



**MAINS OF KENMURE BYRE**  
NEW GALLOWAY



## MAINS OF KENMURE BYRE NEW GALLOWAY

A deceptively spacious light-filled conversion in an edge of village steading with fine countryside views to the rear.

Castle Douglas 14 miles ■ Dumfries 25 miles ■ Ayr 36 miles

Offers Over £315,000

- 1 reception rooms. 4 bedrooms (3 ensuite)
- Light and bright open plan living, dining, kitchen area
- Master Bedroom with feature mezzanine bath
- Large enclosed garden with countryside views
- Garage/Stable/Workshop with potential subject to relevant permissions



**Galbraith**

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 **OnTheMarket**



### SITUATION

Mains of Kenmure Byre is situated on the edge of Scotland's smallest Royal Burgh New Galloway. New Galloway has two hotels, community shop, Glenkens medical practice, as well as a popular 9 Hole Golf course. The village also boasts the Catstrand visitor centre with café, exhibition space, shop and 90 seater theatre where events run all year round. Kells Primary School is situated in New Galloway and buses provided to Secondary school in St Johns Town of Dalry and Castle Douglas.

The nearby market town of Castle Douglas has a good range of shops, supermarkets, and other services, and is designated Dumfries and Galloway Food Town. The regional capital of Dumfries, about 25 miles distant, offers a wider range of shops, retail outlets and services including the Dumfries and Galloway Royal Infirmary and the Crichton Campus providing further education courses.

Communications to the area are very good, with a daily bus service from New Galloway and railway stations in both Dumfries and Lockerbie. The M74 motorway is about 50 miles distant allowing easy access north and south. Regular flights to parts of the UK and Ireland as well as continental Europe depart from Prestwick Airport, which is 41 miles to the north. Both Glasgow and Edinburgh with their international airports are 77 and 105 miles respectively. A daily ferry service to Northern Ireland operates with Stena Link from Cairnryan 46 miles to the west, close to Stranraer.



### DESCRIPTION

Mains of Kenmure Byre is a conversion of an original farm building which sits in a traditional courtyard. The edge of village location and outward facing windows give the house a very private feel, and yet all the facilities of New Galloway are within easy walking distance.

Entering from the courtyard, where there are two parking spaces adjacent, you arrive in the kitchen end of the living accommodation and marvel at how the property opens up and seems much bigger on the inside than outside. Clever use of velux windows, light tunnels in the walls, and the large windows and patio doors flood the house with light, and a sense of space. There is plenty of room for a large kitchen, easily able to cater family gatherings, a lovely dining area and a chic living area with cosy log burner in the corner. The large patio doors with window lights over bring the garden into the room and the ever changing seasons can be watched in comfort. Original beams soar over the space echoing the building's past. Stairs lead from the living area up to a mezzanine landing area which makes a useful play area or could be used as a study. Bedroom 4, currently in use as a games room/extra bedroom leads off from the mezzanine.

The three double bedrooms are accessed from the ground floor and feature patio doors and en suite shower rooms. The master bedroom (Bedroom 3 on the floorplan) is a spectacular space with a chic shower room partitioned off from the main sleeping area, large fitted wardrobes, picture windows, glazed door to the rear garden and stairs up to the mezzanine level where there is a bath for soaking your cares away in style.

Outside there is a large garden with parking areas, garage/workshop/former stables, and decking, more fully described below.

All in all, Mains of Kenmure Byre is a wonderfully versatile property suitable for full time living, second home use, or holiday letting/AirBnb/long term letting. An ideal base for exploring the area, it would make popular holiday accommodation, but equally the location and facilities of New Galloway can support an idyllic family life.

**ACCOMMODATION**

Ground Floor: Open Plan Kitchen/Dining/Living Area. 2 double en suite bedrooms. Master Bedroom Suite.

First Floor: Mezzanine landing area/Study. Bedroom 4

**GARDEN (AND GROUNDS)**

To the side of the house a wooden gate leads to an area of hardstanding suitable for parking. Leading on from here, the side garden is mainly of hardstanding and suitable for outside seating, planters, cold frames etc. There is a long raised bed with attractive plants on the edge of the raised area, and mature trees give privacy and shelter to the side boundary. To the rear of the house and leading out from the patio doors in the living area, is a large gravelled area suitable for a variety of uses including outside entertaining. Beyond this, is a large lawn leading down to the boundary, with various mature shrubs and trees. The large garage/workshop/former stables has a generous decked area looking out over the farmland beyond and is an ideal location for al fresco dining, entertaining or simply to soak up the view with a glass of something chilled of a summer’s evening.

The garage/workshop/former stables building could be replaced or developed subject to all necessary permissions.



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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Oil CH	Band E	D67	FTTC	YES



## FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

## ACCESS

There is a right of pedestrian and vehicular access over the area coloured yellow on the site plan included in these particulars. There is a right to park two vehicles in the courtyard in the area coloured blue on the site plan included in these particulars.

## DIRECTIONS

From the A713, take the turning at Kenbridge Hotel on to the bridge (A712) signed for New Galloway. Follow the road over the bridge and around towards the village. Mains of Kenmure Byre is the first building on the left as you approach the speed limit signs. Park in the courtyard on the left immediately outside the house.

## POST CODE

DG7 3SA

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: good.lifeguard.hopes.

## SOLICITORS

R & RS Mearns, 2 Carment Drive, Shawlands, Glasgow, G41 3PR

## LOCAL AUTHORITY

Dumfries & Galloway Council

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

## 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

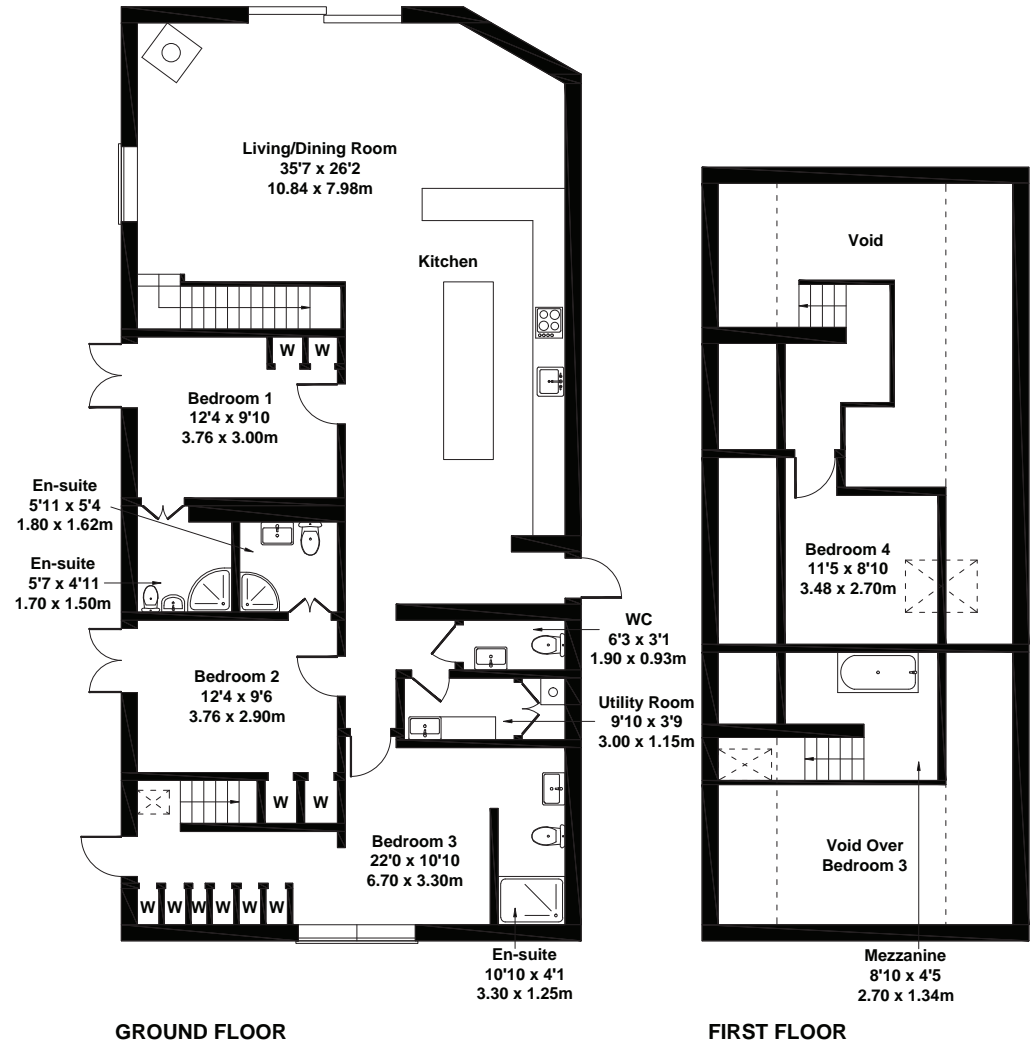
Failure to provide required identification may result in an offer not being considered.

## 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 July 2024.

## Mains Of Kenmure Byre, New Galloway, DG7 3SA

Approximate Gross Internal Area  
1668 sq ft - 155 sq m  
(Excluding Void)







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