



KIRROUGHTREE MILL
NEWTON STEWART



KIRROUGHTREE MILL, NEWTON STEWART

Formerly an Estate sawmill, now providing a beautiful family home in a delightful rural setting.

Newton Stewart 1.5 miles ■ Wigtown 7.8 miles ■ Ayr 43.1 miles
Dumfries 47.2 miles

Acreage 1.18 acres (0.48 hectares)

Offers In The Region Of £397,500

- 2 reception rooms. 3 bedrooms
- Detached rural home
- Additional hobby room/home office
- Extensive Garden Grounds
- Large Sun Room
- Double Garage
- Attractive burn side wooded setting

Galbraith

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 OnTheMarket





SITUATION

Kirroughtree Mill is situated approximately 1.5 miles from the centre of Newton Stewart and accessed from the A712 Newton Stewart to New Galloway Road. Newton Stewart is a market town on the River Cree known as the Gateway to the Galloway Hills. The town has primary schools, the Douglas Ewart Secondary School, a leisure centre, cinema, supermarkets including Sainsburys, Co-op and Aldi, and a 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 2.4 miles from Kirroughtree Mill is part of the 7 Stanes range of mountain biking trails. Fishing, shooting, golf, curling and equestrian facilities are all readily available throughout the area. Trains to Ayr and Glasgow are available at Stranraer, about 25 miles from Newton Stewart and ferries to Northern Ireland sail from nearby Cairnryan. Trains to Edinburgh run from Lockerbie 60 miles east, and on the fast train south, London is just 4 hours from Lockerbie. Domestic and international flights are available at Prestwick Airport, 53 miles north, and Glasgow and Edinburgh Airports, 86 and 130 miles respectively. Motorway links and trains are available at Lockerbie and Kilmarnock, 64 miles north.

DESCRIPTION

A delightful former mill converted by a local stone-mason some 25-30 years ago. Offering huge kerb appeal the property occupies an extensive site, benefitting from a variety of visiting wildlife. A charming family home offering a fine balance of reception and bedroom space over two floors. Entrance through the front of the property into a spacious hallway accessing the dining room, ideal entertaining space. The living room to the front of the property offers a sociable space flooded with light from the large floor to ceiling windows with double doors opening into the large Sun Room. This offers a large adaptable with a solid roof and newly replaced windows, that can be used year-round. A door connects directly to the garden patio area. Double doors open to the Kitchen with window to the rear and Calor Gas Range cooker with 5 ring hob and double electric oven at the heart. Looping back to the hallway is a supporting utility space with W.C and under stair storage cupboard. Oil central heating heats the property whilst also providing hot water with a back up immersion heater for hot water and also providing heat to the airing cupboard.

The first floor offers 3 sizeable bedrooms to the front, the master with en suite shower room. A principal bathroom with shower cubicle and bath. Accessed via an external staircase the Hobby Room offers great opportunity for home working/hobby/craft space. Kirroughtree Mill is an attractive property, near to the local amenities within Newton Stewart, boasting many desirable attributes.

ACCOMMODATION

Ground Floor: Sun Room, Kitchen, Cloakroom/Utility Room, Dining Room/Bedroom 4, Sitting Room
 First Floor: Master bedroom with en-suite shower room. Bedroom, Bathroom, Bedroom.
 Accessed via external staircase: Hobby Room. Attic storage space.

Double Garage (5.6m x 5.5m)

Two single garage doors to the front with a pedestrian door to side. Workbench with window to rear. Solar Panels roof mounted with control panel / battery storage situated within the garage.

Hobby Space (8.6m x 1.5m)

Accessed via an external staircase, this additional room offers great flexibility and adaptability to suit the specific needs of the new buyer. A well-lit space with roof lights in the coomb. Provides an ideal home working space.

GARDEN (AND GROUNDS)

Kirroughtree Mill sits in attractive garden grounds measuring about 1 acre in all. The property is accessed from the private driveway through wooden gates to the parking/turning area at the front of the property. Access also to the Double Garage. The garden provides an appealing space with different offerings, enclosed spaces fenced with access to and from each, laid to lawn. The burn running through with beautiful wooded walks to the side of the property and grounds. Adjacent to the property sits an attractive summerhouse, greenhouse & potting shed, the external boiler also sits in this area. A patio area to the rear, accessed directly from the conservatory offers a beautiful spot to relax, unwind & dine alfresco.

Double Garage (5.6m x 5.5m)

Two single garage doors to the front with a pedestrian door to side. Workbench with window to rear. Solar Panels roof mounted with control panel / battery storage situated within the garage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private Well	Mains	Septic Tank	Freehold	Oil	Band F	C 73	FTTP*	YES

Solar Panels mounted to the garage roof with battery back up. 16 Panels in all. Canadian manufacturer which are tailored to working efficiently in low light.

*Fibre To The Premises

FLOOD RISK

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

POST CODE

DG8 7AJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: kingpin.arose.brush

SOLICITORS

Hall Baird
The Old Exchange
Castle Douglas
Tel: 01556 502764

LOCAL AUTHORITY

Dumfries and 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

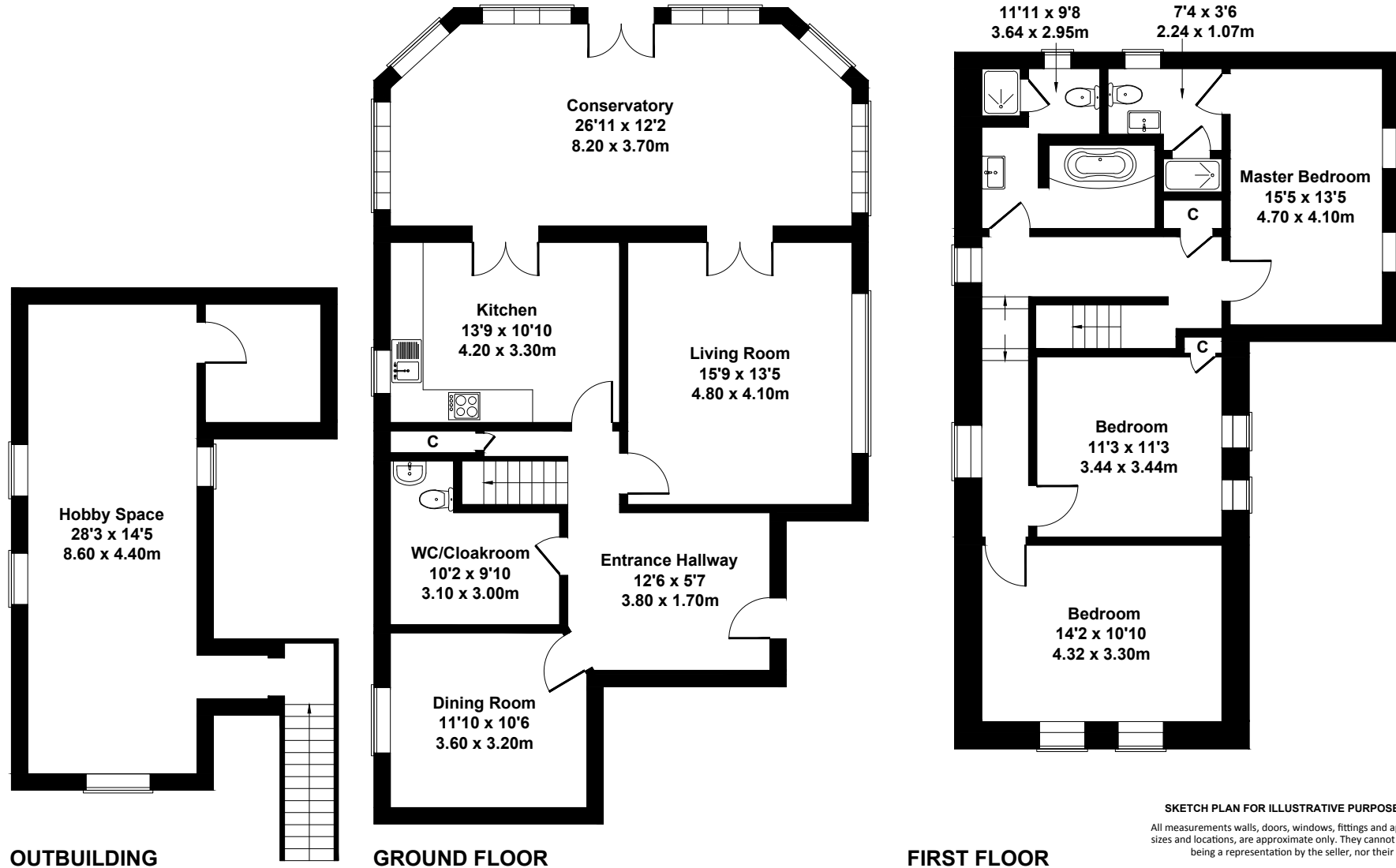
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.



Kirroughtree Mill, DG8 7AJ

Approximate Gross Internal Area
2174 sq ft - 202 sq m



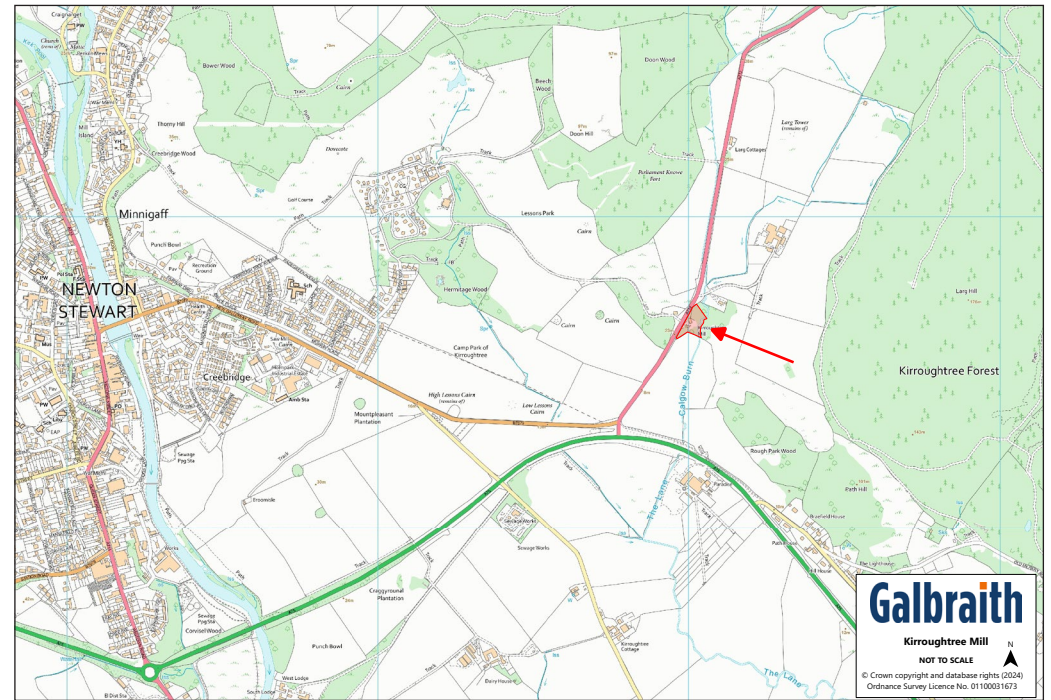
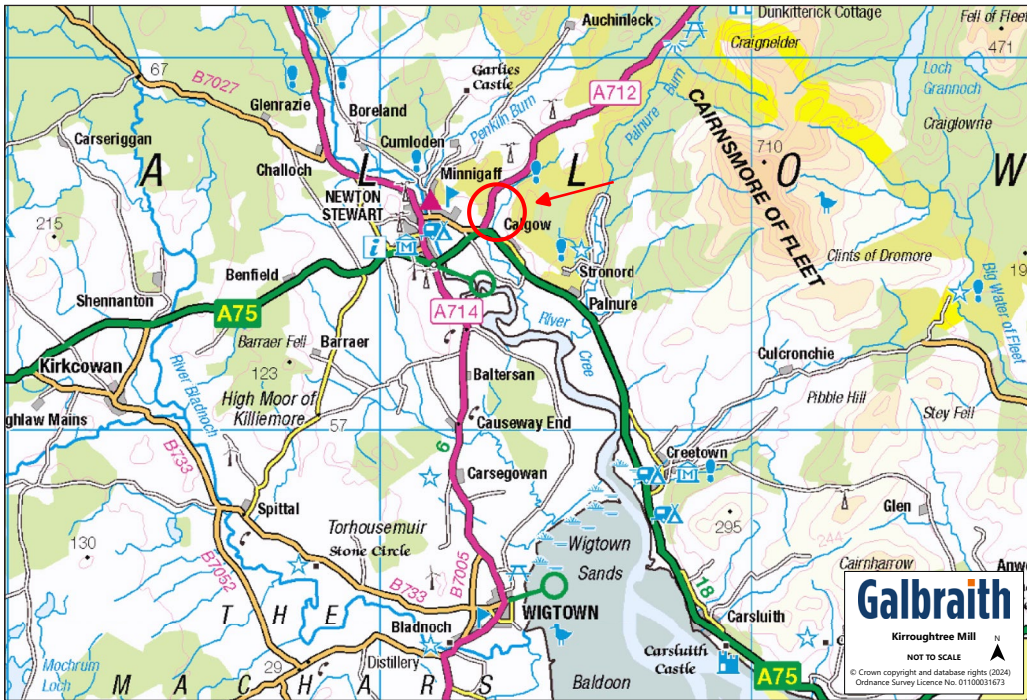
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

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 January 2025.







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