefits from two windows and is ideal for visiting friends and family.



The first floor landing opens to two bedrooms and a family bathroom, all with high ceilings and tastefully decorated, again beautifully done to combine both the modern feel whilst preserving the property features of its period. The sitting room has two windows, with shutters, overlooking the garden and beyond to Wigtown Bay, an open fire and solid wooden floor. A sizable shelved linen cupboard sits between the sitting room and the smaller of the two bedrooms. The principal bedroom looks out over Wigtown Square, forming a bright and spacious room with a black cast iron fire place, book shelves and space for additional furniture allowing flexibility in how the space be best utilised.

Three attic rooms on the top floor provide additional bedroom accommodation, work from home offices, hobby spaces or storage with views across the town square and Wigtown Bay. In addition steps lead down from the kitchen to a store room/cellar below.

### ACCOMMODATION

**Ground Floor:** Enclosed Entrance Hall. Hallway. Bedroom 1 with En Suite. Formal Dining Room/Snug. Store Cupboard. Dining Kitchen. Under stairs Store.

**First Floor:** Landing. Sitting Room. Principal Bedroom. Bedroom 3. Family Bathroom. Linen Store

**Second Floor:** Landing. Attic Room 1. Bedroom 4/Attic Room 2/Bedroom 5. Attic Room 3/Bedroom 6 (accessible from both Landing and Room 2)

### OUTBUILDINGS

Southfield outbuildings encapsulate the history surrounding this property, the first building, extending out behind the kitchen, was a former laundry room, some of the equipment is still in situ, in addition there are two Belfast style sinks, and space and plumbing for white goods. The Worcester boiler for the oil fire central heating is also housed in this room. The remaining stone outbuildings provide an abundance of storage space for garden tools and equipment, and could be suitable for development to a separate self-catering unit, retail space or incorporation in to the main house, with all the relevant permissions in place.

### GARDEN

The walled garden at Southfield offers a private and peaceful place to relax as you meander through the different sections of the beautiful garden, which has recently been landscaped.

The first of three sections begins with a red sandstone flagged courtyard leading from the entrance hall and Kitchen doors and past the attached single storey outbuildings, A wrought iron gate leads through to the lawn section which is ideal for children to play in but also is bordered by attractive shrubs with climbing roses and clematis scrambling through established fruit trees, Buddleia globosa, different varieties of bamboo, and hardy perennial geraniums provide a variety of height and colours year round. Beyond this section, a trellis arch leads to raised beds, more established shrubs leading to a small apple orchard beyond. The walled garden is completely secure and previous occupants kept free ranging chickens and ducks, in the final section with a decorative chicken coup still in situ.

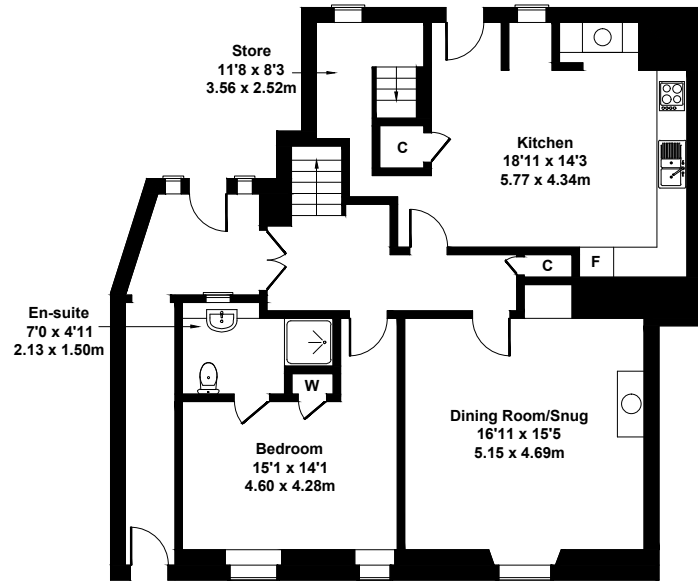


# Southfield, South Main Street, Wigtown, DG8 9EH

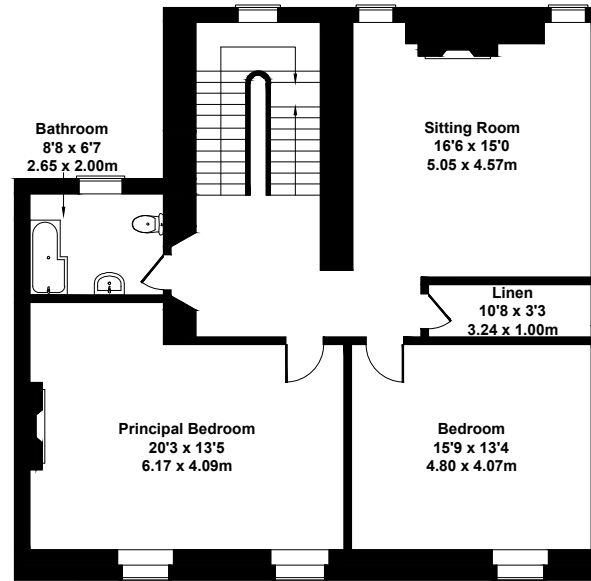
Approximate Gross Internal Area  
3627 sq ft - 337 sq m

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.

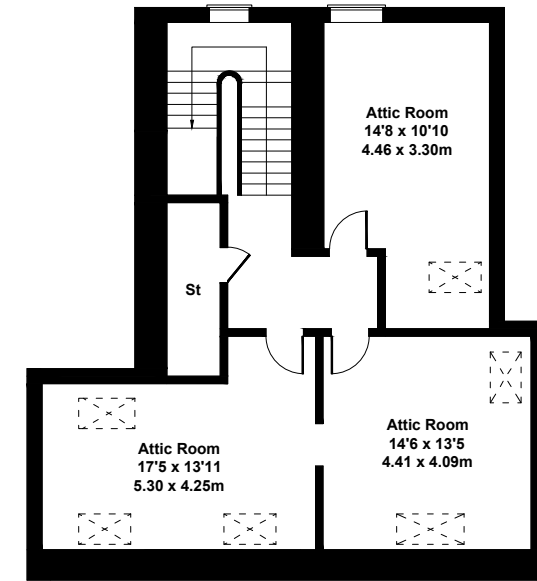
Produced by Potterplans Ltd. 2024



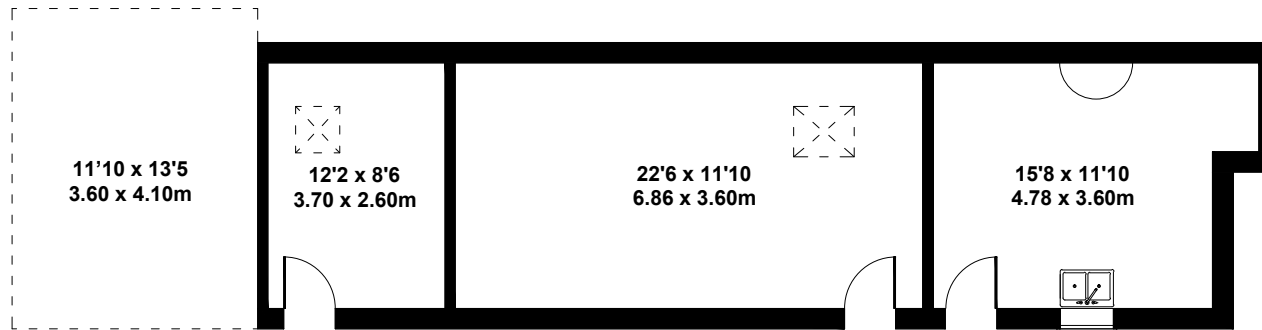
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTBUILDING

Sitting Room



Sitting Room



Bedroom





## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Southfield	Mains	Mains	Mains	Freehold	Oil Fired	Band C	E48

## DIRECTIONS

From the A75 roundabout at Newton Stewart, take the exit marked Wigtown onto the A714. Follow this road all the way to the town. On entering Wigtown follow the road all the way down to the town centre. You will come to a junction at the square. Turn onto North Main Street and follow the square around onto South Main Street opposite. Southfield is just opposite the top of the small park. Parking is available on the street.

## POST CODE

DG8 9EH

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: settled.toner.eager

## SOLICITORS

Adairs  
3 Castle Street  
Dumbarton  
G82 1QS

## LOCAL AUTHORITY

Dumfries & Galloway Council

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars, however various items of furniture and furnishings are available by separate negotiation.

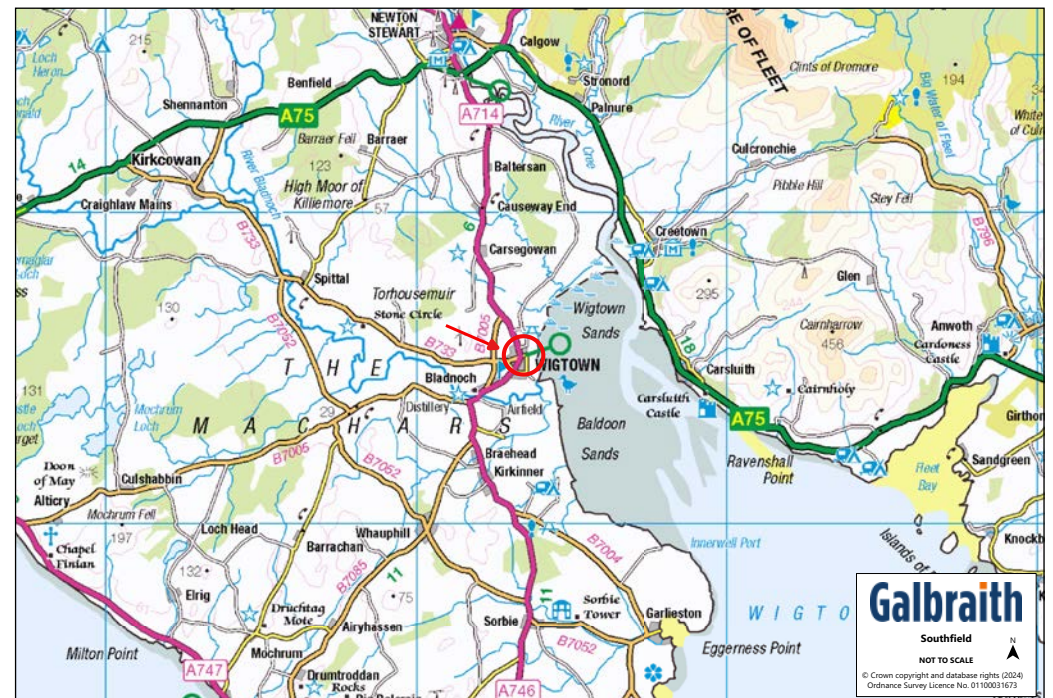
## VIEWINGS

Strictly by appointment with the Selling Agents.

## 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. 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.

Failure to provide required identification may result in an offer not being considered.





Principal Bedroom



Family Bathroom





#### 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 March 2024 .





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